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 6, 2023
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

A. Village Board 01/17/2023

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 01/30/2023

VI. RECOGNITIONS AND PRESENTATIONS

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

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. Parkway Tree Removal & Emergency Tree Work - Contract Extension 2023

B. Wilke-Kirchhoff HSIP-Funded Barrier Safety Project and 2023 Budget Amendment

C. 2023 Material Testing Services

D. Stump Removal and Landscape Restoration - Contract Extension 2023

E. Station #13 North Water Tank Painting & Maintenance - Change Order #1

CONSENT LEGAL

A. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code (surrender of 1 class AA liquor license)

B. Amended Agreement for the Village's Retiree Health Savings Plan

C. A Resolution Accepting a Plat of Dedication for Public Right-of-Way (Crescent Place, 310 W. Rand Road)

D. Resolution- Agreement re Harmony Fest Featuring the Taste of Arlington Heights

E. Ordinance - Land Use Variation - Clearbrook Adult Day Care, 1815-1865 W. Central Rd.

CONSENT PETITIONS AND COMMUNICATIONS

A. Permit Fee Waiver - Arlington Heights Park District

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Seasons Office Center - 129-151 W. Rand Rd.
Amendment to LUV Ordinance 13-005 to allow parking variation

B. Westgate School Building Expansion - 500 S. Dwyer Ave. - PC#22-016
Special Use Permit to allow a Public School on subject property, Amendment to Comprehensive Plan to re-classify the Single-

Family Detached portion of the site to Schools, Various Variations

C. Dryden School Building Expansion - 722 S. Dryden Pl. - PC#22-017
Special Use Permit to allow a Public Elementary School on the subject property, Various Variations

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.

Village Board
2/6/2023

Item: Village Board 01/17/2023

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Village Board 01/17/2023	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 17, 2023
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 12/12/2022 Approved

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

Absent: Baldino, Schwingbeck

B. Village Board 01/03/2023 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

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 01/15/2023 Approved

Trustee James Bertucci moved to approve in the amount of $670,178.76.
Trustee John Scaletta Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

VI. RECOGNITIONS AND PRESENTATIONS

A. Excellence in Masonry Architectural Award (Police Station)

President Hayes acknowledged January 9th which was National Law Enforcement Day. He thanked the Police Department for keeping the Village safe on a daily basis.

Chief Pecora said 7 years ago the Village Board approved the funding for the new police station. Trustee Tinaglia provided his professional experience and supported the stone incorporated with the brick. Chief Pecora accepted the award for excellence in Architecture in Masonry Award from the Masonry Advisory Council at a ceremony a few weeks ago. Kathryn Kurzawa from the Council presented the award to the Board. President Hayes said the Village was proud of the facility but prouder of the people who work there.

Trustee Scaletta said it was great having Trustees Glasgow and Tinaglia offering their insights in functionality and design to the project.

Trustee Tinaglia said the team was excellent. Mr. Blye said he appreciated Mr. Papierniak's idea of recycling the ash wood from trees in the Village.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Melissa Cayer asked if the Village turns off the public Wifi when the buildings are closed. Mr. Recklaus said even when the building is closed, there are still people working inside. President Hayes said it is working when he is here on the weekends as he uses it then. Ms. Cayer said it should be turned off to save energy.

IX. OLD BUSINESS

X. CONSENT AGENDA

CONSENT APPROVAL OF BIDS

A. Hydropillar & Fire Station #3 Fencing and Budget Amendment Ordinance — Approved

Trustee Robin LaBedz moved to approve 2023-02. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

B. Vendor Expenses Over $25,000 In Aggregate for Calendar Year 2023 — Approved

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

C. Resolution to Approve Agreement for Municipal Parking Garage Design & Construction Inspection Professional Engineering Services — Approved

Trustee Robin LaBedz moved to approve R2023-03/A2023-04. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

D. Asphalt Spray Patching - Contract Extension 2023 — Approved

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

CONSENT LEGAL

A. Ordinance - 2-Way Stop Signs - W Lynnwood Avenue and N Patton Avenue at N Kennicott Avenue — Approved

Trustee Robin LaBedz moved to approve 2023-03. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

B. Wilke Road Resurfacing, Phase 2; Intergovernmental Agreement — Approved

Trustee Robin LaBedz moved to approve A2023-05. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

CONSENT REPORT OF THE VILLAGE MANAGER

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Clearbrook Adult Daycare - 1815-1835 W Central Rd - PC#22-013
Land Use Variation for Adult Day Care Facility, Variation — Approved

Don Frick, Vice President of operations at Clearbrook, said they would like to create a space for some of their adult clients to work on career development, resumes and develop their skills toward independence. The space would serve 10-15 high functioning individuals. There would be 3 staff with hours from 8:30-3:30. The front door will be relocated, a loading zone added, fire prevention infrastructure updated, and landscaping improvements will be made. There will be an updated façade and signage.

Mr. Hubbard said the proposal requires a Land Use Variation to allow an adult day care facility and a variation from Chapter 28 to waive the requirement for a traffic and parking study. Staff and the Plan Commission are supportive of the request. The adults being served will not be driving themselves, but will be dropped off by other transportation. There is not a high traffic demand expected. The existing parking should be more than adequate for their needs. Clearbrook has agreed to plant shade trees in the parking lot islands and to comply with all building code requirements. Engineering has requested some additional pavement striping and signage so the site does not negatively impact the traffic flow to the rest of the center.

Trustee Scaletta said this is a great opportunity for Clearbrook and their clients. He asked if the landscape agreement was agreed upon. Mr. Hubbard said the plan has general agreement, but the specifics were not ready for this meeting. Some of the islands are not large enough to support a tree. Trustee Scaletta said a landscape plan should have been part of the presentation to the Board. Mr. Recklaus said the issues still open are relatively minor and staff thought an agreement on landscaping would not be challenging. Trustee Scaletta said Clearbrook is a great member in the community and partner and he recognized it's a minimal amount of landscaping, but he believed there should be something to show the Board at this point as it's not that complicated. Mr. Recklaus said Planning is short staffed, and there are a couple of large projects working their way through. He said staff is doing the best it can, but he appreciated the concern. Staff didn't want to hold up project. Trustee Scaletta indicated he wanted the signage to be clear on the loading zone so it is not perceived as a parking space.

Trustee Grasse said she was in full support. She asked if the adult care facility is moving, or adding space. Mr. Frick said their main space is in Palatine, and they want to elevate the program. They are creating more opportunities and dedicating more resources to attract more people.

Trustee Tinaglia said staff is trying to get Clearbrook situated as quickly as possible and he had confidence the hurdles will be addressed. Mr. Frick thanked Mr. Hubbard for his efforts in shepherding them through the process.

Trustee LaBedz wondered if the site is open late enough if it closes 3:30. Mr. Frick explained the program itself operates during those hours, but there will still be administrative staff there after that. The career development piece will occur during the stated hours, and typically 3:30 is the time clients are picked up and returned to their residential homes.

A resident named Trudi requested that big rocks not be placed in the landscaping islands in the parking lot as they damage cars.

Trustee John Scaletta moved to concur with the Plan Commission's recommendation. Trustee Jim Tinaglia 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

A. Resolution - Agreement for National Community Approved

Survey

Mr. Recklaus said one of the Board's strategic priorities is to improve communications with businesses and residents. Staff is looking to engage with POLCO to conduct a National Community survey. This firm is used in 18 partner communities and is endorsed by the International City/County Management Association. The survey data would include local and national responses. There are 500 communities using the survey so it will give us the opportunity to compare data to peer communities. There are standard questions and the opportunity for customizable questions. The surveys are mailed to a sample set of residents, but it will also look at the demographics and weight the results so that the population is represented appropriately. The survey will be opened up to all who wish to participate.

The results will be available in May in time for the Board's strategic priority discussions when the new Board is seated. The contract allows the Village to do online surveys during the contract time on specific topics. The all-in cost for two years is $29,750. The Village's last survey was $15,000 and we currently spend an additional 5-7 thousand dollars on Survey Monkey each year. We will be able to discontinue that.

Avis Meade explained it costs $23,550 the first year to issue the survey and the online platform with customized questions. The second-year pricing is for the engagement platform only.

Trustee Canty asked what will be lost by dropping Survey Monkey. Mr. Recklaus said staff uses Survey Monkey for one off surveys like the customer service survey in the Building Department. Planning, the Village Manager's Office and Engineering have used it as well. Survey Monkey increased their charges over the years and the Village could forgo it and use this product instead. We can do up to 10 individual surveys with this product.

Trustee Grasse asked if there were languages besides Spanish available. If the respondents don't speak the language, can reach out and receive the survey in the language they speak? Ms. Meade said other languages are accessible upon request.

Trustee Scaletta asked more about language accessibility. Ms. Meade said other components might be added on for language accessibility. Trustee Scaletta explained the Village's Management Analyst is implementing the ERP. In addition, the survey is not just about creating questions, it will provide metrics so we can compare ourselves to our neighbors in the region, State and Country. There will be a lot of good information.

Trustee Scaletta asked how many postcards will be sent. Mr. Recklaus said the number will be based on population, with a weighted representation. A sample size would be 1500 homes. If we wanted to add more, the fee would increase. We are expecting 500 responses. No one will be left out who wants to participate. We're getting one big survey and as many little

ones after that within the two years. There will be 4-5 localized questions which keeps the survey to a reasonable length. A few themes will be developed and the Board will have input.

Trustee LaBedz asked if the survey will go to multifamily and single-family homes. Ms. Mead said yes. Trustee LaBedz said she appreciated keeping the survey specific and short. She said she was glad it's going to all types of households.

Trustee Tinaglia liked that we will have other communities' data to compare. In past years we didn't always get the answers we wanted because of the way the questions were written. He asked if the fees are commensurate with other companies. Mr. Recklaus said this is the only firm focused on cities, and the only company which conducts a national community survey. They have cornered the market. The last survey the Village did in 2017. With add-ons, and accounting for inflation, this price is not that far off of what the Village paid previously.

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee John Scaletta moved to adjourn at 8:36 p.m. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

Village Board
2/6/2023

Item: Warrant Register 01/30/2023

Department: Village Clerk

ATTACHMENTS:

Description	Type
Warrant Register 01/30/2023	Warrant Register

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR CHECK DATE: 1/30/2023

Fund	Fund Description	Total Transaction Amount
101	GENERAL FUND	$570,193.57
211	MOTOR FUEL TAX FUND	$10,791.89
215	CDBG FUND	$15,568.16
227	FOREIGN FIRE INS TAX FUND	$6,644.88
231	CRIMINAL INVESTIGATION FD	$2,039.44
235	MUNICIPAL PARKG OPR FUND	$8,010.91
263	TIF IV	$8,925.00
267	SOUTH ARL HTS RD TIF	$17,983.48
301	DEBT SERVICE FUND	$318.00
401	CAPITAL PROJECTS FUND	$1,539,691.78
505	WATER AND SEWER FUND	$351,123.96
511	SOLID WASTE FUND SWANCC	$166,604.88
515	ARTS, ENTERT & EVENTS FUND	$17,497.13
605	HEALTH INSURANCE FUND	$1,009,258.69
615	WORKERS COMPENSATION INS	$617.50
621	FLEET OPERATIONS FUND	$8,505.12
625	TECHNOLOGY FUND	$97,966.36
	TOTAL ALL FUNDS	**$3,831,740.75**

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 1/30/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0000	**NON DEPARTMENTAL**				
					$0.00
300192	101-0000-489900-	HARRIS TRUST & SAVINGS BANK	ARLINGTONHGT VILLAGE	$1.00	
300192	101-0000-489900-	HARRIS TRUST & SAVINGS BANK	ARLINGTONHGT VILLAGE	$0.85	
300192	101-0000-489900-	HARRIS TRUST & SAVINGS BANK	ARLINGTONHGT VILLAGE	($0.95)	
300192	101-0000-489900-	HARRIS TRUST & SAVINGS BANK	ARLINGTONHGT VILLAGE	($1.00)	
300192	101-0000-489900-	HARRIS TRUST & SAVINGS BANK	ARLINGTONHGT VILLAGE	($1.00)	
300192	101-0000-489900-	HARRIS TRUST & SAVINGS BANK	ARLINGTONHGT VILLAGE	$1.00	
300192	101-0000-489900-	HARRIS TRUST & SAVINGS BANK	ARLINGTONHGT VILLAGE	($1.00)	
300192	101-0000-489900-	HARRIS TRUST & SAVINGS BANK	ARLINGTONHGT VILLAGE	$1.00	
300192	101-0000-489900-	HARRIS TRUST & SAVINGS BANK	ARLINGTONHGT VILLAGE	($1.00)	
300192	101-0000-489900-	HARRIS TRUST & SAVINGS BANK	ARLINGTONHGT VILLAGE	($1.00)	
300192	101-0000-489900-	HARRIS TRUST & SAVINGS BANK	ARLINGTONHGT VILLAGE	$1.00	
300192	101-0000-489900-	HARRIS TRUST & SAVINGS BANK	ARLINGTONHGT VILLAGE	$0.95	
300192	101-0000-489900-	HARRIS TRUST & SAVINGS BANK	ARLINGTONHGT VILLAGE	($0.85)	
300192	101-0000-489900-	HARRIS TRUST & SAVINGS BANK	ARLINGTONHGT VILLAGE	$1.00	
					$592.00
300217	101-0000-140500-	MURNANE PAPER CO	OFFICE SUPPLIES	$592.00	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 1/30/2023

Department 0000

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
300223	101-0000-433140-	AETNA AMERICAN CONTINENTAL	AMBULANCE REFUND	$108.54	**$108.54**
300224	101-0000-433140-	AETNA AMERICAN CONTINENTAL	AMBULANCE REFUND	$84.44	**$84.44**
300225	101-0000-433140-	AETNA AMERICAN CONTINENTAL	AMBULANCE REFUND	$104.44	**$104.44**
300226	101-0000-433140-	COUNTRY FINANCIAL AUTO	AMBULANCE REFUND	$1,593.60	**$1,593.60**
300227	101-0000-433140-	PAUL FEDYNIAK	AMBULANCE REFUND	$12.00	**$12.00**
300228	101-0000-441350-	DAVID COOPER	TICKET REFUND	$50.00	**$50.00**
300229	101-0000-433220-	COOK COUNTY HEALTH	FALSE ALARM REFUND	$100.00	**$100.00**
300230	505-0000-452420-	DONALD AND KATHRYN DRAKE	WATER BILL REFUND	$409.76	**$409.76**
300231	101-0000-421050-	ANTHONY VEGA	VEHICLE STICKER REFUND	$90.00	**$90.00**

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 1/30/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0000					
300232	101-0000-421050-	DINH Q TRAN	VEHICLE STICKER REFUND	$12.00	**$12.00**
300233	101-0000-421050-	ELIZABETH MAVES	VEHICLE STICKER REFUND	$30.00	**$30.00**
300234	101-0000-421150-	JULIA SHKLOVSKAYA	DOG TAG REFUND	$10.00	**$10.00**
300235	101-0000-421050-	LEXUS OF ARLINGTON	VEHICLE STICKER REFUND	$36.00	**$36.00**
300236	101-0000-421050-	MITSUHIRO YOSHIDA	VEHICLE STICKER REFUND	$30.00	**$30.00**
300237	101-0000-421050-	PATRICIA INGLIS	VEHICLE STICKER REFUND	$30.00	**$30.00**
300238	101-0000-421050-	RONALD E JANKAUSKAS	VEHICLE STICKER REFUND	$12.00	**$12.00**
300240	101-0000-100800-	PETTY CASH	FUNDS ADDED CASH DRAWER	$25.00	**$25.00**
300262	101-0000-210820-	SONTIQ	MONTHLY EMP ID PROTECT	$294.06	**$294.06**

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 1/30/2023

Department 0000

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$77.75
802273	101-0000-210950-	RTA/CTA BENEFIT PROGRAM	RTA/CTA EMPLOYEE BENEFIT	$77.75	
					$135,193.00
901967	101-0000-140050-	SOLID WASTE AGENCY	FEB TIPPING FEE	$135,193.00	
					$12,413.87
901971	101-0000-210920-	EMPLOYEE BENEFITS CORP	FSA PREFUND DEPOSIT	$12,413.87	
					$7,289.74
901974	101-0000-210940-	EMPLOYEE BENEFITS CORP	2023 FSA	$7,289.74	
					$9,086.96
901975	101-0000-210810-	DEARBORN LIFE INS CO	FEB 2023 STD & LIFE	$8,918.78	
901975	101-0000-210810-	DEARBORN LIFE INS CO	FEB 2023 STD & LIFE	$168.18	
					$15,835.30
901976	101-0000-210940-	EMPLOYEE BENEFITS CORP	FSA MEDICAL 2022	$5,576.30	
901976	101-0000-210940-	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE 2022	$10,259.00	
					$49.98
901978	101-0000-210940-	EMPLOYEE BENEFITS CORP	FSA MEDICAL 2022	$49.98	
					$5,719.45
901984	101-0000-211060-	VISION SERVICE PLAN	02-2023	$5,719.45	
					$4,678.54
901985	101-0000-210940-	EMPLOYEE BENEFITS CORP	FSA MEDICAL 2022	$828.54	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 1/30/2023

	CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0000	901985	101-0000-210940-	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE 2022	$3,850.00	
						$7,478.09
	901987	101-0000-210940-	EMPLOYEE BENEFITS CORP	FSA	$7,478.09	
				DEPARTMENT 0000 TOTAL:	$201,446.52	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 1/30/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0101	**BOARD OF TRUSTEES ADMIN**				
					$1,050.00
300147	101-0101-522030-	ARLINGTON HTS CHAMBER OF COM	AHCC GALA TICKETS	$1,050.00	
					$4,500.00
300210	101-0101-521650-	LORELLE COMMUNICATIONS INC	LIVESTREAM 01/03/23 & 01/17/23 VILLAGE BOARD MTGS	$4,500.00	
			DEPARTMENT 0101 TOTAL:	$5,550.00	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 1/30/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0201	**INTEGRATED SERVICES ADMIN**				
					$466.79
300192	101-0201-522030-	HARRIS TRUST & SAVINGS BANK	ILLINOIS CITY COUNTY M	$35.00	
300192	101-0201-522030-	HARRIS TRUST & SAVINGS BANK	RISE UPTOWN	$178.99	
300192	101-0201-522030-	HARRIS TRUST & SAVINGS BANK	TST PASSERO	$156.83	
300192	101-0201-522030-	HARRIS TRUST & SAVINGS BANK	ILLINOIS CITY COUNTY M	$35.00	
300192	101-0201-530050-	HARRIS TRUST & SAVINGS BANK	AMAZON.COM H243I8FP2 A	$4.30	
300192	101-0201-530050-	HARRIS TRUST & SAVINGS BANK	BEST BUY 00003038	$19.78	
300192	101-0201-530050-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US H24YA59C0	$6.94	
300192	101-0201-530050-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US H200U1UW0	$29.95	
			DEPARTMENT 0201 TOTAL:	$466.79	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 1/30/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0301	**HUMAN RESOURCES ADMIN**				
					$680.56
901979	605-0301-520440-	EMPLOYEE BENEFITS CORP	FLEX FEES 2023	$548.72	
901979	605-0301-520440-	EMPLOYEE BENEFITS CORP	FLEX FEES 2023	$123.60	
901979	605-0301-520440-	EMPLOYEE BENEFITS CORP	FLEX FEES 2023	$8.24	
					$4,416.75
300192	101-0301-522010-	HARRIS TRUST & SAVINGS BANK	AMERICAN PLANNING A	$150.00	
300192	101-0301-522010-	HARRIS TRUST & SAVINGS BANK	WORKPLACE DIVERSITY LL	$200.00	
300192	101-0301-522010-	HARRIS TRUST & SAVINGS BANK	ILLINOIS GOVERNMENT FI	$250.00	
300192	101-0301-522010-	HARRIS TRUST & SAVINGS BANK	WORKPLACE DIVERSITY LL	$200.00	
300192	101-0301-522010-	HARRIS TRUST & SAVINGS BANK	WORKPLACE DIVERSITY LL	$200.00	
300192	101-0301-522010-	HARRIS TRUST & SAVINGS BANK	WORKPLACE DIVERSITY LL	$200.00	
300192	101-0301-522010-	HARRIS TRUST & SAVINGS BANK	WORKPLACE DIVERSITY LL	$200.00	
300192	101-0301-522010-	HARRIS TRUST & SAVINGS BANK	WORKPLACE DIVERSITY LL	$200.00	
300192	101-0301-522010-	HARRIS TRUST & SAVINGS BANK	WORKPLACE DIVERSITY LL	$200.00	
300192	101-0301-522020-	HARRIS TRUST & SAVINGS BANK	PELRA INV-2003	$230.00	
300192	101-0301-522030-	HARRIS TRUST & SAVINGS BANK	WPY ILLINOIS PUBLIC EM	$200.00	
300192	101-0301-522030-	HARRIS TRUST & SAVINGS BANK	WPY ILLINOIS PUBLIC EM	($99.00)	
300192	101-0301-530010-	HARRIS TRUST & SAVINGS BANK	CRAINS CHIC SUBSCRIP	$169.00	
300192	101-0301-540700-	HARRIS TRUST & SAVINGS BANK	SOUTHERN KITCHEN	$1,499.25	

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	CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0301	300192	615-0301-520500-	HARRIS TRUST & SAVINGS BANK	FMSCA D&A CLEARINGHOUS	$187.50	
	300192	615-0301-522020-	HARRIS TRUST & SAVINGS BANK	PELRA INV-1988	$230.00	
	300192	615-0301-522030-	HARRIS TRUST & SAVINGS BANK	WPY ILLINOIS PUBLIC EM	$200.00	
						$780.00
	300209	605-0301-520500-	LIFEWORKS LTD	MISCELLANEOUS SERVICES	$780.00	
						$4,522.00
	300220	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	EXAMINATIONS	$885.00	
	300220	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	EXAMINATIONS	$2,023.00	
	300220	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	EXAMINATIONS	$36.00	
	300220	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	EXAMINATIONS	$1,578.00	
						$158.21
	300240	101-0301-540700-	PETTY CASH	MISCELLANEOUS SUPPLIES	$46.71	
	300240	101-0301-540700-	PETTY CASH	MISCELLANEOUS SUPPLIES	$71.50	
	300240	101-0301-540700-	PETTY CASH	MISCELLANEOUS SUPPLIES	$40.00	
						$310,115.25
	901972	605-0301-520600-	HMO ILLINOIS	JAN 2023 BILLING	$310,115.25	
						$8,332.94
	901975	605-0301-520650-	DEARBORN LIFE INS CO	FEB 2023 STD & LIFE	$4,334.34	
	901975	605-0301-520660-	DEARBORN LIFE INS CO	FEB 2023 STD & LIFE	$3,998.60	

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	CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0301						**$375,065.66**
	901980	605-0301-520450-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL AND DENTAL	$2,330.77	
	901980	605-0301-542750-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL AND DENTAL	$351,560.81	
	901980	605-0301-542770-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL AND DENTAL	$21,174.08	
						$7,429.62
	901982	605-0301-520450-	BENISTAR/HARTFORD - 6795	RETIREE CARVE OUT	$226.10	
	901982	605-0301-542750-	BENISTAR/HARTFORD - 6795	RETIREE CARVE OUT	$7,203.52	
						$302,332.66
	901983	605-0301-520600-	HMO ILLINOIS	HMO BILLING FEB 2023	$302,332.66	
				DEPARTMENT 0301 TOTAL:	$1,013,833.65	

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Department 0401	**LEGAL DEPARTMENT ADMIN**				
					$16,457.50
300162	101-0401-520200-	CLARK BAIRD SMITH LLP	LEGAL SERVICES	$16,457.50	
					$92.50
300240	101-0401-521650-	PETTY CASH	MISCELLANEOUS SERVICES	$50.00	
300240	101-0401-522030-	PETTY CASH	TRAVEL & TRAINING	$13.50	
300240	101-0401-522150-	PETTY CASH	PHOTOCOPYING	$29.00	
					$17,173.46
901981	101-0401-520100-	ELROD FRIEDMAN LLP	LEGAL SERVICES	$17,173.46	
			DEPARTMENT 0401 TOTAL:	$33,723.46	

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Department 0501	**FINANCE ADMIN**				
					$6,555.57
300144	101-0501-521650-	ANDRES MEDICAL BILLING LTD	SERVICE FINANCIAL	$6,555.57	
					$2,037.06
300192	101-0501-521650-	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	$0.99	
300192	101-0501-521650-	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	$0.99	
300192	101-0501-530050-	HARRIS TRUST & SAVINGS BANK	CDW GOVT #FR21671	$178.26	
300192	101-0501-530050-	HARRIS TRUST & SAVINGS BANK	QUADIENT INC ORACLE	$919.60	
300192	101-0501-530050-	HARRIS TRUST & SAVINGS BANK	QUADIENT INC ORACLE	$801.80	
300192	101-0501-533050-	HARRIS TRUST & SAVINGS BANK	TORTORICES PIZZA	$135.42	
					$88.15
300206	101-0501-522030-	KUEHNE, THOMAS	TRAVEL & TRAINING	$88.15	
					$956.59
300222	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$45.19	
300222	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$67.92	
300222	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$537.28	
300222	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$177.53	
300222	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$128.67	
					$13.50
300240	101-0501-522030-	PETTY CASH	TRAVEL & TRAINING	$13.50	

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Department 0501					**$1,026.81**
300242	101-0501-522050-	POSTMASTER ARLINGTON HEIGHTS	POSTAGE REPLENISHMENT	$201.81	
300242	101-0501-522050-	POSTMASTER ARLINGTON HEIGHTS	MAIL PERMIT FEE	$825.00	
					$125.49
300243	101-0501-530050-	PTM DOCUMENT SYSTEMS	TAX FORMS	$125.49	
					$824.00
300257	101-0501-530250-	RYDIN SIGN & DECAL	INSPECTION DECALS	$824.00	
					$1,484.81
300260	101-0501-522100-	SEBIS DIRECT INC	PRINTING SERVICES	$1,484.81	
					$747.50
300265	101-0501-522100-	SUMMIT PRINT SOLUTIONS	OFFICE SUPPLIES	$747.50	
					$63.96
300282	101-0501-522150-	XEROX CORPORATION	PHOTOCOPYING	$37.96	
300282	101-0501-522150-	XEROX CORPORATION	PHOTOCOPYING	$26.00	
			DEPARTMENT 0501 TOTAL:	$13,923.44	

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Department 0601	**INFORMATION TECHNOLOGY ADMIN**				
					$1,727.26
300140	625-0601-530050-	AMAZON.COM	OFFICE SUPPLIES	$124.06	
300140	625-0601-550100-	AMAZON.COM	BATTERIES		
					$2,302.32
300163	625-0601-521650-	COMCAST PROCESSING CENTER	ACCT 907065060	$2,302.32	
					$2,302.32
300164	625-0601-521650-	COMCAST PROCESSING CENTER	MISCELLANEOUS SERVICES	$2,302.32	
					$2,480.30
300174	625-0601-520390-	ENTRUST CORPORATION	FEES	$2,480.30	
					$1,021.22
300192	625-0601-520390-	HARRIS TRUST & SAVINGS BANK	HOVER	$15.17	
300192	625-0601-521020-	HARRIS TRUST & SAVINGS BANK	DMI DELL K-12/GOVT	$474.89	
300192	625-0601-530050-	HARRIS TRUST & SAVINGS BANK	AMAZON.COM HI7WF2DN2	$21.98	
300192	625-0601-530050-	HARRIS TRUST & SAVINGS BANK	AMAZON.COM HW7I38NS0 A	$60.50	
300192	625-0601-533050-	HARRIS TRUST & SAVINGS BANK	ZOOM.US 888-799-9666	$200.00	
300192	625-0601-533050-	HARRIS TRUST & SAVINGS BANK	ZOOM.US 888-799-9666	$200.00	
300192	625-0601-550100-	HARRIS TRUST & SAVINGS BANK	EBAY O 13-09344-16022	$40.69	
300192	625-0601-550100-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US HW72920I1	$7.99	

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Department 0601					**$9,000.00**
300241	625-0601-550100-	PLANTE & MORAN PLLC	PROFESSIONAL SERVICES	$9,000.00	
					$64.99
300246	625-0601-521650-	RCN	ACCT 0201411183401	$64.99	
					$64.99
300247	625-0601-521650-	RCN	ACCT 0201444077001	$64.99	
					$18,590.13
300266	625-0601-520390-	SUPERION LLC	PROFESSIONAL SERVICES	$18,590.13	
					$42,559.00
300273	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERS,DP & WORD PROC.	$12,000.00	
300273	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERS,DP & WORD PROC.	$2,395.00	
300273	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERS,DP & WORD PROC.	$1,500.00	
300273	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERS,DP & WORD PROC.	$8,010.00	
300273	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERS,DP & WORD PROC.	$14,880.00	
300273	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERS,DP & WORD PROC.	$3,774.00	
					$17,853.83
901977	625-0601-520050-	MUNICIPAL GIS PARTNERS INC	MONTHLY GIS STAFFING SERV	$17,853.83	
			DEPARTMENT 0601 TOTAL:	$97,966.36	

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Department 1008	**BOARDS & COMM FIRE & POL COMM**				
					$772.00
300192	101-1008-522010-	HARRIS TRUST & SAVINGS BANK	IN THE BLUE LINE	$397.00	
300192	101-1008-522020-	HARRIS TRUST & SAVINGS BANK	ILLINOIS FIRE AND POLI	$375.00	
					$21,728.00
300198	101-1008-520750-	INDUSTRIAL ORGANIZATIONAL SOLUTIONS	EXAMINATIONS	$21,728.00	
			DEPARTMENT 1008 TOTAL:	$22,500.00	

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Department 1013	**BOARDS & COMM SENIOR CITIZENS**				
					$292.98
300192	101-1013-533050-	HARRIS TRUST & SAVINGS BANK	VISTAPRINT	$292.98	
			DEPARTMENT 1013 TOTAL:	$292.98	

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Department 1015	**BOARDS & COMM DESIGN COMM**					
						$338.75
	300192	101-1015-530050-	HARRIS TRUST & SAVINGS BANK	ACADEMY ENGRAVING	$338.75	
				DEPARTMENT 1015 TOTAL:	$338.75	

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Department 1017	**BOARDS & COMM DISABLED CITIZNS**					
						$111.73
	300192	101-1017-533050-	HARRIS TRUST & SAVINGS BANK	SLICE ARMANDSPIZZERIA	$111.73	
				DEPARTMENT 1017 TOTAL:	$111.73	

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Department 1018	**BOARDS & COMM SPECIAL EVENTS**				
					$1,890.99
300192	101-1018-540550-	HARRIS TRUST & SAVINGS BANK	TORTORICES PIZZA	$140.24	
300192	515-1018-540550-	HARRIS TRUST & SAVINGS BANK	WAY TO GO LIMOUSINE, I	$875.75	
300192	515-1018-540550-	HARRIS TRUST & SAVINGS BANK	WAY TO GO LIMOUSINE, I	$875.00	
					$317.41
300216	515-1018-540550-	MITCHELL, LAURIE	MISCELLANEOUS SUPPLIES	$317.41	
			DEPARTMENT 1018 TOTAL:	$2,208.40	

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Department 2005	**SPECIAL EVENTS METROPOLIS THTR**				
300180	515-2005-550550-	FULL COMPASS SYSTEMS INC	METROPOLIS EQUIPMENT	$1,766.70	**$1,766.70**
300189	515-2005-550550-	GRAND STAGE LIGHTING	ELECTRICAL EQUIP & SUPPLY	$13,495.00	**$13,495.00**
			DEPARTMENT 2005 TOTAL:	$15,261.70	

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Department 3001	**POLICE DEPT ADMIN**				
					$24.00
300169	101-3001-530050-	CROWN TROPHY	ENGRAVING	$24.00	
					$449.00
300171	101-3001-521650-	DATACOM SOFTWARE SOLUTIONS	SOFTWARE UPDATE	$449.00	
					$210.00
300172	101-3001-522030-	EDMONDSON, SEAN	TRAVEL & TRAINING	$210.00	
					$51.20
300177	101-3001-521650-	EXPERIAN	MONTHLY FEES	$51.20	
					$270.00
300190	101-3001-522020-	GREATER COOK CTY POLICE CAPTS	MEMBERSHIP DUES	$30.00	
300190	101-3001-522020-	GREATER COOK CTY POLICE CAPTS	MEMBERSHIP DUES	$30.00	
300190	101-3001-522020-	GREATER COOK CTY POLICE CAPTS	MEMBERSHIP DUES	$30.00	
300190	101-3001-522020-	GREATER COOK CTY POLICE CAPTS	MEMBERSHIP DUES	$30.00	
300190	101-3001-522020-	GREATER COOK CTY POLICE CAPTS	MEMBERSHIP DUES	$30.00	
300190	101-3001-522020-	GREATER COOK CTY POLICE CAPTS	MEMBERSHIP DUES	$30.00	
300190	101-3001-522020-	GREATER COOK CTY POLICE CAPTS	MEMBERSHIP DUES	$30.00	
300190	101-3001-522020-	GREATER COOK CTY POLICE CAPTS	MEMBERSHIP DUES	$30.00	
300190	101-3001-522020-	GREATER COOK CTY POLICE CAPTS	MEMBERSHIP DUES	$30.00	

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	CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 3001						**$4,650.39**
	300192	101-3001-522030-	HARRIS TRUST & SAVINGS BANK	EXPEDIA 72412040377861	$326.17	
	300192	101-3001-522030-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US H08RQ00S2	$949.59	
	300192	101-3001-522030-	HARRIS TRUST & SAVINGS BANK	AMERICAN 00178510320096	$361.20	
	300192	101-3001-522100-	HARRIS TRUST & SAVINGS BANK	GOES LITHOGRAPHING COM	$57.60	
	300192	101-3001-522150-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US HT6851GC0	$703.48	
	300192	101-3001-522150-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 1K7T97CI1	$8.94	
	300192	101-3001-530050-	HARRIS TRUST & SAVINGS BANK	AMAZON.COM 1U9IG8812	$9.99	
	300192	101-3001-530050-	HARRIS TRUST & SAVINGS BANK	MICHAELS #9490	($78.65)	
	300192	101-3001-530050-	HARRIS TRUST & SAVINGS BANK	MICHAELS #9490	$344.46	
	300192	101-3001-533050-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 140L86NO2	$109.00	
	300192	101-3001-533050-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 1K4N45N61	$10.40	
	300192	101-3001-533050-	HARRIS TRUST & SAVINGS BANK	2CO.COM PIX4D.COM	$749.00	
	300192	101-3001-533250-	HARRIS TRUST & SAVINGS BANK	BURGER BARIN II	$200.99	
	300192	101-3001-533250-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US H209A83V2	$43.68	
	300192	101-3001-533250-	HARRIS TRUST & SAVINGS BANK	BURGER BARON II	$234.02	
	300192	101-3001-533250-	HARRIS TRUST & SAVINGS BANK	BURGER BARON II	$228.61	
	300192	101-3001-533250-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 1U4IS5IB1	$114.16	
	300192	101-3001-533250-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US H049I9TN2	$153.34	
	300192	101-3001-533300-	HARRIS TRUST & SAVINGS BANK	JEWEL OSCO 3478	$82.43	

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Department 3001	300192	101-3001-533300-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US HI9YL8LF0	$41.98	
						$380.00
	300199	101-3001-522020-	INTL ASSOC CHIEFS OF POLICE	DUES 1/01/2023 - 12/31/2023	$190.00	
	300199	101-3001-522020-	INTL ASSOC CHIEFS OF POLICE	DUES 1/01/2023 - 12/31/2023	$190.00	
						$3,272.65
	300201	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$595.20	
	300201	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$50.40	
	300201	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$1,380.00	
	300201	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$375.00	
	300201	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$79.00	
	300201	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$216.00	
	300201	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$577.05	
						$52,142.04
	300219	101-3001-520370-	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESMENT FEB 2023	$52,142.04	
						$223.34
	300258	101-3001-530050-	SAMS CLUB/SYNCHRONY BANK	MISCELLANEOUS SUPPLIES	$223.34	
						$9.99
	300261	101-3001-533250-	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$9.99	
				DEPARTMENT 3001 TOTAL:	$61,682.61	

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Department 3003	**POLICE DEPT CRIMINAL INVEST**				
					$2,039.44
300192	231-3003-540110-	HARRIS TRUST & SAVINGS BANK	HILTON HOTELS AIRPORT	$390.26	
300192	231-3003-540110-	HARRIS TRUST & SAVINGS BANK	HILTON HOTELS AIRPORT	$487.06	
300192	231-3003-540110-	HARRIS TRUST & SAVINGS BANK	ETOLL BGT U473591915	$7.69	
300192	231-3003-540110-	HARRIS TRUST & SAVINGS BANK	HILTON HOTELS AIRPORT	$390.26	
300192	231-3003-540110-	HARRIS TRUST & SAVINGS BANK	BUDGET RENT A CAR	$423.03	
300192	231-3003-540110-	HARRIS TRUST & SAVINGS BANK	BUDGET RENT A CAR	($19.53)	
300192	231-3003-540110-	HARRIS TRUST & SAVINGS BANK	AVIS RENT-A-CAR	$360.67	
			DEPARTMENT 3003 TOTAL:	$2,039.44	

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Department 3501	**FIRE ADMIN**				
					$337.64
300129	101-3501-533450-	ROBERTS, DAVID	TRAVEL & TRAINING	$337.64	
					$365.00
300137	101-3501-531850-	AIR ONE EQUIPMENT	FIRE EQUIPMENT & SUPPLY	$365.00	
					$18.03
300156	101-3501-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$18.03	
					$1,773.83
300160	101-3501-522030-	CHUBB, BRENT	TRAVEL & TRAINING	$1,773.83	
					$273.11
300179	401-3501-550150-	FIRESERVICE MANAGEMENT	EQUIPMENT MAINTENANCE	$273.11	
					$1,535.38
300181	101-3501-530350-	GALLS LLC	STATION UNIFORMS	$113.08	
300181	101-3501-530350-	GALLS LLC	STATION UNIFORMS	$96.63	
300181	101-3501-530350-	GALLS LLC	STATION UNIFORMS	$41.12	
300181	101-3501-530350-	GALLS LLC	STATION UNIFORMS	$195.32	
300181	101-3501-530350-	GALLS LLC	STATION UNIFORMS	$292.98	
300181	101-3501-530350-	GALLS LLC	STATION UNIFORMS	$49.34	
300181	101-3501-530350-	GALLS LLC	STATION UNIFORMS	$179.90	

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Department 3501	300181	101-3501-530350-	GALLS LLC	STATION UNIFORMS	$113.08	
	300181	101-3501-530350-	GALLS LLC	STATION UNIFORMS	$453.93	
						$1,147.64
	300182	101-3501-521110-	GARVEY'S OFFICE PRODUCTS	OFFICE FURNITURE	$1,147.64	
						$4,110.00
	300183	101-3501-531850-	GEARGRID CORPORATION	OFFICE FURNITURE	$3,672.00	
	300183	101-3501-531850-	GEARGRID CORPORATION	SHIPPING/DELIVERY SERVICE	$438.00	
						$866.00
	300184	101-3501-522030-	GLENDENNING, RYAN	TRAVEL & TRAINING	$866.00	
						$231.54
	300188	101-3501-531650-	GRAINGER W W INC	BATTERIES	$95.10	
	300188	101-3501-531650-	GRAINGER W W INC	BATTERIES	$136.44	
						$6,755.61
	300192	101-3501-521020-	HARRIS TRUST & SAVINGS BANK	APPLE.COM/US	$484.44	
	300192	101-3501-521110-	HARRIS TRUST & SAVINGS BANK	AMAZON.COM DC8ZJ4QQ3 A	$47.04	
	300192	101-3501-521110-	HARRIS TRUST & SAVINGS BANK	AMAZON.COM 0I0CM0OZ3 A	$31.98	
	300192	101-3501-522020-	HARRIS TRUST & SAVINGS BANK	IL DPT PUB HEALTH EMS	$41.00	
	300192	101-3501-522020-	HARRIS TRUST & SAVINGS BANK	IL DPT PUB HEALTH EMS	$41.00	
	300192	101-3501-522030-	HARRIS TRUST & SAVINGS BANK	CE SOLUTIONS	$413.96	
	300192	101-3501-522030-	HARRIS TRUST & SAVINGS BANK	NATL ASSOC OF EMS EDUC	$415.00	

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	CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 3501	300192	101-3501-522050-	HARRIS TRUST & SAVINGS BANK	FEDEX 391549600736	$12.79	
	300192	101-3501-530050-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US HI5P709K2	$86.16	
	300192	101-3501-530050-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US HI7LK6IM2	$21.99	
	300192	101-3501-531600-	HARRIS TRUST & SAVINGS BANK	AUTOZONE 4418	$35.77	
	300192	101-3501-531650-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US H01NJ8I00	$51.89	
	300192	101-3501-531650-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US H295D6LF2	$92.50	
	300192	101-3501-531650-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US B64QF0TL3	$37.79	
	300192	101-3501-531650-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US BV9SW3YN3	$12.98	
	300192	101-3501-531650-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US Z036X7D43	$19.58	
	300192	101-3501-533050-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 0447Q4873	$18.36	
	300192	101-3501-533450-	HARRIS TRUST & SAVINGS BANK	INTL CODE COUNCIL INC	$88.90	
	300192	101-3501-533450-	HARRIS TRUST & SAVINGS BANK	DECATUR CONF CENT AND	$131.10	
	300192	101-3501-533450-	HARRIS TRUST & SAVINGS BANK	HILTON HOTELS AIRPORT	$355.48	
	300192	101-3501-533450-	HARRIS TRUST & SAVINGS BANK	HILTON HOTELS AIRPORT	$392.59	
	300192	101-3501-533450-	HARRIS TRUST & SAVINGS BANK	HILTON HOTELS AIRPORT	$355.48	
	300192	101-3501-533450-	HARRIS TRUST & SAVINGS BANK	HILTON HOTELS AIRPORT	$355.48	
	300192	101-3501-533500-	HARRIS TRUST & SAVINGS BANK	AED SUPERSTORE	($170.59)	
	300192	101-3501-533500-	HARRIS TRUST & SAVINGS BANK	AMERICAN HEART SHOPCPR	$346.54	
	300192	101-3501-533500-	HARRIS TRUST & SAVINGS BANK	AED SUPERSTORE	$1,876.40	
	300192	401-3501-550150-	HARRIS TRUST & SAVINGS BANK	SCOTT COMMUNICATIONS	$1,160.00	

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Department 3501					
					$10,042.50
300197	101-3501-533450-	IMAGE TREND CONNECT	ANNUAL FEE	$10,042.50	
					$1,290.00
300205	101-3501-521650-	KRONOS INCORPORATED	PROFESSIONAL SERVICES	$1,290.00	
					$856.26
300212	101-3501-531850-	MES-ILLINOIS	MISCELLANEOUS SUPPLIES	$123.63	
300212	101-3501-531850-	MES-ILLINOIS	MISCELLANEOUS SUPPLIES	$732.63	
					$17,515.68
300219	101-3501-520370-	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESMENT FEB 2023	$17,380.68	
300219	101-3501-521650-	NORTHWEST CENTRAL DISPATCH SYS	MISCELLANEOUS SERVICES	$135.00	
					$450.00
300254	101-3501-522030-	ROMEOVILLE FIRE DEPARTMENT	TRAVEL & TRAINING	$450.00	
					$36.03
300261	101-3501-521110-	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$32.44	
300261	101-3501-521110-	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$3.59	
					$169.00
300265	101-3501-522100-	SUMMIT PRINT SOLUTIONS	PRINTING SERVICES	$169.00	
					$10,405.56
300267	101-3501-521650-	TARGET SOLUTIONS LEARNING LLC	PROFESSIONAL SERVICES	$10,405.56	

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Department 3501						**$97.60**
	300274	101-3501-531650-	ULINE INC	FIRE EQUIPMENT & SUPPLY	$97.60	
						$6,340.50
	300281	101-3501-531850-	WS DARLEY & CO	SAFETY & FIRST AID EQUIP.	$160.83	
	300281	101-3501-531850-	WS DARLEY & CO	SAFETY & FIRST AID EQUIP.	$926.00	
	300281	101-3501-531850-	WS DARLEY & CO	SAFETY & FIRST AID EQUIP.	$1,729.77	
	300281	101-3501-531850-	WS DARLEY & CO	HAND TOOLS-POWER/NON POW	$3,448.90	
	300281	101-3501-531850-	WS DARLEY & CO	SHIPPING/DELIVERY SERVICE	$75.00	
						$104.00
	300282	101-3501-522150-	XEROX CORPORATION	PHOTOCOPYING	$26.00	
	300282	101-3501-522150-	XEROX CORPORATION	PHOTOCOPYING	$26.00	
	300282	101-3501-522150-	XEROX CORPORATION	PHOTOCOPYING	$26.00	
	300282	101-3501-522150-	XEROX CORPORATION	PHOTOCOPYING	$26.00	
				DEPARTMENT 3501 TOTAL:	$64,720.91	

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Department 3701	**FOREIGN FIRE INSURANCE ADMIN**				
					$5,000.00
300130	227-3701-530350-	RUNNERS HIGH N TRI	CLOTHING & APPAREL	$5,000.00	
					$1,500.00
300160	227-3701-522030-	CHUBB, BRENT	TRAVEL & TRAINING	$1,500.00	
					$97.28
300239	227-3701-522030-	PETERSON, RAGNAR	TRAVEL & TRAINING	$97.28	
					$47.60
300280	227-3701-522030-	WOOD DWAYNE J	TRAVEL & TRAINING	$47.60	
			DEPARTMENT 3701 TOTAL:	$6,644.88	

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Department 4001	**PLANNING**					
						$1,389.31
	300151	101-4001-540410-	AUDACY OPERATIONS, INC.	ADVERTISING	$1,389.31	
						$8.10
	300156	101-4001-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$8.10	
						$17,927.10
	300170	101-4001-522010-	DAILY HERALD	ADVERTISING	$429.30	
	300170	101-4001-522010-	DAILY HERALD	ADVERTISING	$321.30	
	300170	101-4001-522010-	DAILY HERALD	ADVERTISING	$121.50	
	300170	101-4001-540400-	DAILY HERALD	ADVERTISING	$600.00	
	300170	101-4001-540410-	DAILY HERALD	ADVERTISING	$200.00	
	300170	101-4001-540410-	DAILY HERALD	ADVERTISING	($200.00)	
	300170	101-4001-540410-	DAILY HERALD	ADVERTISING	$225.00	
	300170	101-4001-540410-	DAILY HERALD	ADVERTISING	$200.00	
	300170	101-4001-540410-	DAILY HERALD	ADVERTISING	$490.00	
	300170	101-4001-540410-	DAILY HERALD	ADVERTISING	$2,000.00	
	300170	101-4001-540410-	DAILY HERALD	ADVERTISING	$7,520.00	
	300170	101-4001-540410-	DAILY HERALD	ADVERTISING	$1,035.00	

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Department 4001	300170	101-4001-540410-	DAILY HERALD	ADVERTISING	$600.00	
	300170	101-4001-540410-	DAILY HERALD	ADVERTISING	$4,385.00	
						$2,625.00
	300186	101-4001-520050-	GOVTEMPSUSA LLC	PROFESSIONAL SERVICES	$2,625.00	
						$6,011.89
	300192	101-4001-521650-	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	$2.99	
	300192	101-4001-521650-	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	$2.99	
	300192	101-4001-521650-	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	$2.83	
	300192	101-4001-522020-	HARRIS TRUST & SAVINGS BANK	AIA PRODUCTS/DUES	$733.00	
	300192	101-4001-522020-	HARRIS TRUST & SAVINGS BANK	IL PROF LICENSE FEE	$61.35	
	300192	101-4001-533050-	HARRIS TRUST & SAVINGS BANK	SOUTHERN COMPUTER WARE	$2,058.78	
	300192	101-4001-540400-	HARRIS TRUST & SAVINGS BANK	PANERA BREAD #203287 O	$67.83	
	300192	101-4001-540400-	HARRIS TRUST & SAVINGS BANK	LAI	($315.00)	
	300192	101-4001-540400-	HARRIS TRUST & SAVINGS BANK	LAI	$315.00	
	300192	101-4001-540400-	HARRIS TRUST & SAVINGS BANK	LAI	$315.00	
	300192	101-4001-540400-	HARRIS TRUST & SAVINGS BANK	DLT SOLUTIONS 703-773-	$2,767.12	
						$1,695.00
	300211	101-4001-540410-	MEET CHICAGO NORTHWEST	ADVERTISING	$1,695.00	
						$22,058.48
	300250	263-4001-520050-	RJN GROUP INC	PROFESSIONAL SERVICES	$4,075.00	

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Department 4001	300250	267-4001-550250-	RJN GROUP INC	PROFESSIONAL SERVICES	$17,983.48	
						$4,850.00
	300256	263-4001-520050-	RYAN LLC	SERVICE PROFESSIONAL	$4,850.00	
						$4,000.00
	300279	101-4001-540410-	WGN AM	ADVERTISING	$4,000.00	
				DEPARTMENT 4001 TOTAL:	$60,564.88	

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Department 4101	**COMMUNITY DEVL BLK GRNTADMIN**				
300159	215-4101-541170-	CHILDREN'S ADVOCACY CENTER	CDBG GRANT PROGRAM	$653.18	**$653.18**
300166	215-4101-541620-	CONNECTIONS TO CARE	CDBG GRANT PROGRAM	$1,268.00	**$1,268.00**
300178	215-4101-541700-	FAMILYFORWARD	CDBG GRANT PROGRAM	$750.00	**$750.00**
300203	215-4101-541480-	JOURNEYS THE ROAD HOME	CDBG GRANT PROGRAM	$5,000.00	**$5,000.00**
300208	215-4101-541730-	LIFE SPAN	CDBG GRANT PROGRAM	$875.00	**$875.00**
300218	215-4101-541680-	NORTHWEST CASA	CDBG GRANT PROGRAM	$875.00	**$875.00**
300221	215-4101-541790-	NORTHWEST COMPASS INC	CDBG GRANT PROGRAM	$1,493.74	**$1,493.74**
300249	215-4101-541040-	RESOURCES FOR COMMUNITY LIVING	CDBG GRANT PROGRAM	$1,039.50	**$1,039.50**
300264	215-4101-541440-	SUBURBAN PRIMARY HEALTH CARE	CDBG GRANT PROGRAM	$1,649.28	**$3,214.96**

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	CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 4101	300264	215-4101-541440-	SUBURBAN PRIMARY HEALTH CARE	CDBG GRANT PROGRAM	$1,565.68	
						$398.78
	300270	215-4101-541540-	TOWNSHIP HIGH SCHOOL DIST #214	CDBG GRANT PROGRAM	$398.78	
				DEPARTMENT 4101 TOTAL:	$15,568.16	

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Department 4501	**BUILDING ADMIN**				
					$14.41
300157	101-4501-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$14.41	
					$700.00
300191	101-4501-520350-	GRIVAS KRAUSE ASSOCIATES LTD	PROFESSIONAL SERVICES	$700.00	
					$1,603.62
300192	101-4501-522030-	HARRIS TRUST & SAVINGS BANK	NWBOCA	$280.00	
300192	101-4501-522030-	HARRIS TRUST & SAVINGS BANK	NWBOCA	$280.00	
300192	101-4501-522030-	HARRIS TRUST & SAVINGS BANK	BUILDING AND FIRE CODE	$350.00	
300192	101-4501-522030-	HARRIS TRUST & SAVINGS BANK	BUILDING AND FIRE CODE	$195.00	
300192	101-4501-530050-	HARRIS TRUST & SAVINGS BANK	AMAZON.COM AMZN.COM/BI	($79.98)	
300192	101-4501-530050-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US	($6.99)	
300192	101-4501-530050-	HARRIS TRUST & SAVINGS BANK	AMAZON.COM XI0ES83S3	$6.31	
300192	101-4501-530050-	HARRIS TRUST & SAVINGS BANK	AMAZON.COM S32PG0CR3	$10.99	
300192	101-4501-530050-	HARRIS TRUST & SAVINGS BANK	AMAZON.COM WL1ZB4E53 A	$29.97	
300192	101-4501-530050-	HARRIS TRUST & SAVINGS BANK	AMAZON.COM FC8CP0GM3	$7.64	
300192	101-4501-530050-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US I75S93IT3	$69.99	
300192	101-4501-530050-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US RT7K98OR3	$20.73	
300192	101-4501-533050-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 8E5IX3O93	$439.96	

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Department 4501					
					$252.88
300207	101-4501-522030-	JOHN LANDERS	TRAVEL & TRAINING	$252.88	
					$252.00
300213	101-4501-521650-	MICROSYSTEMS	ANNUAL STORAGE JAN-DEC 2023	$252.00	
					$120.00
300240	101-4501-522030-	PETTY CASH	TRAVEL & TRAINING	$120.00	
					$220.00
300269	101-4501-521650-	THOMPSON ELEVATOR INSPECTION	MISCELLANEOUS SERVICES	$35.00	
300269	101-4501-521650-	THOMPSON ELEVATOR INSPECTION	MISCELLANEOUS SERVICES	$150.00	
300269	101-4501-521650-	THOMPSON ELEVATOR INSPECTION	MISCELLANEOUS SERVICES	$35.00	
					$1,060.00
300271	101-4501-518010-	TPI BUILDING CODE CONSULTANTS	PROFESSIONAL SERVICES	$1,060.00	
					$52.00
300282	101-4501-522150-	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	
300282	101-4501-522150-	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	
			DEPARTMENT 4501 TOTAL:	$4,274.91	

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Department 7001	**HEALTH ADMIN**				
					$780.00
300145	101-7001-520250-	ARLINGTON CENTER	COUNSELING SERVICES	$260.00	
300145	101-7001-520250-	ARLINGTON CENTER	COUNSELING SERVICES	$520.00	
					$730.00
300146	101-7001-520250-	ARLINGTON CENTER FOR RECOVERY	COUNSELING SERVICES	$730.00	
					$8,042.06
300192	101-7001-521650-	HARRIS TRUST & SAVINGS BANK	SFAX	$32.58	
300192	101-7001-522030-	HARRIS TRUST & SAVINGS BANK	IL TOLLWAY-AUTOREPLENI	$50.00	
300192	101-7001-522100-	HARRIS TRUST & SAVINGS BANK	FASTSIGNS 102401	$59.00	
300192	101-7001-530050-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US XS3CR9TU3	$78.38	
300192	101-7001-530050-	HARRIS TRUST & SAVINGS BANK	TROPICAL SMOOTHIE CAFE	$96.12	
300192	101-7001-530050-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US H25861PP1	$137.67	
300192	101-7001-530050-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US HI67C59R0	$20.65	
300192	101-7001-530050-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US HI9ZK1DA0	$11.98	
300192	101-7001-530050-	HARRIS TRUST & SAVINGS BANK	BARNABYS FAMILY INN	$73.04	
300192	101-7001-530050-	HARRIS TRUST & SAVINGS BANK	PORTILLOS HOT DOGS #9O	$127.19	
300192	101-7001-533050-	HARRIS TRUST & SAVINGS BANK	OTC BRANDS INC	$80.56	
300192	101-7001-540530-	HARRIS TRUST & SAVINGS BANK	ALDI 40092	$750.00	

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Department 7001	300192	101-7001-540530-	HARRIS TRUST & SAVINGS BANK	LYFT RIDE WED 3pm	$8.62	
	300192	101-7001-540530-	HARRIS TRUST & SAVINGS BANK	LYFT RIDE WED 2pm	$9.99	
	300192	101-7001-540530-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US DQ1AR5IX3	$169.96	
	300192	101-7001-540530-	HARRIS TRUST & SAVINGS BANK	WAL-MART #5276	$400.00	
	300192	101-7001-540530-	HARRIS TRUST & SAVINGS BANK	EXPEDIA 72432866359848	$64.94	
	300192	101-7001-540530-	HARRIS TRUST & SAVINGS BANK	EXPEDIA 72455222585251	$73.43	
	300192	101-7001-540530-	HARRIS TRUST & SAVINGS BANK	COMED PAYMENT	$2,642.72	
	300192	101-7001-540530-	HARRIS TRUST & SAVINGS BANK	WAL-MART #1681	$400.00	
	300192	101-7001-540530-	HARRIS TRUST & SAVINGS BANK	WAL-MART #5276	$112.37	
	300192	101-7001-540530-	HARRIS TRUST & SAVINGS BANK	LYFT RIDE FRI 1PM	$25.15	
	300192	101-7001-540530-	HARRIS TRUST & SAVINGS BANK	LYFT RIDE THU 1PM	$39.59	
	300192	101-7001-540530-	HARRIS TRUST & SAVINGS BANK	LYFT RIDE FRI 11AM	$20.93	
	300192	101-7001-540530-	HARRIS TRUST & SAVINGS BANK	EXPEDIA 72455219439893	$73.43	
	300192	101-7001-540530-	HARRIS TRUST & SAVINGS BANK	SONESTA SELECT ARLINGT	$543.20	
	300192	101-7001-540530-	HARRIS TRUST & SAVINGS BANK	LYFT RIDE WED 10AM	$12.67	
	300192	101-7001-540530-	HARRIS TRUST & SAVINGS BANK	LYFT RIDE WED 9AM	$12.73	
	300192	101-7001-540530-	HARRIS TRUST & SAVINGS BANK	COMED PAYMENT	$1,109.37	
	300192	101-7001-540530-	HARRIS TRUST & SAVINGS BANK	WALGREENS #9246	$405.95	
	300192	101-7001-540530-	HARRIS TRUST & SAVINGS BANK	SONESTA SELECT ARLINGT	$399.84	

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Department 7001						**$1,696.05**
	300204	101-7001-518010-	KELLY SERVICES	TEMPORARY HELP SERVICES	$1,130.70	
	300204	101-7001-518010-	KELLY SERVICES	TEMPORARY HELP SERVICES	$565.35	
						$279.80
	300259	101-7001-533100-	SANOFI PASTEUR INC	MEDICAL SUPPLIES	$279.80	
						$852.83
	300282	101-7001-522150-	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$852.83	
				DEPARTMENT 7001 TOTAL:	$12,380.74	

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Department 7007	**HEALTH SENIOR SERVICES**				
					$79.23
300132	101-7007-522150-	CANON USA INC	PHOTOCOPYING	$37.37	
300132	101-7007-522150-	CANON USA INC	OFFICE MACHINES & ACCESS	$41.86	
					$1,227.98
300192	101-7007-521020-	HARRIS TRUST & SAVINGS BANK	KEURIG GREEN MOUNTAIN	$30.90	
300192	101-7007-521650-	HARRIS TRUST & SAVINGS BANK	WWW.VOLGISTICS.COM	$61.00	
300192	101-7007-530050-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US XG7F686Q3	$7.69	
300192	101-7007-530050-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US FG7N80B63	$65.36	
300192	101-7007-530050-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 618MI8TN3	$16.69	
300192	101-7007-530050-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US ZM44V14H3	$56.94	
300192	101-7007-530050-	HARRIS TRUST & SAVINGS BANK	AMAZON.COM QC3204MC3	$37.98	
300192	101-7007-530050-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US H27WZ2ML0	$155.81	
300192	101-7007-530050-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US HW6U227G1	$31.64	
300192	101-7007-531650-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US X87605AO3	$74.84	
300192	101-7007-531650-	HARRIS TRUST & SAVINGS BANK	MEIJER # 228	$17.37	
300192	101-7007-531650-	HARRIS TRUST & SAVINGS BANK	MEIJER # 228	$40.10	
300192	101-7007-531650-	HARRIS TRUST & SAVINGS BANK	MEIJER # 228	$60.50	
300192	101-7007-531650-	HARRIS TRUST & SAVINGS BANK	TORTORICES PIZZA	$187.25	
300192	101-7007-531650-	HARRIS TRUST & SAVINGS BANK	JAROSCH BAKERY	$134.00	

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	CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7007	300192	101-7007-531650-	HARRIS TRUST & SAVINGS BANK	SAMSCLUB.COM	$85.67	
	300192	101-7007-531650-	HARRIS TRUST & SAVINGS BANK	ETSY.COM - KREATIVEENT	$43.99	
	300192	101-7007-531650-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US DO0DC00E3	$23.98	
	300192	101-7007-531650-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US HW6UX2YH0	$96.27	
				DEPARTMENT 7007 TOTAL:	$1,307.21	

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Department 7101	**PUBLIC WORKS ADMIN**				
					$5,774.00
300131	401-7101-550200-	FISHER SCIENTIFIC COMPANY LLC	APPLIANCES	$5,774.00	
					$9,220.00
300134	101-7101-521020-	CARPETLAND USA	SERVICE BLDG MAINT	$9,220.00	
					$659.90
300138	101-7101-531850-	ALEXANDER EQUIPMENT CO INC	FORESTRY EQUIPMENT	$659.90	
					$1,982.01
300139	101-7101-531550-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$265.95	
300139	101-7101-531550-	AMAZON COM CAPITAL SERVICES	BLDG SUPPLY MAINT	$146.09	
300139	101-7101-531650-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$239.99	
300139	101-7101-531650-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$11.19	
300139	101-7101-531650-	AMAZON COM CAPITAL SERVICES	FORESTRY SUPPLIES	$15.99	
300139	101-7101-531650-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$27.99	
300139	101-7101-531650-	AMAZON COM CAPITAL SERVICES	STREETS SUPPLIES	$139.54	
300139	101-7101-531650-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	($46.24)	
300139	101-7101-531650-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$30.78	
300139	101-7101-531650-	AMAZON COM CAPITAL SERVICES	HARDWARE SUPPLIES	$519.96	
300139	101-7101-531650-	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	$28.95	
300139	101-7101-531650-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$14.39	

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Department 7101	300139	101-7101-531850-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$587.43	
						$1,852.12
	300141	101-7101-521020-	AMERICAN DOOR & DOCK	EQUIPMENT MAINTENANCE	$1,136.55	
	300141	101-7101-521020-	AMERICAN DOOR & DOCK	EQUIPMENT MAINTENANCE	$715.57	
						$865.54
	300148	101-7101-522700-	AT & T	ACCT 84725535058159	$865.54	
						$1,070.93
	300149	101-7101-522700-	AT & T	ACCT 84759060006156	$1,070.93	
						$2,120.18
	300150	101-7101-522700-	AT & T LONG DISTANCE	ACCT 217S667106106	$2,120.18	
						$13,577.50
	300152	401-7101-550300-	BAXTER & WOODMAN	SERVICE CONSULTING	$11,543.95	
	300152	401-7101-550300-	BAXTER & WOODMAN	SERVICE CONSULTING	$473.55	
	300152	401-7101-550300-	BAXTER & WOODMAN	SERVICE CONSULTING	$1,560.00	
						($370.50)
	300153	101-7101-531550-	BERKHEIMER CO INC	BLDG SUPPLY MAINT	$16.14	
	300153	101-7101-531550-	BERKHEIMER CO INC	BLDG SUPPLY MAINT	($427.94)	
	300153	101-7101-531550-	BERKHEIMER CO INC	BLDG SUPPLY MAINT	$41.30	
						$3,862.12
	300154	101-7101-521020-	BUCKEYE POWER SALES CO. INC.	EQUIPMENT MAINTENANCE	$1,023.58	

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Department 7101	300154	101-7101-521020-	BUCKEYE POWER SALES CO. INC.	EQUIPMENT MAINTENANCE	$2,838.54	
						$12,569.16
	300161	401-7101-550300-	CIVILTECH ENGINEERING INC	SERVICE CONSULTING	$9,014.60	
	300161	401-7101-550300-	CIVILTECH ENGINEERING INC	SERVICE CONSULTING	$3,554.56	
						$41,448.65
	300165	101-7101-531900-	COMPASS MINERALS AMERICA	STREET/SIDEWALK SUPPLIES	$23,453.69	
	300165	101-7101-531900-	COMPASS MINERALS AMERICA	STREET/SIDEWALK SUPPLIES	$17,994.96	
						$16,125.20
	300167	401-7101-550300-	CONSTRUCTION & GEOTECHNICAL	SERVICE CONSULTING	$452.70	
	300167	401-7101-550300-	CONSTRUCTION & GEOTECHNICAL	SERVICE CONSULTING	$4,671.90	
	300167	401-7101-550300-	CONSTRUCTION & GEOTECHNICAL	SERVICE CONSULTING	$1,125.60	
	300167	401-7101-550300-	CONSTRUCTION & GEOTECHNICAL	SERVICE CONSULTING	$9,875.00	
						$10,791.89
	300168	211-7101-550400-	COOK COUNTY DEPT TRANSPORTATION	TRAFFIC SIGNAL MAINT Q1 2022	$6,335.89	
	300168	211-7101-550400-	COOK COUNTY DEPT TRANSPORTATION	TRAFFIC SIGNAL MAINT Q4 2022	$4,456.00	
						$8,307.50
	300173	101-7101-520050-	ENGINEERING RESOURCE ASSOCIATES	SERVICE PROFESSIONAL	$8,307.50	
						$6,767.56
	300176	401-7101-550200-	ESSCOE LLC	BLDG SUPPLY MAINT	$6,767.56	

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Department 7101					
					$68.02
300185	101-7101-522030-	GORECKI, CHESTER	TRAVEL & TRAINING	$68.02	
					$786.93
300187	101-7101-530350-	GRAINGER W W INC	CLOTHING & APPAREL	$40.02	
300187	101-7101-531550-	GRAINGER W W INC	VEH MAINTENANCE SUPPLY	$158.71	
300187	101-7101-531550-	GRAINGER W W INC	BLDG MAINT SUPPLY	$588.20	
					$23,731.34
300192	101-7101-520050-	HARRIS TRUST & SAVINGS BANK	APWA - WORK ZONE	$375.00	
300192	101-7101-520050-	HARRIS TRUST & SAVINGS BANK	APWA - CHAPTERS	$5.00	
300192	101-7101-520050-	HARRIS TRUST & SAVINGS BANK	APWA - CHAPTERS	$25.00	
300192	101-7101-521110-	HARRIS TRUST & SAVINGS BANK	LINDEMANN CHIMNEY CO.	$199.00	
300192	101-7101-521650-	HARRIS TRUST & SAVINGS BANK	DLT SOLUTIONS 703-773-	$4,092.66	
300192	101-7101-522020-	HARRIS TRUST & SAVINGS BANK	ISA	$190.00	
300192	101-7101-522020-	HARRIS TRUST & SAVINGS BANK	ISA	$120.00	
300192	101-7101-522020-	HARRIS TRUST & SAVINGS BANK	INTERNATIONAL MUNICIPA	$680.00	
300192	101-7101-522020-	HARRIS TRUST & SAVINGS BANK	ISA	$375.00	
300192	101-7101-522020-	HARRIS TRUST & SAVINGS BANK	ISA	$190.00	
300192	101-7101-522020-	HARRIS TRUST & SAVINGS BANK	INTERNATIONAL MUNICIPA	$40.00	
300192	101-7101-522020-	HARRIS TRUST & SAVINGS BANK	SAMS MEMBERSHIP	$50.00	
300192	101-7101-522020-	HARRIS TRUST & SAVINGS BANK	ISA	$120.00	

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Department 7101	300192	101-7101-522020-	HARRIS TRUST & SAVINGS BANK	ISA	$120.00	
	300192	101-7101-522020-	HARRIS TRUST & SAVINGS BANK	CANVA I03452-24620333	$119.99	
	300192	101-7101-522020-	HARRIS TRUST & SAVINGS BANK	ISA	$120.00	
	300192	101-7101-522030-	HARRIS TRUST & SAVINGS BANK	APWA - CHAPTERS	$60.00	
	300192	101-7101-522030-	HARRIS TRUST & SAVINGS BANK	APWA - CHAPTERS	$55.00	
	300192	101-7101-522030-	HARRIS TRUST & SAVINGS BANK	APWA - CHAPTERS	$170.00	
	300192	101-7101-522030-	HARRIS TRUST & SAVINGS BANK	APWA - CHAPTERS	$165.00	
	300192	101-7101-522030-	HARRIS TRUST & SAVINGS BANK	ISA	$39.83	
	300192	101-7101-522030-	HARRIS TRUST & SAVINGS BANK	Cod Tuition Cashier PY	$495.00	
	300192	101-7101-522030-	HARRIS TRUST & SAVINGS BANK	APWA - CHAPTERS	$420.00	
	300192	101-7101-522030-	HARRIS TRUST & SAVINGS BANK	APWA - NATIONAL	$99.00	
	300192	101-7101-522030-	HARRIS TRUST & SAVINGS BANK	ICMA ONLINE	$790.00	
	300192	101-7101-522030-	HARRIS TRUST & SAVINGS BANK	ASCE PURCHASING	$190.62	
	300192	101-7101-522030-	HARRIS TRUST & SAVINGS BANK	TREE CARE INDUSTRY ASS	$185.99	
	300192	101-7101-522030-	HARRIS TRUST & SAVINGS BANK	UWCC REGISTRATIONS	($259.00)	
	300192	101-7101-522030-	HARRIS TRUST & SAVINGS BANK	UWCC REGISTRATIONS	$284.00	
	300192	101-7101-522030-	HARRIS TRUST & SAVINGS BANK	APWA - PWX REGISTRATIO	$879.00	
	300192	101-7101-522030-	HARRIS TRUST & SAVINGS BANK	APWA- CHAPTERS	$90.00	
	300192	101-7101-522030-	HARRIS TRUST & SAVINGS BANK	ASCE PURCHASING	$99.00	
	300192	101-7101-522030-	HARRIS TRUST & SAVINGS BANK	APWA - CHAPTERS	$60.00	

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Department 7101	300192	101-7101-522030-	HARRIS TRUST & SAVINGS BANK	APWA - CHAPTERS	$40.00	
	300192	101-7101-522030-	HARRIS TRUST & SAVINGS BANK	ILLINOIS CITY COUNTY M	$115.00	
	300192	101-7101-522030-	HARRIS TRUST & SAVINGS BANK	APWA - CHAPTERS	$180.00	
	300192	101-7101-522030-	HARRIS TRUST & SAVINGS BANK	EB ASSET MANAGEMENT	$35.00	
	300192	101-7101-522030-	HARRIS TRUST & SAVINGS BANK	UWCC REGISTRATIONS	$269.00	
	300192	101-7101-522030-	HARRIS TRUST & SAVINGS BANK	UNITED 01624045710243	$279.70	
	300192	101-7101-531400-	HARRIS TRUST & SAVINGS BANK	STUEWE AND SONS INC -	($255.00)	
	300192	101-7101-531400-	HARRIS TRUST & SAVINGS BANK	PRAIRIE MOON NURSERY	$450.00	
	300192	101-7101-531550-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 1479U6H92	$197.99	
	300192	101-7101-531550-	HARRIS TRUST & SAVINGS BANK	SP EYEWASHDIRECT.COM	($13.60)	
	300192	101-7101-531550-	HARRIS TRUST & SAVINGS BANK	SP EYEWASHDIRECT.COM	$149.59	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	IDNR ECOCAT	$26.00	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	GFS STORE #1913	$285.14	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	NINO S PIZZERIA	$903.66	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	OTTERBOX/LIFEPROOF	$45.57	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	PANERA BREAD #203287 O	$350.83	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	GFS STORE #1913	$59.96	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	THE WEBSTAURANT STORE	$38.27	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	THE WEBSTAURANT STORE	($3.48)	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	SAMS CLUB #6464	$326.50	

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Department 7101	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	SAMSCLUB #6464	$326.50	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	NINO S PIZZERIA	($129.67)	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	NINO S PIZZERIA	$1,336.47	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	THURINGER GOURMET MEAT	$954.53	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	WAL-MART #2815	$54.47	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	SPUNKY DUNKERS DONUTS	$56.76	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US J71VU4MA3	$183.59	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 1L5I69BF2	$19.79	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	WAL-MART #2815	$71.28	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	GFS STORE #1913	$301.66	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	AMZN DIGITAL 1R5BI1GY2	$247.50	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	SAMSCLUB.COM	$1,940.40	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	SAMSCLUB.COM	$1,078.00	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	SAMSCLUB.COM	$441.98	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	JEWEL OSCO 3422	$5.82	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	THURINGER GOURMET MEAT	$737.60	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	SAMSCLUB #6464	$254.18	
	300192	101-7101-531650-	HARRIS TRUST & SAVINGS BANK	SAMSCLUB.COM	$171.01	
	300192	101-7101-531850-	HARRIS TRUST & SAVINGS BANK	WOODCRAFT SUPPLY LLC	$341.98	
	300192	401-7101-550300-	HARRIS TRUST & SAVINGS BANK	UPRR REAL ESTATE	$1,045.00	

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Department 7101	300192	515-7101-533050-	HARRIS TRUST & SAVINGS BANK	WAL-MART #2815	$30.80	
	300192	515-7101-533050-	HARRIS TRUST & SAVINGS BANK	WAL-MART #2815	$65.68	
	300192	515-7101-533050-	HARRIS TRUST & SAVINGS BANK	WM SUPERCENTER #1681	$55.46	
	300192	515-7101-533050-	HARRIS TRUST & SAVINGS BANK	JEWEL OSCO 3422	$15.33	
						$3,248.54
	300193	101-7101-521020-	HAYES MECHANICAL	EQUIPMENT MAINTENANCE	$544.36	
	300193	101-7101-521020-	HAYES MECHANICAL	EQUIPMENT MAINTENANCE	$2,407.00	
	300193	101-7101-521020-	HAYES MECHANICAL	EQUIPMENT MAINTENANCE	$297.18	
						$6,904.08
	300195	401-7101-550200-	HENRICKSEN & COMPANY INC	FURNITURE, NON OFFICE	$6,904.08	
						$125.00
	300196	101-7101-522030-	IL PUBLIC WORKS MUTUAL AID NETWORK	TRAVEL & TRAINING	$125.00	
						$782.00
	300200	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BLDG MAINT	$88.00	
	300200	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BLDG MAINT	$88.00	
	300200	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BLDG MAINT	$104.00	
	300200	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BLDG MAINT	$60.00	
	300200	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BLDG MAINT	$197.00	
	300200	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BLDG MAINT	$60.00	
	300200	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BLDG MAINT	$120.00	

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Department 7101	300200	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BLDG MAINTENANCE	$65.00	
	300202	401-7101-550300-	JOHN NERI CONSTRUCTION COMPANY	SERVICE CONSTRUCTION	$1,475,496.17	**$1,475,496.17**
	300214	101-7101-521020-	MID AMERICAN ELEVATOR CO INC	EQUIPMENT MAINTENANCE	$1,575.00	**$1,575.00**
	300240	101-7101-531650-	PETTY CASH	MISCELLANEOUS SUPPLIES	$11.49	
	300240	101-7101-531650-	PETTY CASH	MISCELLANEOUS SUPPLIES	$55.55	**$67.04**
	300244	101-7101-521550-	QT SIGNS	SERVICE BLDG MAINTENANCE	$3,986.00	**$3,986.00**
	300248	101-7101-530350-	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$197.99	**$197.99**
	300252	101-7101-530350-	ZACK RODDY	CLOTHING & APPAREL	$139.95	**$139.95**
	300253	101-7101-530350-	ROGAN SHOES	CLOTHING & APPAREL	$174.00	
	300253	101-7101-530350-	ROGAN SHOES	CLOTHING & APPAREL	$149.60	
	300253	101-7101-530350-	ROGAN SHOES	CLOTHING & APPAREL	$200.00	**$523.60**
	300255	101-7101-521360-	ROUTE 12 RENTAL CO INC	EQUIPMENT RENTAL	$69.84	**$69.84**

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					$306.70
300268	101-7101-521020-	TGF ENTERPRISES INC	EQUIPMENT MAINTENANCE	$306.70	
					$621.27
300272	101-7101-531550-	TRANE	BLDG MAINT SUPPLY	$19.41	
300272	101-7101-531550-	TRANE	BLDG MAINT SUPPLY	$293.93	
300272	101-7101-531550-	TRANE	BLDG MAINT SUPPLY	$307.93	
					$1,238.96
300276	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BLDG MAINTENANCE	$25.52	
300276	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BLDG MAINTENANCE	$42.36	
300276	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BLDG MAINTENANCE	$85.47	
300276	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BLDG MAINTENANCE	$109.31	
300276	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BLDG MAINTENANCE	$43.24	
300276	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BLDG MAINTENANCE	$109.31	
300276	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BLDG MAINTENANCE	$57.17	
300276	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BLDG MAINTENANCE	$154.55	
300276	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BLDG MAINTENANCE	$48.53	
300276	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BLDG MAINTENANCE	$25.52	
300276	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BLDG MAINTENANCE	$109.31	
300276	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BLDG MAINTENANCE	$43.24	
300276	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BLDG MAINTENANCE	$192.29	

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Department 7101	300276	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BLDG MAINTENANCE	$68.55	
	300276	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BLDG MAINTENANCE	$38.03	
	300276	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BLDG MAINTENANCE	$48.53	
	300276	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BLDG MAINTENANCE	$38.03	
						$93.50
	300278	101-7101-530390-	WEX BANK	FUEL	$93.50	
						$75.82
	300282	101-7101-522150-	XEROX CORPORATION	COPIES	$24.26	
	300282	101-7101-522150-	XEROX CORPORATION	COPIES	$24.26	
	300282	101-7101-522150-	XEROX CORPORATION	COPIES	$27.30	
						$345.00
	300283	101-7101-520050-	ZIMMERMAN, RYAN	PROFESSIONAL SERVICES	$345.00	
						$902.85
	802269	101-7101-522700-	AT & T	ACCT 84725961248940	$51.08	
	802269	101-7101-522700-	AT & T	ACCT 84739893361501	$51.70	
	802269	101-7101-522700-	AT & T	ACCT 84739893901330	$55.89	
	802269	101-7101-522700-	AT & T	ACCT 84779713213488	$52.06	
	802269	101-7101-522700-	AT & T	ACCT 84725334382001	$103.27	
	802269	101-7101-522700-	AT & T	ACCT 84743978686650	$103.12	
	802269	101-7101-522700-	AT & T	ACCT 84757754536603	$81.82	

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	CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7101	802269	101-7101-522700-	AT & T	ACCT 84757757951551	$296.42	
	802269	101-7101-522700-	AT & T	ACCT 84739208661733	$54.38	
	802269	101-7101-522700-	AT & T	ACCT 84739271083278	$53.11	
						$1,604.77
	802270	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 2985063029	$455.07	
	802270	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 4103039009	$245.83	
	802270	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 5492508009	$54.13	
	802270	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8572043011	$48.39	
	802270	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 2278061084	$462.07	
	802270	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 4643388009	$339.28	
						$1,265.99
	802272	101-7101-521500-	NICOR	ACCT 94830700004	$1,265.99	
				DEPARTMENT 7101 TOTAL:	$1,660,780.12	

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Department 7201	**WATER AND SEWER ADMIN**				
					$32,445.00
300133	505-7201-521020-	HARTWIG MECHANICAL INC	REPAIR SERVICE EQUIPMENT	$21,270.00	
300133	505-7201-550150-	HARTWIG MECHANICAL INC	SERVICE BLDG MAINT	$11,175.00	
					$2,714.89
300139	505-7201-530350-	AMAZON COM CAPITAL SERVICES	CLOTHING & APPAREL	$462.08	
300139	505-7201-531650-	AMAZON COM CAPITAL SERVICES	WATER SUPPLIES	$1,496.72	
300139	505-7201-531650-	AMAZON COM CAPITAL SERVICES	WATER SUPPLIES	$21.99	
300139	505-7201-531650-	AMAZON COM CAPITAL SERVICES	WATER SUPPLIES	$13.20	
300139	505-7201-531650-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	($46.23)	
300139	505-7201-531650-	AMAZON COM CAPITAL SERVICES	WATER SUPPLIES	$179.70	
300139	505-7201-531850-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$587.43	
					$133.86
300142	505-7201-522700-	AMERICAN MESSAGING	ACCT U1109311	$66.86	
300142	505-7201-522700-	AMERICAN MESSAGING	ACCT U1109311	$67.00	
					$83.00
300143	505-7201-522030-	AMERICAN WATER WORKS ASSOC	TRAVEL & TRAINING	$83.00	
					$470.00
300153	505-7201-531550-	BERKHEIMER CO INC	MISCELLANEOUS SUPPLIES	$470.00	

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Department 7201					**$45,028.45**
300155	505-7201-521360-	C C CARTAGE INC	EQUIPMENT RENTAL	$22,884.57	
300155	505-7201-521620-	C C CARTAGE INC	DISPOSAL SERVICES	$6,052.00	
300155	505-7201-531900-	C C CARTAGE INC	STREETS SUPPLIES	$16,091.88	
					$40.02
300187	505-7201-530350-	GRAINGER W W INC	CLOTHING & APPAREL	$40.02	
					$6,153.85
300192	505-7201-520050-	HARRIS TRUST & SAVINGS BANK	APWA - WORK ZONE	$375.00	
300192	505-7201-520050-	HARRIS TRUST & SAVINGS BANK	APWA - WORK ZONE	$375.00	
300192	505-7201-521650-	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	$0.99	
300192	505-7201-521650-	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	$0.99	
300192	505-7201-521650-	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	$0.99	
300192	505-7201-521650-	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	$0.99	
300192	505-7201-521650-	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	$0.99	
300192	505-7201-521650-	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	$0.99	
300192	505-7201-522020-	HARRIS TRUST & SAVINGS BANK	AWWA.ORG	$238.00	
300192	505-7201-522020-	HARRIS TRUST & SAVINGS BANK	SAMS MEMBERSHIP	$50.00	
300192	505-7201-522030-	HARRIS TRUST & SAVINGS BANK	APWA - CHAPTERS	$45.00	
300192	505-7201-522030-	HARRIS TRUST & SAVINGS BANK	R&B PRODUCTIONS INC.	$50.00	
300192	505-7201-522030-	HARRIS TRUST & SAVINGS BANK	ILLINOIS AWWA	$48.00	

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	CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7201	300192	505-7201-531650-	HARRIS TRUST & SAVINGS BANK	BORTEK INDUSTRIES INC	$630.00	
	300192	505-7201-531650-	HARRIS TRUST & SAVINGS BANK	ALLIED ELECTRONICS INC	$309.99	
	300192	505-7201-531650-	HARRIS TRUST & SAVINGS BANK	GALCO- MOTO	$229.70	
	300192	505-7201-531650-	HARRIS TRUST & SAVINGS BANK	JEWEL OSCO 3461	$110.86	
	300192	505-7201-531650-	HARRIS TRUST & SAVINGS BANK	SONETICS CORPORATION	$166.56	
	300192	505-7201-531650-	HARRIS TRUST & SAVINGS BANK	MOTION INDUSTRIES IL22	$249.80	
	300192	505-7201-531650-	HARRIS TRUST & SAVINGS BANK	THE WEBSTAURANT STORE	$38.27	
	300192	505-7201-531650-	HARRIS TRUST & SAVINGS BANK	THE WEBSTAURANT STORE	($3.48)	
	300192	505-7201-531650-	HARRIS TRUST & SAVINGS BANK	AMZN DIGITAL 1R5BL1GY2	$247.50	
	300192	505-7201-531650-	HARRIS TRUST & SAVINGS BANK	UPTOWN CAFE	$178.86	
	300192	505-7201-531650-	HARRIS TRUST & SAVINGS BANK	WCT PRODUCTS INC	$429.78	
	300192	505-7201-531850-	HARRIS TRUST & SAVINGS BANK	FARM & FLT OF WOODSTOC	$199.00	
	300192	505-7201-550150-	HARRIS TRUST & SAVINGS BANK	DMI DELL K-12/GOVT	$2,180.07	
						$2,604.31
	300194	505-7201-531020-	HBK WATER METER SERVICE INC	WATER SUPPLIES	$2,604.31	
						$125.00
	300196	505-7201-522030-	IL PUBLIC WORKS MUTUAL AID NETWORK	TRAVEL & TRAINING	$125.00	
						$1,320.00
	300215	505-7201-531010-	MID AMERICAN WATER	WATER SUPPLIES	$1,320.00	

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Department 7201

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$29.36
300240	505-7201-531650-	PETTY CASH	MISCELLANEOUS SUPPLIES	$29.36	
					$525.99
300248	505-7201-530350-	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$125.99	
300248	505-7201-530350-	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$200.00	
300248	505-7201-530350-	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$200.00	
					$155.00
300253	505-7201-530350-	ROGAN SHOES	CLOTHING & APPAREL	$155.00	
					$1,118.00
300263	505-7201-520050-	SUBURBAN LABORATORIES INC	PROFESSIONAL SERVICES	$1,118.00	
					$345.00
300283	505-7201-520050-	ZIMMERMAN, RYAN	PROFESSIONAL SERVICES	$345.00	
					$1,187.45
802269	505-7201-522700-	AT & T	ACCT 84743746858567	$52.06	
802269	505-7201-522700-	AT & T	ACCT 84759080850047	$107.09	
802269	505-7201-522700-	AT & T	ACCT 84743746842777	$52.06	
802269	505-7201-522700-	AT & T	ACCT 84725301748135	$52.24	
802269	505-7201-522700-	AT & T	ACCT 84759021056118	$924.00	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7201					**$1,524.57**
802270	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0645171017	$58.56	
802270	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0831076049	$74.20	
802270	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 1104021044	$84.76	
802270	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 3973144001	$114.21	
802270	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 1257044037	$805.72	
802270	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 1284169036	$142.74	
802270	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0087155164	$161.48	
802270	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0117046072	$82.90	
					$12,578.15
802271	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050221	$7,071.78	
802271	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050214	$732.61	
802271	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 8063213	$274.27	
802271	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1060230	$3,536.60	
802271	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050216	$939.70	
802271	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050219	$23.19	
					$1,013.06
802272	505-7201-521500-	NICOR	ACCT 05850400002	$143.80	

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	CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7201	802272	505-7201-521500-	NICOR	ACCT 16797600000	$170.90	
	802272	505-7201-521500-	NICOR	ACCT 76830700001	$698.36	
				DEPARTMENT 7201 TOTAL:	$109,594.96	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7301	**PARKING ADMIN**				
					$3,081.03
300277	235-7301-521400-	UNION PACIFIC RAILROAD	4TH QUARTER LOT P	$3,081.03	
					$106.57
802270	235-7301-521500-	COMMONWEALTH EDISON COMPANY	ACCT 4643715006	$19.23	
802270	235-7301-521500-	COMMONWEALTH EDISON COMPANY	ACCT 5231622008	$87.34	
			DEPARTMENT 7301 TOTAL:	$3,187.60	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7302	**PARKING VAIL ST. GARAGE OPER**				
					$436.00
300214	235-7302-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BLDG MAINT	$436.00	
					$236.62
802269	235-7302-521500-	AT & T	ACCT 84725309782425	$236.62	
					$1,335.83
802271	235-7302-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050215	$1,335.83	
			DEPARTMENT 7302 TOTAL:	$2,008.45	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7303	**PARKING NORTH GARAGE OPER**				
					$205.36
802269	235-7303-521500-	AT & T	ACCT 84763200281737	$205.36	
					$1,428.27
802271	235-7303-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1060231	$1,428.27	
			DEPARTMENT 7303 TOTAL:	$1,633.63	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7304	**PARKING EVERGREEN ST GAR OPER**				
					$444.00
300136	235-7304-521110-	AFFILIATED CUSTOMER SERVICE INC	SERVICE BLDG MAINTENANCE	$444.00	
					$737.23
802271	235-7304-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050222	$737.23	
			DEPARTMENT 7304 TOTAL:	$1,181.23	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7401	**SOLID WASTE DISPSL SWANCCADMIN**				
					$15,705.94
901967	511-7401-521540-	SOLID WASTE AGENCY	FY2022 O&M TRUE UP	$15,705.94	
					$150,898.94
901986	511-7401-521540-	SOLID WASTE AGENCY	MARCH 2023 O&M & TRUE UP	$135,193.00	
901986	511-7401-521540-	SOLID WASTE AGENCY	MARCH 2023 O&M & TRUE UP	$15,705.94	
			DEPARTMENT 7401 TOTAL:	$166,604.88	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7501	**MUNICIPAL FLEET SVCS ADMIN**				
					$522.08
300139	621-7501-531650-	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	$145.87	
300139	621-7501-531650-	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	$22.13	
300139	621-7501-531650-	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	$22.96	
300139	621-7501-531850-	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	$331.12	
					$1,256.00
300158	621-7501-531510-	CASSIDY TIRE & SERVICE	VEH MAINTENANCE SUPPLY	$620.00	
300158	621-7501-531510-	CASSIDY TIRE & SERVICE	VEH MAINTENANCE SUPPLY	$636.00	
					$6,335.64
300192	621-7501-521070-	HARRIS TRUST & SAVINGS BANK	IL TOLLWAY-DOWNERS GRO	$40.00	
300192	621-7501-521070-	HARRIS TRUST & SAVINGS BANK	IL TOLLWAY-AUTOREPLENI	$40.00	
300192	621-7501-521070-	HARRIS TRUST & SAVINGS BANK	IL TOLLWAY-AUTOREPLENI	$40.00	
300192	621-7501-521070-	HARRIS TRUST & SAVINGS BANK	IL TOLLWAY-AUTOREPLENI	$40.00	
300192	621-7501-521070-	HARRIS TRUST & SAVINGS BANK	IL TOLLWAY-AUTOREPLENI	$40.00	
300192	621-7501-522030-	HARRIS TRUST & SAVINGS BANK	APWA MAPSI	$1,390.00	
300192	621-7501-522030-	HARRIS TRUST & SAVINGS BANK	PASS TRAINING	$150.00	
300192	621-7501-531510-	HARRIS TRUST & SAVINGS BANK	NENNO PRODUCTS LLC	$487.83	
300192	621-7501-531510-	HARRIS TRUST & SAVINGS BANK	CTECHMANUFACTURING.COM	$36.68	
300192	621-7501-531510-	HARRIS TRUST & SAVINGS BANK	RADWELL INTERNATIONAL	$178.76	

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	CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7501	300192	621-7501-531510-	HARRIS TRUST & SAVINGS BANK	FARMLAND TRACTOR	$913.49	
	300192	621-7501-531510-	HARRIS TRUST & SAVINGS BANK	EBAY O 03-09470-06052	$505.99	
	300192	621-7501-531510-	HARRIS TRUST & SAVINGS BANK	ETRAILER CORPORATION	$810.89	
	300192	621-7501-531510-	HARRIS TRUST & SAVINGS BANK	SP RADIODEPOT.COM	$267.00	
	300192	621-7501-531650-	HARRIS TRUST & SAVINGS BANK	SOI NEXIQ	$500.00	
	300192	621-7501-531650-	HARRIS TRUST & SAVINGS BANK	HELM-FORD DIAG SOFTWAR	$800.00	
	300192	621-7501-531650-	HARRIS TRUST & SAVINGS BANK	AUTOAUTH SERVICE	$50.00	
	300192	621-7501-531650-	HARRIS TRUST & SAVINGS BANK	NEDS	$45.00	
						$121.00
	300245	621-7501-521070-	RACEWAY CARWASH	CAR WASHES	$121.00	
						$191.24
	300248	621-7501-530350-	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$191.24	
						$79.16
	300284	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$79.16	
				DEPARTMENT 7501 TOTAL:	$8,505.12	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 9001	**CAPITAL ADMIN**				
					$654.24
300135	505-9001-550250-	AECOM	SERVICE CONSULTING	$654.24	
					$234,000.00
300175	505-9001-550250-	ERA VALDIVIA CONTRACTORS INC	SERVICE CONSTRUCTION	$234,000.00	
					$6,465.00
300251	505-9001-550250-	ROBINSON ENGINEERING LTD	SERVICE CONSULTING	$6,465.00	
			DEPARTMENT 9001 TOTAL:	$241,119.24	

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	CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 9555	**DEBT SVC POLICE STATION 2016**					
						$318.00
	300275	301-9555-560200-	UMB BANK NA	AGENT FEE	$318.00	
				DEPARTMENT 9555 TOTAL:	$318.00	
				WARRANT TOTAL:	**$3,831,740.75**	

Village Board
2/6/2023

Item: Parkway Tree Removal & Emergency Tree Work - Contract Extension 2023

Department: Public Works

Annually, the Public Works Department conducts routine removal of parkway trees due to storms, hazardous conditions, or natural decline. Contractually, approximately 450 parkway trees are removed annually. The annual budget includes $125,000 for parkway tree removals, stump removals, and restoration work.

On March 28, 2018, a three-year contract was approved with Clean Cut Tree Services of Grayslake, IL for parkway tree removals and emergency tree work. Per Village policy, successful contractors can be permitted up to three one-year contract extensions, with Village Board approval.

Clean Cut has agreed to a one-year extension per contract terms, with a 2.7% 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 2.7% increase.

Clean Cut Tree Services has performed well, and Staff recommends extending their contract. This would be the final of three possible extensions.

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
2/6/2023

Item: Wilke-Kirchhoff HSIP-Funded Barrier Safety Project and 2023 Budget Amendment

Department: Public Works

On September 9, 2022 the Village was notified that the Illinois Department of Transportation (IDOT) awarded the Village the Highway Safety Improvement Program (HSIP) Grant for the Wilke Road at Kirchhoff Road Guardrail Improvement Project. The federal commitment for this project is 75% of the total construction cost, not to exceed $130,970. Construction cost is estimated at $174,627. The project will be let by IDOT and the Village will be billed for the local agency share of the construction cost.

As the project involves two intersections that are under the jurisdiction of IDOT and taking into consideration this new project opportunity, Hampton, Lenzini & Renwick, Inc. (HLR) was requested to provide a quote for Phase I and Phase II engineering services for the proposed improvements. The Village entered into an agreement for Phase I project development report on October 27, 2022. The quote for Phase II design and plan preparation is $44,710.

Since the grant was applied for in June 2022, and award notification was in September 2022, this project is not in the CIP. As such, a budget amendment is needed for the Phase II design and Phase III construction costs. IDOT will administer the construction contract and bill the Village for the local agency cost share, currently estimated at $43,657. The total funding request of $88,367 will cover the design cost and the estimated construction cost to the Village.

The requested action would authorize a budget amendment to transfer $88,400 from reserves to project ST2309, account 401-7101-550300, and authorize the execution of a contract with HLR, Inc. in the amount of $44,710 for Phase II design and plan preparation of the Wilke-Kirchhoff Barrier Safety Project. The construction contract will be brought to the Board for approval at a later date.

RECOMMENDATION:

It is recommended that the Village Board approve the attached Ordinance

amending the 2023 Budget in the amount of $88,400 in Capital Projects Fund Road Projects, for Phase II design and for the Village's share of construction cost of the Wilke-Kirchhoff Barrier Safety Project.

It is also recommended that the Village Board authorize the execution of a contract with Hampton, Lenzini & Renwick, Inc. in the amount of $44,710 for Phase II design of the Wilke-Kirchhoff Barrier Safety Project and authorize staff to execute the necessary documents.

ATTACHMENTS:

Description	Type
Ordinance - BA02 - ST2309 Wilke Kirchhoff Guardrail	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, 2023 AND ENDING DECEMBER 31, 2023

WHEREAS, by Ordinance 2022-066, 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, 2023, and ending December 31, 2023; 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
401-7101-550300- **ST2309-STREETS-CONSTRUCT-CPF**	$0	$88,400	$88,400

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 <<insert Board meeting date>>.

_____
Village President

ATTEST:

_____
Village Clerk

Village Board
2/6/2023

Item: 2023 Material Testing Services

Department: Public Works

The Public Works Department contracts for material testing services for street programs, sidewalk, and other public improvement projects. The scope of services includes concrete and asphalt material inspections, coring operations and laboratory tests, along with many other services. The Request for Proposal included a list of estimated services and quantities to enable direct comparison of prices.

The Village solicited proposals from six (6) qualified firms to provide material testing services for three (3) years from January 1, 2023 to December 31, 2025, with options to renew an annual yearly contract for up to three additional years solely at the Village's discretion. On January 20, 2023, proposals were received from the following four (4) consultants:

FIRM	ESTIMATED COSTS
CGMT, Inc.	$94,245.00
Rubino Engineering Inc.	$121,520.00
Soil and Material Consultants, Inc.	$121,450.00
Chicago Testing Laboratory, Inc.	$149,653.00

Consideration of the proposals were based on costs and qualifications. The funding for this work is included in the budget for the 2023 Street Programs under account #401-7101-571.50-30. Costs will be based on the actual services provided and are not to exceed $100,000. The material testing service costs for 2024 and 2025 will be budgeted in those years.

Construction & Geotechnical Material Testing, Inc. (CGMT, Inc.) has successfully completed the material testing services for the Village of Arlington Heights since 2011, as well as other local municipalities. They have been determined to be a responsible vendor.

RECOMMENDATION

It is recommended that the Village Board authorize the execution of a three-year contract with Construction & Geotechnical Material Testing, Inc. of Elk Grove

Village for material testing services for the period of January 1, 2023 thru December 31, 2025.

Village Board
2/6/2023

Item: Stump Removal and Landscape Restoration - Contract Extension 2023

Department: Public Works

Annually, the Public Works Department contracts the routine removal of parkway tree stumps. Every year, approximately 450 tree stumps are removed throughout the community, after the trees have been removed by the Village's tree removal contractor. The annual budget includes $125,000 for parkway tree removals, stump removals, and restoration work.

On March 28, 2018, a three-year contract was approved with Flecks Landscaping of Wheeling, IL for Stump Removal and Landscape Restoration Services. 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 final of three possible contract extensions. This extension would begin in March, 2023, and end in March, 2024. 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.

RECOMMENDATION

It is recommended that the Village Board award a one-year contract extension for Stump Removal and Parkway Restoration to Flecks Landscaping of Wheeling, Illinois, up to the budgeted amount, and authorize Staff to execute the necessary documents.

Village Board
2/6/2023

Item: Station #13 North Water Tank Painting & Maintenance - Change Order #1

Department: Public Works

The approved 2022 Capital Projects Budget includes $1,783,000 for an intergovernmental painting and piping improvement project with the Northwest Water Commission (NWC), primarily located at the north 6-million-gallon water tank located south of the Nickol Knoll Golf Club. This project is part of multi-year comprehensive program to rehabilitate the Village's water storage structures used for the potable water system. On February 21, 2022, the Village Board awarded a contract to the lowest responsible contractor, Era Valdivia Contractors, Inc., Chicago, Illinois, in the amount of $1,936,000 for this project.

Following the draining of the tank, a more thorough inspection of the structural members was performed, and multiple failures of the existing purlins were found. Purlins are installed during the construction of the tank as a temporary guide and support for the roof pieces of the tank, as they are installed.

It is not uncommon for additional work related to water tank rehabilitation to be discovered once a full tank inspection is performed with the tank drained. A cursory inspection was completed with robotic equipment in 2018 and was used to develop the bid quantities and probable cost estimates.

Staff and the consulting engineer have evaluated a few different options on how best to handle these failures. The recommended Change Order represents an improvement that provides the most structural integrity and is the most cost-effective course of action.

The total additional cost for repairs submitted by Era Valdivia is $96,492.70. The consulting engineer and Staff have reviewed the proposed Change Order and found it be appropriate and in alignment with industry standards.

Funds for this additional cost are available as part of the original budgeted funding within the Water & Sewer Fund – Account No. 505-9001-571.50-25. (NWC will be funding approximately $550,000 of this project, which ensures that this project will ultimately be under the budgeted project funding).

RECOMMENDATION

It is recommended that the Village Board approve this Change Order #1, to Era Valdivia Contractors, Inc., Chicago, Illinois, for structural repairs to the North potable water tank at Station #13 in the amount of $96,492.70 and authorize Staff to execute the necessary documents.

Village Board
2/6/2023

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

Department: Village Managers Office

An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code (surrender of 1 class AA liquor license)

The following establishment has closed:

Fun Eats and Drinks dba Craft Republic
910-918 W Dundee Road

The attached ordinance amending Section 13-502, Fees and Number of Licenses, of the Municipal Code, is necessary to reflect the change by decreasing the number of authorized Class "AA" liquor licenses to 20.

ATTACHMENTS:

Description	Type
Craft Republic ordinance - decrease	Ordinance

AN ORDINANCE AMENDING CHAPTER 13 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE

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

SECTION ONE: That Section 13-502 of the Arlington Heights Municipal Code, pertaining to the number of liquor licenses, is hereby amended to decrease the number of Class "AA" liquor licenses authorized, with the amended entry for Class "AA" licenses to read as follows:

CLASS OF LICENSE	ANNUAL LICENSE FEE	NUMBER OF LICENSES AUTHORIZED
AA	$4,600.00	20

SECTION TWO: This Ordinance 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 6th day of February, 2023.

_____
Village President

ATTEST:

_____
Village Clerk

Village Board
2/6/2023

Item: Resolution - Amended Agreement for the Village's Retiree Health Savings Plan

Department: Human Resources

Since 2003, the Village's voluntary Retirement Health Savings (RHS) plan has been administered by Mission Square Retirement, formerly known as the ICMA-RC Retirement Corporation. This plan was suspended for continuing contributions in 2008 as a result of an agreement between ICMA-RC and the Internal Revenue Service. The monies existing in the plan remain available for qualified withdrawals.

The 2023, the Arlington Heights Firefighters Association, Local 3105, IAFF ("Union") contract includes language that the Village will direct 1% of each employee's base pay in the RHS, each pay period as a mandatory contribution of employee compensation, so long as contributions continue to be authorized by the IRS. In order to do so, the RHS plan agreement needs to be amended for members of the union. The amended plan agreement is attached for approval.

RECOMMENDATION
It is recommended that the Village Board approve the attached Resolution approving the amended Agreement between the Village and Mission Square for the operation of the amended RHS plan.

ATTACHMENTS:

Description	Type
Resolution approving an Amended Agreement for the Village's RHS Plan 2023	Resolution
Exhibit A - RHS MissionSquare Plan Amendment 1-2023	Exhibits

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING AN AMENDED AGREEMENT FOR THE VILLAGE'S RETIREMENT HEALTH SAVINGS PLAN

WHEREAS, since 2003, the Village's retirement health savings plan (*"Plan"*) has been administered by Mission Square Retirement, formerly known as the ICMA Retirement Corporation (*"Mission Square"*); and

WHEREAS, the Village desires to enter into an amended agreement with Mission Square for the operation of the Plan (*"Amended Plan Agreement"*); and

WHEREAS, the Village President and Board of Trustees have determined that entering into the Amended Plan Agreement with Mission Square will serve and be in the best interest of the Village;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, as follows:

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

SECTION 2. APPROVAL OF AGREEMENT. The Amended Plan Agreement by and between the Village and Mission Square is hereby approved in substantially the form attached to this Resolution as Exhibit A.

SECTION 3. EXECUTION OF AGREEMENT. The Village Manager and the Village Human Resources Director are hereby authorized and directed to execute and attest, on behalf of the Village, the Amended Plan Agreement and all necessary documentation related thereto.

SECTION 4. AUTHORIZATION OF FUTURE AMENDMENTS TO PLAN AGREEMENT. The Village President and Board of Trustees hereby authorize the Village Manager to execute, on behalf of the Village, future amendments to the Plan agreement with Mission Square, or in connection with the administration by Mission Square of the Plan, as the Village Manager may determine, in his or her discretion, to be in the best interests of both the Village and the proper administration and operation of the Plan. This Section 4 is not to be deemed or interpreted as obligating the Village Manager to execute any agreement other than the Amended Plan Agreement.

SECTION 5. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

PASSED AND APPROVED THIS ___ day of _____, 2023

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

AMENDED PLAN AGREEMENT

MissionSquare
RETIREMENT

MissionSquare RHS Adoption Agreement

MissionSquare Retirement Health Savings (RHS) Adoption Agreement

Plan Number: 8 00402

Select as applicable:

☐ Standalone RHS ☐ Integrated RHS ☑ Amendment to Existing Plan

I. Employer Name: Village of Arlington Heights - RHS State: Illinois

II. The Employer hereby attests that it is a unit of a state or local government or an agency or instrumentality of one or more units of a state or local government.

III. Plan Dates:

A. Plan Amendment Effective Date January 9, 2023

B. Plan Year: Enter the annual accounting period for the RHS program. Calendar Year - 26 pay pe

IV. The Employer intends to utilize the Trust to fund only welfare benefits pursuant to the following welfare benefit plan(s) established by the Employer: Village of Arlington Heights

V. Eligible Groups, Participation and Participant Eligibility Requirements

A. Eligible Groups

The following group or groups of Employees are eligible to participate in the Employer's welfare benefits plan identified in Section IV. (check all applicable boxes):

☐ All Employees
☐ All Full-Time Employees
☐ Non-Union Employees
☐ Public Safety Employees – Police
☐ Public Safety Employees – Firefighters
☐ General Employees
☑ Collectively-Bargained Employees (Specify unit(s)) Local 3105 I.A.F.F.
☐ Other (specify group(s))

The Employee group(s) specified must correspond to a group(s) of the same designation that is defined in the statutes, ordinances, rules, regulations, personnel manuals or other documents or provisions in effect in the state or locality of the Employer.

B. Participation

Mandatory Participation: All Employees in the covered group(s) are required to participate in the Plan and shall receive contributions pursuant to Section VI.

If the Employer's underlying welfare benefit plan is in whole or part a non-collectively bargained plan that allows reimbursement for medical expenses other than insurance premiums, the nondiscrimination requirements of Internal Revenue Code (IRC) Section 105(h) will apply. These rules may impose taxation on the benefits received by highly compensated individuals if the Plan discriminates in favor of highly compensated individuals in terms of eligibility or benefits. The Employer should discuss these rules with appropriate counsel.

C. Participant Eligibility Requirements

1. Minimum service: The minimum period of service required for participation is once union ca
(write N/A if no minimum service is required).
2. Minimum age: The minimum age required for eligibility to participate is_____
(write N/A if no minimum age is required).

VI. Contribution Sources and Amounts

A. Definition of Earnings

The definition of Earnings will apply to all RHS Contribution Features that reference "Earnings," including Direct Employer Contributions (Section VI.B.1.) and Mandatory Employee Compensation Contributions (Section VI.B.2.).

Definition of earnings: 1% of base pay earnings.

B. Direct Employer Contributions and Mandatory Contributions

Contributions for participants include:

1. Direct Employer Contributions

The Employer shall contribute on behalf of each Participant

☐ _____% of Earnings*

☐ $_____ each Plan Year

☐ A discretionary amount to be determined each Plan Year

☐ Other (describe):_____

2. Mandatory Employee Compensation Contributions

The Employer will make mandatory contributions of Employee compensation as follows:

☑ Reduction in Salary – 1.00 % of Earnings or $_____will be contributed for the Plan Year.

☐ Decreased Merit or Pay Plan Adjustment – All or a portion of the Employees' annual merit or pay plan adjustment will be contributed as follows:

An Employee shall not have the right to discontinue or vary the rate of mandatory contributions of employee compensation.

3. Mandatory Employee Leave Contributions

The Employer will make mandatory contributions of accrued leave as follows (provide formula for determining mandatory employee leave contributions):

☐ Accrued Sick Leave _____

☐ Accrued Vacation Leave _____

☐ Other (specify type of leave) Accrued Leave _____

An Employee shall not have the right to discontinue or vary the rate of mandatory leave contributions.

* Non-collectively bargained plans that reimburse medical expenses other than insurance premiums should consult their benefits counsel regarding welfare plan nondiscrimination rules if the employer elects to make contributions based on a percentage of earnings.

C. Limits on Total Contributions (check one box)

The total contribution by the Employer on behalf of each Participant (including direct employer and mandatory employee contributions) for each Plan Year shall not exceed the following limit(s) below. Limits on individual contribution types are defined within the appropriate section above.

☐ There is no Plan-defined limit on the percentage or dollar amount of earnings that may be contributed.

☑ 1.00 % of earnings

Definition of earnings: ☐ Same as Section VI.A. ☐ Other

☐ $_____ for the Plan Year.

VII. Vesting for Direct Employer Contributions

A. Vesting Schedule (check one box)

☑ The account is 100% vested at all times.

☐ The vesting schedule below shall apply to direct employer contributions as outlined in Section VI.B.1.

Vesting schedules beyond 10 years are not supported. For vesting schedules that are not supported, it is the employer's responsibility to maintain and provide the vested percentage of eligible employees upon benefit eligibility.

Years of Service Completed	Vesting Percentage
_____	_____%
_____	_____%
_____	_____%
_____	_____%
_____	_____%
_____	_____%
_____	_____%
_____	_____%
_____	_____%
_____	_____%

B. The account will become 100% vested upon the death, disability, retirement*, or attainment of benefit eligibility (as outlined in Section IX) by a Participant.

* Definition of retirement includes a separation from service component and is further defined by (check one):

☐ The primary retirement plan of the Employer

☑ Separation from service

☐ Other _____

C. Any period of service by a Participant prior to a rehire of the Participant by the Employer shall not count toward the vesting schedule outlined in A above.

VIII. Forfeiture Provisions

If a Participant separates from service prior to full vesting, non-vested funds in the Participant's account shall be forfeited in accordance with the box checked under this section.

Upon the death of a Participant, surviving spouse, and all surviving eligible dependents (as outlined in Section XI), funds remaining in the Participant's account shall revert to the Trust in accordance with the box checked under this section.

If a Participant permanently opts out and waives future reimbursements, as allowed under IRS Notice 2013-54, all funds in the Participant's account at the time of waiver shall be forfeited in accordance with the box checked under this section.*

☐ Remain in the Trust to be reallocated among all Plan Participants with a balance as Direct Employer Contributions for the next and succeeding contribution cycle(s).**

☑ Remain in the Trust to be reallocated on an equal dollar basis among all Plan Participants with a balance.**

☐ Remain in the Trust to be reallocated among all Plan Participants based upon Participant account balances.**

IX. Eligibility Requirements to Receive Medical Benefit Payments from the MissionSquare Retirement Health Savings Program

A. A Participant is eligible to receive benefits:

☐ At retirement only (also complete Section B.)
Definition of retirement:

☑ Same as Section VII.B.

☐ Other _____

☐ At separation from service with the following restrictions

☑ No restrictions

☐ Other _____

B. Termination prior to general benefit eligibility: In a case where the general benefit eligibility as outlined in Section IX.A includes a retirement component, a Participant who separates from service of the Employer prior to retirement will be eligible to receive benefits:

☑ Immediately upon separation from service

☐ Other _____

* If the Employer's RHS Program does not limit eligibility to Participants who have separated from service, the Employer will be required to provide further direction to MissionSquare regarding the treatment of possible contributions that are required to be made following the Participant's waiver.

** If the forfeited balance is small whereby the reallocation amount to each Plan Participant with a balance is minimal, the assets will revert to Employer's forfeiture account for further direction from the Employer. If there are Participants without a balance who should receive forfeiture assets, please provide alternative instructions to MissionSquare on the forfeiture reallocation notice.

C. A Participant who becomes totally and permanently disabled

☐ As defined by the Social Security Administration

☑ As defined by the Employer's primary retirement plan

☐ Other _____

will become immediately eligible to receive medical benefit payments from his/her account under the Employer's welfare benefits plan.

D. Upon the death of the Participant, benefits shall become payable as outlined in Section XI.

X. Permissible Medical Benefit Payments

Select **one** option.

Benefits eligible for reimbursement under the plan are as allowed under IRC Section 213 other than (i) direct long-term care expenses, and (ii) expenses for medicines or drugs which are not prescribed drugs (other than insulin).

☑ Option 1: **All Medical Benefits***

☐ Option 2: **Insurance Premiums Only**

☐ Option 3: **Select Expenses*** you wish to cover under the Employer's welfare benefits plan:

- ☐ Medical Insurance Premiums
- ☐ Medical Out-of-Pocket Expenses
- ☐ Medicare Part B Insurance Premiums
- ☐ Medicare Part D Insurance Premiums
- ☐ Medicare Supplemental Insurance Premiums
- ☐ Prescription Drug Insurance Premiums
- ☐ COBRA Insurance Premiums
- ☐ Dental Insurance Premiums
- ☐ Dental Out-of-Pocket Expenses
- ☐ Vision Insurance Premiums
- ☐ Vision Out-of-Pocket Expenses
- ☐ Qualified Long-Term Care Insurance Premiums
- ☐ Non-Prescription medications allowed under IRS guidance
- ☐ Other qualifying medical expenses (describe)_____

* Non-collectively bargained plans that reimburse medical expenses other than insurance premiums should consult their benefits counsel regarding welfare plan nondiscrimination rules if the employer elects to make contributions based on a percentage of earnings.

XI. Benefits After the Death of the Participant

In the event of a Participant's death, the following shall apply:

A. Surviving Spouse and/or Surviving Dependents

Upon the death of a Participant, the surviving spouse and/or surviving eligible dependents (as defined in Section XII.D.) of the deceased Participant are immediately eligible to maintain the Participant's RHS account and utilize the remaining balance to fund eligible medical benefits specified in Section X above. The account balance may be reallocated* by the surviving spouse or dependents.

* Before investing, please read the applicable fund disclosure materials carefully for a complete summary of all fees, expenses, investment objectives and strategies, and risks. This information is available when you log in at www.missionsq.org, or upon request by calling (800) 326-7272.

If a Participant's account balance has not been fully utilized upon the death of the eligible spouse, the account balance may continue to be utilized to pay benefits of eligible dependents. Upon the death of all eligible dependents, the account will revert in accordance with the Employer's election under Section VIII of the *MissionSquare RHS Adoption Agreement*.

B. No Surviving Spouse or Surviving Dependents

If there are no living spouse or dependents at the time of death of the Participant, the account will revert in accordance with the Employer's election under Section VIII of the *MissionSquare RHS Adoption Agreement*.

XII. The Plan Will Operate According to the Following Provisions:

A. Employer Responsibilities

1. The Employer will submit all MissionSquare Retirement Health Savings Plan enrollment and contribution data via electronic submission.
2. The Employer will submit all MissionSquare Retirement Health Savings Plan Participant status updates or personal information updates via electronic submission. This includes but is not limited to termination notification, benefit eligibility, and vesting notification.

B. Participant account administration and asset-based fees will be paid through the redemption of Participant account shares, unless agreed upon otherwise in the Administrative Services Agreement.

C. Assignment of benefits is not permitted. Benefits will be paid only to the Participant, his/her survivors, the Employer, or an insurance provider (as allowed by the claims administrator). Payments to a third-party payee (e.g., medical service provider) are not permitted with the exception of reimbursement to the Employer or insurance provider (as allowed by the claims administrator).

D. An eligible dependent is (a) the Participant's lawful spouse, (b) the Participant's child under the age of 27, as defined by IRC Section 152(f)(1) and Internal Revenue Service Notice 2010-38, or (c) any other individual who is a person described in IRC Section 152(a), as clarified by Internal Revenue Service Notice 2004-79.

E. The Employer will be responsible for withholding, reporting and remitting any applicable taxes for payments which are deemed to be discriminatory under IRC Section 105(h), as outlined in the *Retiree Health Program Employer Manual*.

XIII. Employer Acknowledgements

A. The Employer hereby acknowledges it understands that failure to properly fill out this *MissionSquare Retirement Health Savings Adoption Agreement* may result in the loss of tax exemption of the Trust and/or loss of tax-deferred status for Employer contributions.

B. ☑ Check this box if you are including supporting documents that include plan provisions.

Employer Signature

By: Randall R. Recklaus _____ **Date:** _____

Title: Village Manager _____

Attest: Mary Rath _____ **Date:** _____

Title: Human Resources Director _____

Village Board
2/6/2023

Item: Resolution - IDOT ROW Dedication at Crescent Place

Department: Planning & Community Development

Attached is a resolution approving a plat of dedication for Rand Road right-of-way to the State of Illinois in accordance with the approved Planned Unit Development.

ATTACHMENTS:

Description	**Type**
Resolution Approving Plat of Dedication	Resolution
IDOT Plat of ROW Dedication	Exhibits

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING A PLAT OF DEDICATION
(310 West Rand Road)

WHEREAS, HTG Arlington LP ("*Applicant*") is the record title owner of that certain parcels of real property consisting of approximately 107,308 square feet, and commonly known as 310 West Rand Road, Arlington Heights, Illinois ("*Property*"); and

WHEREAS, in connection with the development of the Property, the Applicant desires to dedicate approximately 6,142 square feet of the Property to the Illinois Department of Transportation (*"Proposed Dedication"*); and

WHEREAS, the Applicant has submitted a proposed plat of dedication for the Proposed Dedication (*"Plat of Dedication"*); and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interest of the Village to approve the Plat of Dedication, subject to the terms and conditions set forth in this Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, as follows:

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

SECTION 2. APPROVAL OF PLAT OF DEDICATION. The President and Board of Trustees hereby approves the Plat of Dedication for the Property, prepared by Cemcon, Ltd., consisting of one sheet, with a latest revision date of December 20, 2022, attached to and, by this reference, made a part of this Resolution as Exhibit A.

SECTION 3. EXECUTION OF PLAT. The Village President and the Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Plat of Dedication.

SECTION 4. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

[SIGNATURE PAGE FOLLOWS]

DRAFT

AYES:

NAYS:

PASSED AND APPROVED THIS ___ day of _____, 2023

_____
Village President

ATTEST:

_____
Village Clerk

DRAFT

EXHIBIT A

PLAT OF DEDICATION

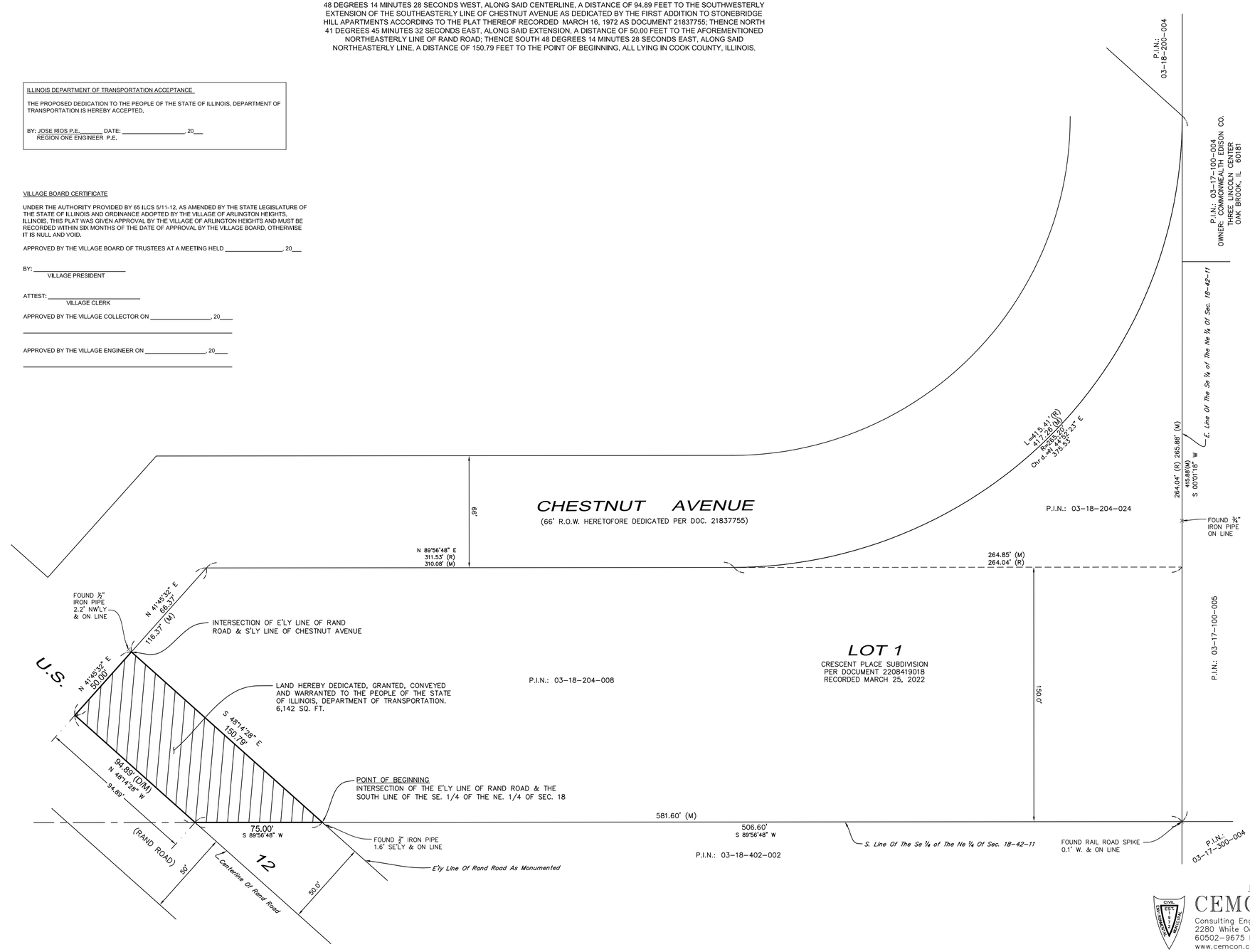
DRAFT

PLAT OF DEDICATION

TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION

U.S. ROUTE 12 (RAND ROAD) DEDICATION

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF RAND ROAD (ALSO KNOWN AS U.S. ROUTE 12), AS MONUMENTED, AND THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18; THENCE SOUTH 89 DEGREES 56 MINUTES 48 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 75.00 FEET TO A POINT ON THE CENTERLINE OF RAND ROAD; THENCE NORTH 48 DEGREES 14 MINUTES 28 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 94.89 FEET TO THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF CHESTNUT AVENUE AS DEDICATED BY THE FIRST ADDITION TO STONEBRIDGE HILL APARTMENTS ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1972 AS DOCUMENT 21837755; THENCE NORTH 41 DEGREES 45 MINUTES 32 SECONDS EAST, ALONG SAID EXTENSION, A DISTANCE OF 50.00 FEET TO THE AFOREMENTIONED NORTHEASTERLY LINE OF RAND ROAD; THENCE SOUTH 48 DEGREES 14 MINUTES 28 SECONDS EAST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 150.79 FEET TO THE POINT OF BEGINNING, ALL LYING IN COOK COUNTY, ILLINOIS.



OWNERS CERTIFICATION

THIS IS TO CERTIFY THAT HTG ARLINGTON, LP IS THE OWNER(S) OF THE LAND DESCRIBED ABOVE AND AS OWNER HAS CAUSED SAID LAND TO BE SURVEYED AND PLATTED AS SHOWN HEREIN, FOR THE USE AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTE AND DO HEREBY DEDICATE, GRANT, CONVEY AND WARRANT SAID LAND TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION.

DATED THIS ___ DAY OF _____ 20___.

By: _____
Signature

_____
Name and Title

By: _____
Signature

_____
Name and Title

NOTARY CERTIFICATE

STATE OF _____)
SS
COUNTY OF _____)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, _____ PERSONALLY APPEARED AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ , A.D., 20____ .

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COOK COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

I, _____, DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID, CURRENT GENERAL TAXES DELINQUENT, SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT CHICAGO, ILLINOIS, THIS _____ DAY OF _____, A.D., 20___.

_____
COUNTY CLERK

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF COOK)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE OF COOK COUNTY, ILLINOIS, AFORESAID, ON THE _____ DAY OF _____, A.D.,20_____ AT _____ O'CLOCK ___ M.

_____
COOK COUNTY RECORDER

ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE

THE PROPOSED DEDICATION TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IS HEREBY ACCEPTED.

BY: JOSE RIOS P.E._____ DATE: _____, 20___
REGION ONE ENGINEER P.E.

VILLAGE BOARD CERTIFICATE

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

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD _____, 20___

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

APPROVED BY THE VILLAGE COLLECTOR ON _____, 20___

_____

APPROVED BY THE VILLAGE ENGINEER ON _____, 20___

_____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR #3483 HAVE SURVEYED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY FOR THE PURPOSES OF ROADWAY DEDICATION; ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF;

DATED THIS _____ DAY OF _____, A.D., 2022.

JEFFREY R. PANKOW PROFESSIONAL 3483 STATE OF ILLINOIS LAND SURVEYOR LISLE, ILLINOIS

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR #3483
LICENSE EXPIRATION/RENEWAL DATE: NOVEMBER 30, 2024

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
www.cemcon.com

DISC NO.: FILE NAME: IDOT DEDICATION
DRAWN BY: SMR FLD. BK. / PG. NO.: 245/38
COMPLETION DATE: 10/10/2022 JOB NO.: 904.417
PROJECT REFERENCE: 19018
REVISIONS: 10/18/2022, 11/16/2022 & 12/20/2022
CHECKED BY: GLK 10/18/2022

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Village Board
2/6/2023

Item: Resolution- Agreement re Harmony Fest Featuring the Taste of Arlington Heights

Department: Village Manager's Office

Resolution- Agreement re Harmony Fest Featuring the Taste of Arlington Heights

The Village has a long history of working with the Arlington Heights Chamber of Commerce to put on one of the most successful community events in Chicagoland- the Mane Event/Taste of Arlington Heights. With the introduction of Arlington Alfresco and the closing of the racetrack, the event was moved to the fall and rebranded Harmony Fest Featuring the Taste of Arlington Heights. Over the past year the Mayor and Village Manager met with the Arlington Heights Chamber of Commerce to refine operational practices to ensure the continued and future success of the event. The attached agreement was drafted to codify these agreed upon principles.

Recommendation
Staff recommends that the Village Board approve a resolution which authorizes the Mayor to execute the attached agreement with the Arlington Heights Chamber of Commerce regarding Harmony Fest Featuring the Taste of Arlington Heights.

ATTACHMENTS:

Description	Type
Agreement AHCC Harmony Fest Featuring Taste	Agreement
Resolution Harmony Fest Featuring Taste	Resolution

Agreement Between the Arlington Heights Chamber of Commerce and Village of Arlington Heights regarding Harmony Fest Featuring the Taste of Arlington Heights

Whereas, the Parties (the Village of Arlington Heights, "the Village", and the Arlington Heights Chamber of Commerce, "the Chamber") discussed and agreed on certain operating principles as the basis for discussion of a fall festival in downtown Arlington Heights during meetings in the Spring of 2022; and

Whereas, the Parties have had a long history of working together to put on one of the largest and most successful community events in the Chicagoland area, and

Whereas, the Parties wish to build upon the success of this event for many years to come by continuing this partnership.

Therefore, be it resolved that that Parties agree to the following principles and responsibilities for the event:

1. Name of Event: Harmony Fest Featuring the Taste of Arlington Heights

2. The event shall be held annually on Friday evening and Saturday the weekend after the end of Arlington Alfresco. The Village shall inform the Chamber in writing of the end date of Alfresco for the following year no later than November 1st of each year.

3. All Marketing for the Event shall name the Village of Arlington Heights and the Arlington Heights Chamber of Commerce as presenters of the event and the Village and Chamber Logos and will use the name of the event above. A banner noting the name of the event and the Chamber/Village partnership shall be displayed prominently on the stage each year.

4. The Village shall be provided upon request, prominently located tent space for various demonstrations for Village services/departments/and programs at the event to take advantage of the crowds to help promote Village programs and community messaging.

5. Village shall have sole programming and operational control and financial responsibility for Children's Activities with the Chamber's input and collaboration. While the Village will have the final say on Children's activities to be held and funded, a meeting will be held annually no later than June 1st of each year where the Village will present its concept for

Children's activities to the Chamber for discussion and input. After that meeting, the Village will finalize plans for the Children's Activities and provide a written outline of the final plan to the Chamber no later than July 15th.

6. Village shall have sole responsibility for selection and management of entertainment for both days, including announcements with the Chamber's input and collaboration. The Village shall be responsible for hiring and funding the entertainment/stage for the two-day festival. While the Village will have final say on the determination of entertainment for the event, a meeting will be held annually no later than February 1st of each year where the Village will present its concept for entertainment to the Chamber for discussion and input. After that meeting, the Village will finalize plans for entertainment and confirm band/entertainment choices to the Chamber no later than March 1st.

7. Chamber shall have the opportunity to announce sponsors on stage both evenings. Any speakers/announcements shall be provided to the Village in advance for approval.

7. Chamber shall take on responsibilities for Marshalling both days

8. Chamber shall run Business Expo- named the Taste of Arlington Heights.

9. No discounts for tents/set-up shall be provided to Chamber of businesses. Businesses physically located in Arlington Heights who served as vendors in the prior year shall have the opportunity to reserve space two weeks prior to regular registration being opened. Subsequently, all Businesses located in Arlington Heights shall be given opportunity to sign up for tent space two weeks before non- Arlington Heights businesses/organizations. Otherwise sign ups shall be on a first come, first served basis

10. The Chamber shall continue to reimburse the Village for 30% of PW overtime expenses incurred on Saturday and the post event clean up (whether that occurs on Saturday evening or Sunday).

11. The Chamber shall not be able to charge participants for any services rendered by the Village

12. Annually, the Chamber shall provide an end of year detailed report of all expenses (including hard costs and staff time), amount charged businesses for tents and set up, etc. and revenues from different categories related to the event no later than October 20th. Such summary would be reviewed by the Village Staff and upon approval, be

presented by the Chamber to the Village Board. The Village shall provide a preferred format for the report in advance to the Chamber.

13. Annually the parties will meet prior to the finalization of the annual Village budget and review the success of the event and determine if any updates to the annual program are desirable by both parties

14. The parties agree that, the Chamber will shall have the sole authority to get sponsors for whole event including the stage and children's activities.

15. As is the current best practice of the chamber, in order to facilitate a fair and transparent accounting of revenues/expenditures, all sponsorships derived from the event shall not be bundled with other Chamber sponsorships, ie they would be completely attributable to money given to the Chamber in exchange for exposure at this event.

16. The parties agree that, the Village shall sell no sponsorships for this event. Annually, no later than December 1st the Chamber shall provide a payment equivalent to 10% of all sponsorship revenue collected back to the Village that is net of all costs the Chamber incurs for the event (not including staff time) and all other revenue collected for the event (report noted above).

17. Either party may terminate this agreement with written notice no later than February 1st of a given program year. If no notice is given, the agreement will automatically renew annually under the current terms.

_____ _____

For the Village of Arlington Heights Date

_____ _____

For the Arlington Heights Chamber of Commerce Date

A RESOLUTION APPROVING AND AUTHORIZING AN AGREEMENT WITH THE ARLINGTON HEIGHTS CHAMBER OF COMMERCE TO JOINTLY PRODUCE HARMONY FEST FEATURING THE TASTE OF ARLINGTON HEIGHTS

WHEREAS, the Village of Arlington Heights and the Arlington Heights Chamber of Commerce ("The Parties") have had a long history of working together to put one of the largest and most successful community events the Chicagoland area, and

WHEREAS, the Parties wish to build upon the success of this event by continuing this event for many years to come, and

WHEREAS, the Parties negotiated a new agreement for their partnership in 2022, a true and correct copy of which is attached, and

WHEREAS, the President and Board of Trustees believe that this agreement is mutually beneficial to both parties and will lead to a successful event in years to come

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

SECTION ONE: RECITALS. The foregoing recitals are incorporated in, and made a part of, this Resolution by this reference.

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

SECTION THREE: EFFECTIVE DATE. 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 6TH day of February, 2023.

_____

ATTEST: Village President

_____

Village Clerk

Village Board
2/6/2023

Item: Ordinance - Land Use Variation - Clearbrook Adult Day Care - 1815-1865 W. Central Rd.

Department: Planning & Community Development

At the January 17, 2023, Village Board meeting, a request to grant a Land Use Variation to allow a Day Care Facility for adults at 1815-1865 W. Central Road, was discussed and approved. The ordinance setting forth the provisions and conditions of approval is attached.

ATTACHMENTS:

Description	Type
Draft Ordinance - Clearbrook	Ordinance

VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2023-_____

AN ORDINANCE GRANTING VARIATIONS
FOR AN ADULT DAY CARE
(1815-1865 W. Central Rd.)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF ARLINGTON HEIGHTS
THIS ____ DAY OF _____, 2023.

Published in pamphlet form
by the authority of the
President and Board of Trustees
of the Village of Arlington Heights,
Cook County, Illinois this
_____ day of _____, 2023

_____
Village Clerk

DRAFT

AN ORDINANCE GRANTING VARIATIONS
FOR AN ADULT DAY CARE
(1815-1865 W. Central Rd.)

WHEREAS, Clearbrook (***"Applicant"***) is the owner of record of that certain property located in the B-2 General Business District (***"B-2 District"***), commonly known as 1815-1865 West Central Road, Arlington Heights, Illinois, 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 one-story commercial building; and

WHEREAS, the Applicant desires to use an approximately 2,524-square-foot portion of the building on the Property for the operation of a Day Care Facility for adults (***"Proposed Use"***); and

WHEREAS, pursuant to "the 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights," as amended (***"Zoning Code"***), the Property may only be used for the Proposed Use upon issuance by the Village Board of Trustees of a land use variation therefor; and

WHEREAS, pursuant to Section 12 of the Zoning Code, the Applicant has filed an application for approval of: (i) a land use variation to allow the Proposed Use on the Property; and (ii) a variation from Section 6.12-1(3) of the Zoning Code to waive the requirement to conduct a traffic study and parking analysis (collectively, the ***"Requested Relief"***); and

WHEREAS, a public hearing of the Plan Commission of the Village to consider approval of the Requested Relief was duly advertised in the *Daily Herald* newspaper on November 29, 2022, and held on December 14, 2022; and

WHEREAS, on December 14, 2022, the Plan Commission made findings and recommendations in support of the Requested Relief, with conditions; and

WHEREAS, the President and Board of Trustees have determined that the Requested Relief meets the required standards for land use variations as set forth in Section 12.2 of the Zoning Code; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interest of the Village to grant the Requested Relief, 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 12 of the Zoning Code and the home rule powers of the Village, the Village hereby grants the following variations to the Applicant in connection with the Proposed Use of the Property:

A. Day Care Facility for Adults. A land use variation to permit the use of an approximately 2,524-square-foot portion of the building on the Property for the Proposed Use.

B. Waiver of Traffic Study. A variation from Section 6.12-1(3) of the Zoning Code to waive the requirement to provide a traffic study and parking analysis in connection with the Requested Relief.

SECTION 3. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning 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 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 the Proposed Use and the Property must comply at all times with all applicable Federal, State, and Village statutes, codes, ordinances, and regulations, 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 Director of Building & Life Safety (for matters within their permitting authority) in accordance with all applicable Village standards, the development, use, operation, and maintenance of the Proposed Use and of the Property must comply with those certain floor plans prepared by the Warren Johnson Architects, Inc. and consisting of four sheets, with a latest revision date of August 24, 2022, and that certain loading zone plan prepared by the Spies & Associates, Inc. and consisting of one sheet, with a latest revision date of June 28, 2022, copies of which are attached to and, by this reference, made a part of this Ordinance as Exhibit B (collectively, the "*Plans*").

C. Pavement Marking and Signage. Prior to commencement of the Proposed Use, the Applicant must provide additional pavement markings and signage in the area around the proposed loading zone, in coordination with, and to the satisfaction of, the Village Engineer.

D. Interior Modifications. Prior to commencement of the Proposed Use, the Applicant must complete all modifications to the portion of the building on the Property in which the Proposed Use will be operated, as required by applicable Village ordinances for an adult day care facility occupancy.

E. Landscaping. On or before June 1, 2023, the Applicant must install additional shade trees in the parking lot landscape islands on the Property, in coordination with, and to the satisfaction of, the Village Director of Planning & Community Development.

SECTION 4. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded on title to the Property with the Cook County Clerk's Recording Division. 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 approvals 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 approvals 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 District and the applicable provisions of 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 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 ___ day of _____, 2023

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

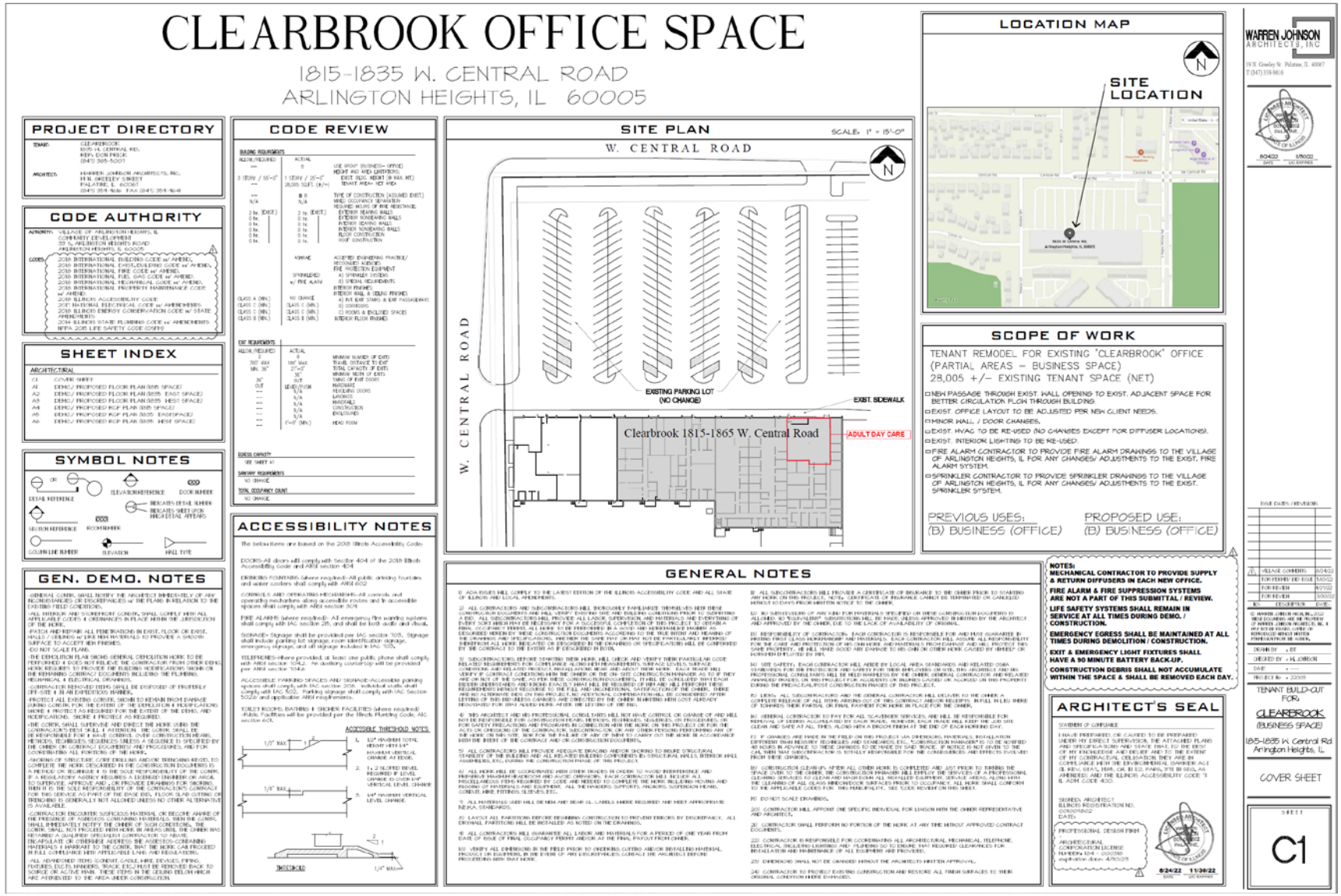
LOT 2 IN WILKE-CENTRAL SUBDIVISION OF PART OF FRACTIONAL SECTIONS 5 AND 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

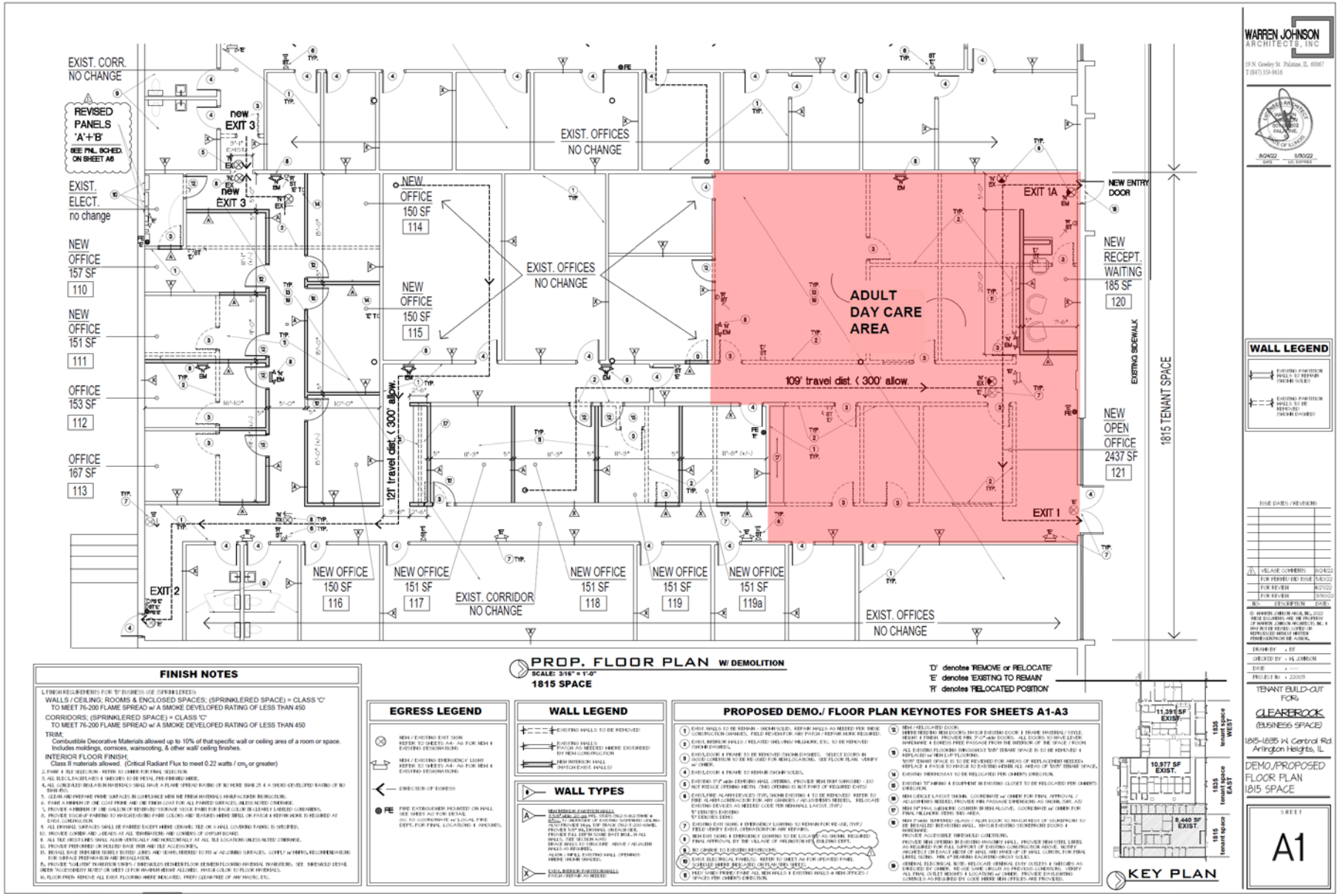
Commonly known as: 1815-1865 West Central Road, Arlington Heights, Illinois.

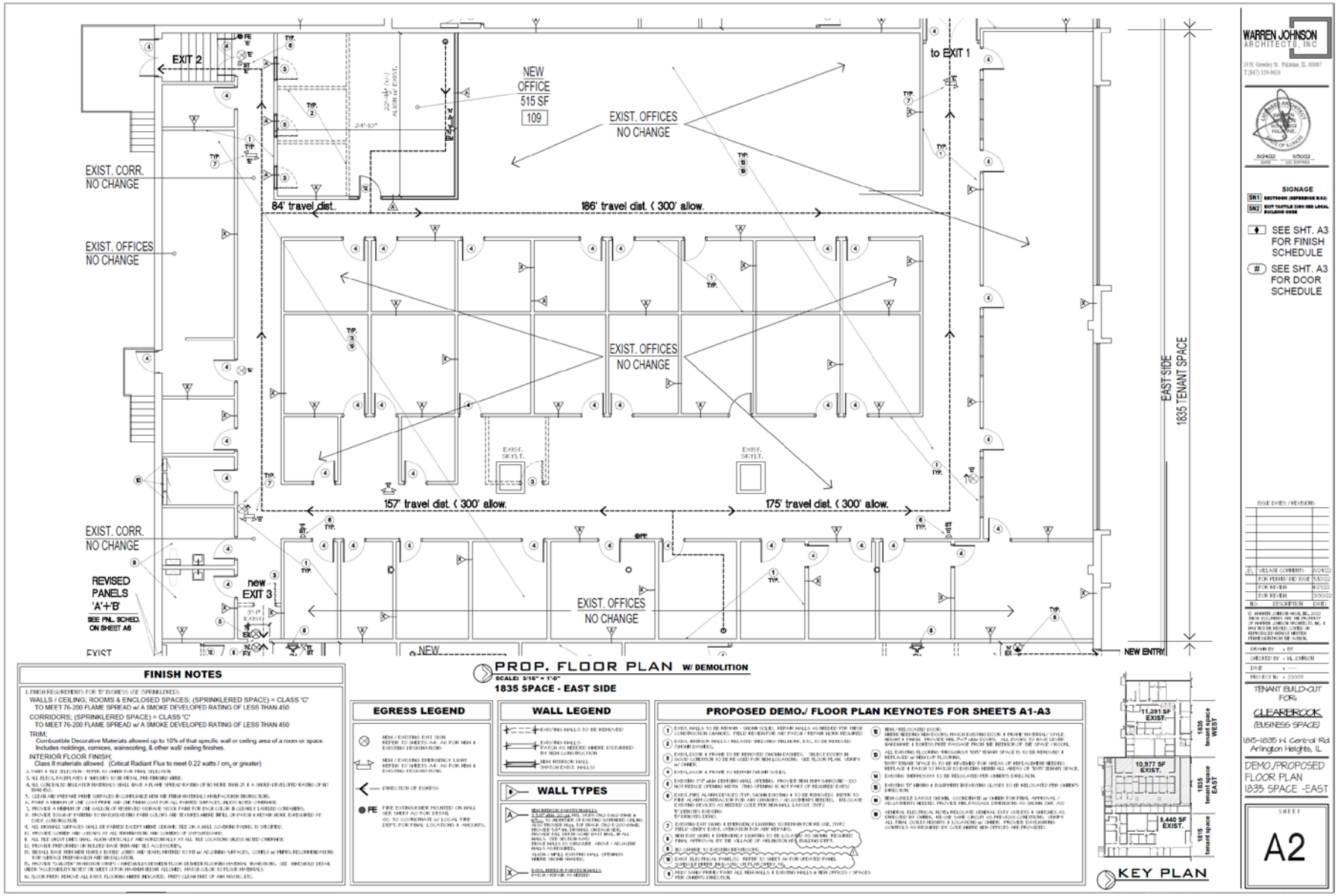
PIN: 08-08-201-005-0000

DRAFT

EXHIBIT B - PLANS




EXIST. CORR. NO CHANGE
REVISED PANELS 'A'+'B'
SEE PNL. SCHED. ON SHEET A6
EXIST. ELECT. no change
NEW OFFICE 157 SF 110
NEW OFFICE 151 SF 111
OFFICE 153 SF 112
OFFICE 167 SF 113
new EXIT 3
EXIST. OFFICES NO CHANGE
NEW OFFICE 150 SF 114
NEW OFFICE 150 SF 115
EXIST. OFFICES NO CHANGE
ADULT DAY CARE AREA
EXIT 1A
NEW ENTRY DOOR
NEW RECEPT. WAITING 185 SF 120
EXISTING SIDEWALK
1815 TENANT SPACE
109' travel dist. (300' allow.
121' travel dist. (300' allow.
NEW OPEN OFFICE 2437 SF 121
EXIT 1
EXIT 2
NEW OFFICE 150 SF 116
NEW OFFICE 151 SF 117
EXIST. CORRIDOR NO CHANGE
NEW OFFICE 151 SF 118
NEW OFFICE 151 SF 119
NEW OFFICE 151 SF 119a
EXIST. OFFICES NO CHANGE
PROP. FLOOR PLAN W/ DEMOLITION
SCALE: 3/16" = 1'-0"
1815 SPACE
'D' denotes 'REMOVE or RELOCATE'
'E' denotes 'EXISTING TO REMAIN'
'R' denotes 'RELOCATED POSITION'
FINISH NOTES
EGRESS LEGEND
WALL LEGEND
WALL TYPES
PROPOSED DEMO./ FLOOR PLAN KEYNOTES FOR SHEETS A1-A3
KEY PLAN
11,391 SF EXIST.
10,977 SF EXIST.
8,446 SF EXIST.
1835 tenant space WEST
1835 tenant space EAST
1815 tenant space
WARREN JOHNSON ARCHITECTS, INC
WALL LEGEND
ISSUE DATES / REVISIONS
VILLAGE COMMENTS 8/24/22
FOR PERMIT/BID ISSUE 9/30/22
TENANT BUILD-OUT FOR:
CLEARBROOK
(BUSINESS SPACE)
1815-1835 W. Central Rd
Arlington Heights, IL
DEMO./PROPOSED FLOOR PLAN 1815 SPACE
SHEET
A1



WARREN JOHNSON ARCHITECTS, INC

SIGNAGE

SN1 RESTROOM (REFERENCE 8.A.3)

SN2 EXIT TACTILE SIGN PER LOCAL BUILDING CODE

SEE SHT. A3 FOR FINISH SCHEDULE

(#) SEE SHT. A3 FOR DOOR SCHEDULE

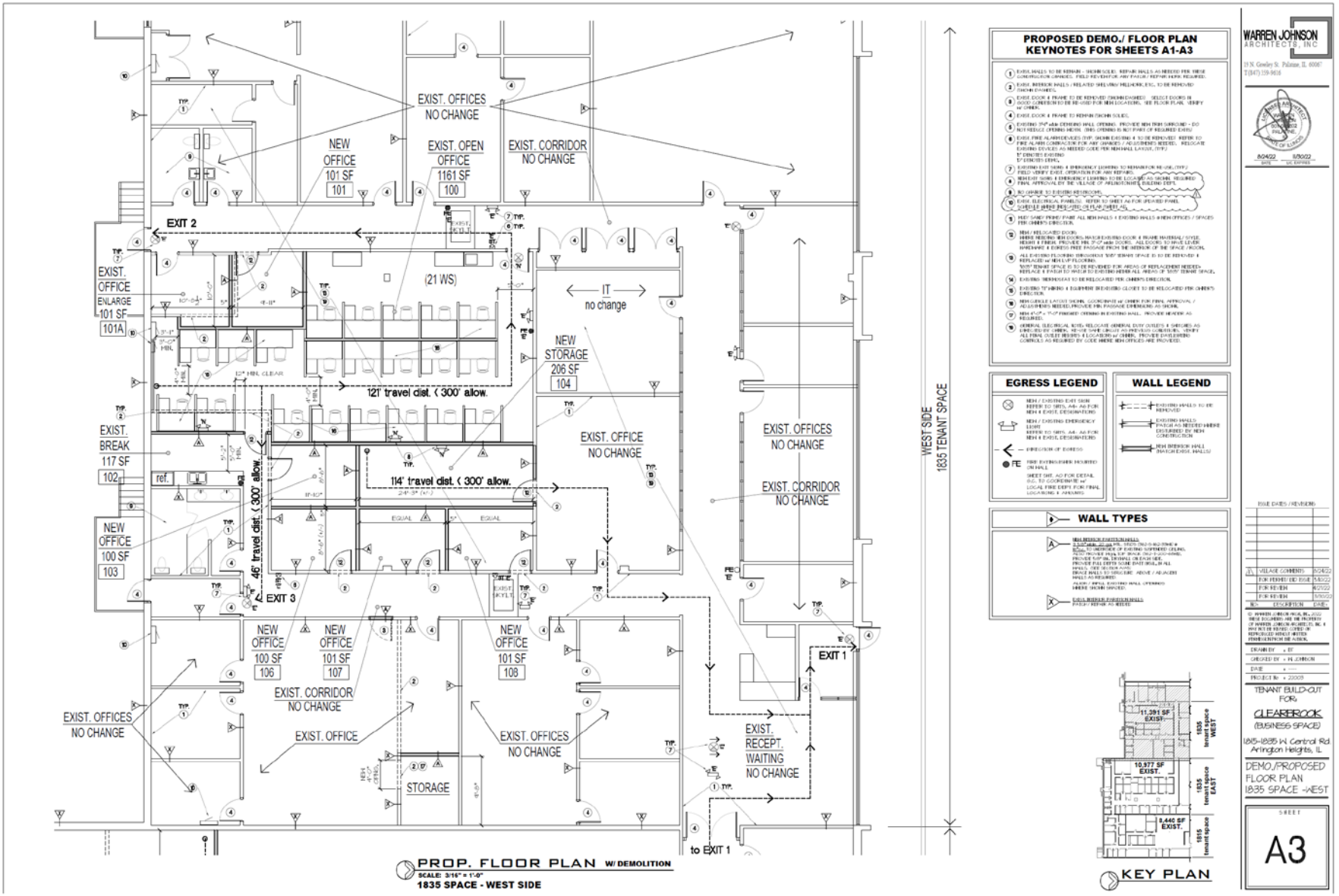
ISSUE DATES / REVISIONS		
1	VILLAGE COMMENTS	5/24/22
	FOR PERMIT DID ISSUE	5/6/22
	FOR REVIEW	6/7/22
	FOR REVIEW	5/30/22
NO.	DESCRIPTION	DATE

DRAWN BY : EF
CHECKED BY : W. JOHNSON
DATE : ----
PROJECT No. : 22005

TENANT BUILD-OUT FOR:
CLEARBROOK
(BUSINESS SPACE)
1805-1835 W. Central Rd
Arlington Heights, IL

DEMO./PROPOSED FLOOR PLAN
1835 SPACE - EAST

SHEET
A2



PROPOSED DEMO./ FLOOR PLAN KEYNOTES FOR SHEETS A1-A3

1. EXIST. WALLS TO BE REMAIN - SHOWN SOLID. REPAIR WALLS AS NEEDED PER THESE CONSTRUCTION CHANGES. FIELD REVIEW FOR ANY PATCH / REPAIR WORK REQUIRED.
2. EXIST. INTERIOR WALLS / RELATED SHELVING/ MILLWORK, ETC., TO BE REMOVED SHOWN DASHED.
3. EXIST. DOOR & FRAME TO BE REMOVED SHOWN DASHED. SELECT DOORS IN GOOD CONDITION TO BE RE-USED FOR NEW LOCATIONS. SEE FLOOR PLAN. VERIFY W/ OWNER.
4. EXIST. DOOR & FRAME TO REMAIN SHOWN SOLIDS.
5. EXISTING 3'-0" wide DEMISING WALL OPENING. PROVIDE NEW DRW SURROUND - DO NOT REDUCE OPENING WIDTH. (THIS OPENING IS NOT PART OF REQUIRED EXIST.)
6. EXIST. FIRE ALARM DEVICES (TYP. SHOWN EXISTING & TO BE REMOVED. REFER TO FIRE ALARM CONTRACTOR FOR ANY CHANGES / ADJUSTMENTS NEEDED. RELOCATE EXISTING DEVICES AS NEEDED CODE PER NEW HALL LAYOUT, (TYP.)
7. EXISTING EXIT SIGNS & EMERGENCY LIGHTING TO REMAIN FOR RE-USE, (TYP.) FIELD VERIFY EXIST. OPERATION FOR ANY REPAIRS.
8. NEW EXIT SIGNS & EMERGENCY LIGHTING TO BE LOCATED AS SHOWN. REQUIRED FINAL APPROVAL BY THE VILLAGE OF ARLINGTON HTS., BUILDING DEPT.
9. NO CHANGE TO EXISTING RESTROOMS.
10. EXIST. ELECTRICAL PANELS. REFER TO SHEET A0 FOR UPDATED PANEL SCHEDULE WITH NEW CIRCUITS & CIRCUITS.
11. MEP SHALL FIELD VERIFY ALL NEW WALLS + EXISTING WALLS + NEW OFFICES / SPACES PER OWNER'S DIRECTION.
12. NEW / RELOCATED DOORS. WHERE NEEDING NEW DOORS, MATCH EXISTING DOOR & FRAME MATERIAL / STYLE, HEIGHT & FINISH. PROVIDE MIN. 3'-0" wide DOORS. ALL DOORS TO HAVE LEVER HARDWARE & EXPOSED FREE PASSAGE FROM THE INTERIOR OF THE SPACE / ROOM.
13. ALL EXISTING FLOORING THROUGHOUT '835' TENANT SPACE IS TO BE REMOVED & REPLACED w/ NEW LVP FLOORING. '835' TENANT SPACE IS TO BE REVISED FOR AREAS OF REPLACEMENT NEEDED. REPLACE & PATCH TO MATCH TO EXISTING WHERE ALL AREAS OF '835' TENANT SPACE.
14. EXISTING THERMOSTAT TO BE RELOCATED PER OWNER'S DIRECTION.
15. EXISTING TV MINING & EQUIPMENT IN EXISTING CLOSET TO BE RELOCATED PER OWNER'S DIRECTION.
16. NEW CIRCUIT LAYOUT SHOWN. COORDINATE W/ OWNER FOR FINAL APPROVAL / ADJUSTMENTS NEEDED. PROVIDE MIN. PASSAGE DIMENSIONS AS SHOWN.
17. NEW 4'-0" x 7'-0" FINISHED OPENING IN EXISTING WALL. PROVIDE NEW DOOR AS REQUIRED.
18. REMOVE ELECTRICAL NOTE: RELOCATE GENERAL DUTY OUTLETS & SWITCHES AS DIRECTED BY OWNER. REMOVE SHARE CIRCUIT AS PREVIOUS CONDITIONS. VERIFY ALL FINAL OUTLET HEIGHTS & LOCATIONS W/ OWNER. PROVIDE DEDICATED CIRCUITS AS REQUIRED BY CODE WHERE NEW OFFICES ARE PROVIDED.

EGRESS LEGEND

- NEW / EXISTING EXIT SIGN REFER TO SHTS. A4+ AS FOR NEW & EXIST. DESIGNATIONS
- NEW / EXISTING EMERGENCY LIGHT REFER TO SHTS. A4+ AS FOR NEW & EXIST. DESIGNATIONS
- DIRECTION OF EGRESS
- FE FIRE EXTINGUISHER MOUNTED ON WALL

SHEET SHT. A0 FOR DETAIL B.O. TO COORDINATE w/ LOCAL FIRE DEPT. FOR FINAL LOCATIONS & AMOUNTS

WALL LEGEND

- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS PATCH AS NEEDED WHERE DISTURBED BY NEW CONSTRUCTION
- NEW INTERIOR WALL (MATCH EXIST. WALLS)

WALL TYPES

A — NEW INTERIOR PARTITION WALLS

X — EXIST. INTERIOR PARTITION WALLS

KEY PLAN

WARREN JOHNSON ARCHITECTS, INC

25 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

8/24/22 — 8/30/22

ISSUE DATES / REVISIONS

NO.	DESCRIPTION	DATE
1	VILLAGE COMMENTS	8/24/22
	FOR PERMIT SET ISSUE	8/30/22
	PCR REVIEW	4/27/22
	PCR REVIEW	5/10/22

© WARREN JOHNSON ARCHITECTS, INC. 2022
THESE DOCUMENTS ARE THE PROPERTY OF WARREN JOHNSON ARCHITECTS, INC. & MAY NOT BE REUSED, USED IN PART OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.

DRAWN BY = BT
CHECKED BY = W. JOHNSON
DATE = ----
PROJECT NO. = 22005

TENANT BUILD-OUT FOR:
CLEARBROOK
(BUSINESS SPACE)
1815-1835 W. Central Rd
Arlington Heights, IL

DEMO./PROPOSED FLOOR PLAN 1835 SPACE -WEST

SHEET
A3

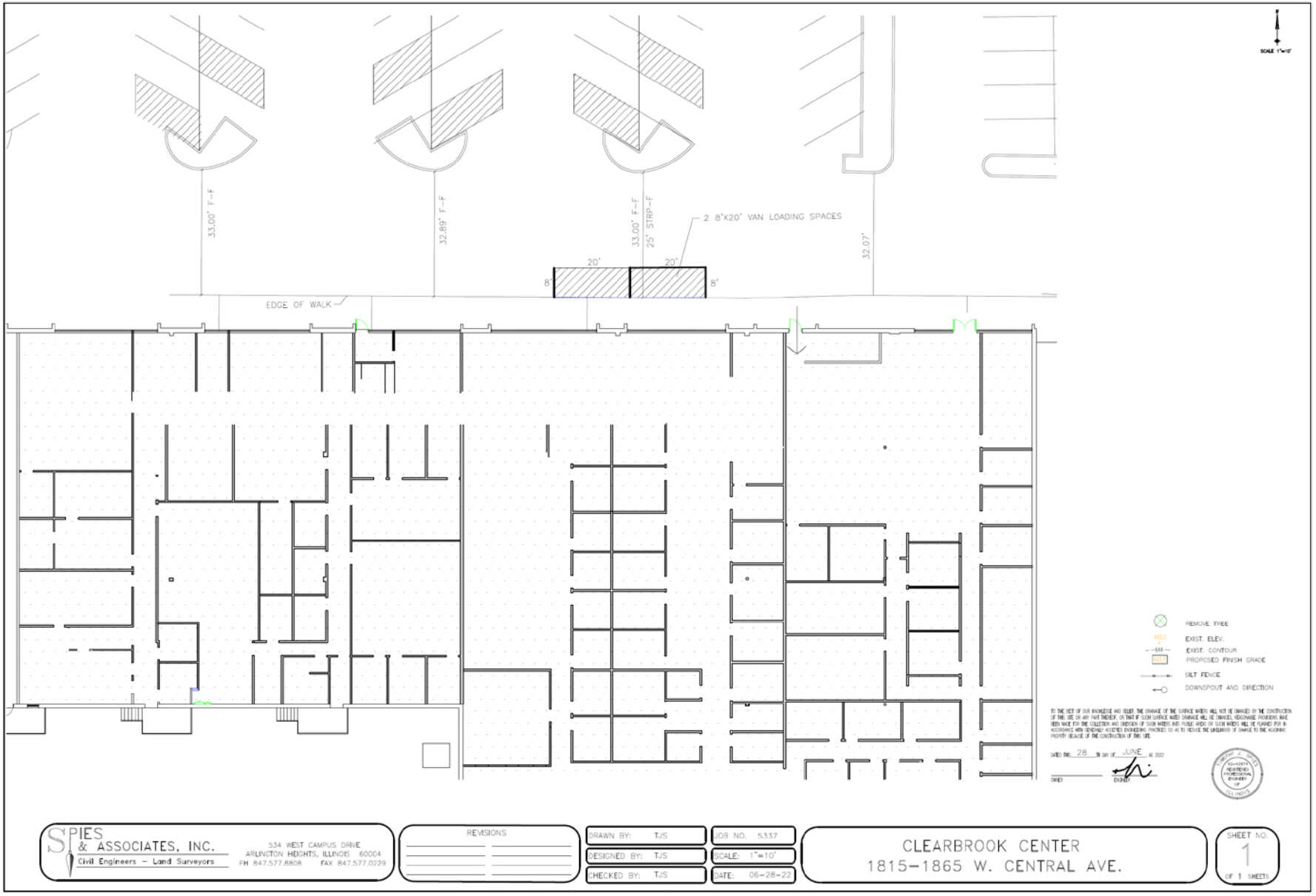

33.00' F-F
32.89' F-F
33.00' F-F
25' STRP-F
2 8'X20' VAN LOADING SPACES
32.07'
20'
20'
8'
8'
EDGE OF WALK
REMOVE TREE
EXIST. ELEV.
EXIST. CONTOUR
PROPOSED FINISH GRADE
SILT FENCE
DOWNSPOUT AND DIRECTION
SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229
REVISIONS
DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS
JOB NO. 5337
SCALE: 1"=10'
DATE: 06-28-22
CLEARBROOK CENTER
1815-1865 W. CENTRAL AVE.
SHEET NO. 1 OF 1 SHEETS

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Clearbrook (***"Applicant"***) is the owner of record of that certain property located in the B-2 General Business District (***"B-2 District"***), commonly known as 1815-1865 West Central Road, Arlington Heights, Illinois (***"Property"***); and

WHEREAS, Ordinance No. 2023-_____, adopted by the Village President and Board of Trustees on _____, 2023 (***"Ordinance"***), grants variations to the Applicant for the operation of an adult day care facility 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:

1. The Applicant hereby unconditionally agrees to, accepts, consents 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: _____, 2023

ATTEST: _____

By: _____ By: _____

Its: _____ Its: _____

Village Board
2/6/2023

Item: Permit Fee Waiver - Arlington Heights Park District

Department: Building & Life Safety

Background
The Arlington Heights Park District is respectfully requesting a waiver of all applicable Village of Arlington Heights Planning and Building Permit fees and/or all applicable Village review fees related to the renovations of the failing windows at the Park District's Administration Building located at 410 N Arlington Height Rd.

Estimated Fees: $8,012.00 (Permit No. 23-129)

Recommendation:
It is recommended that the Village Board grant the Arlington Heights Park District a waiver of the permit fees related to the replacement of windows at the Administration Building (410 N Arlington Heights Rd).

ATTACHMENTS:

Description	**Type**
Letter	Correspondence

Arlington Heights Park District

January, 23 2023

Mr. Randy Recklaus
Village Manager
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Request for Waiver of Fees – Administration Center Windows Replacement

Mr. Recklaus:

The Arlington Heights Park District will be entering the construction phase for renovations of the failing windows at the Park District's Administration Building at 410 N Arlington Heights Rd. The project is anticipated to begin in March 2023 and will include the removal and replacement of existing windows. The windows will be replaced with windows that are intended to look like the existing windows. The Current windows are not original to the building, they were replaced previously in 1988.

Following prior practice, the Arlington Heights Park District respectfully requests the waiver of all applicable Village of Arlington Heights Planning and Building Permit fees and/or all applicable Village review fees. The Park Board of Commissioners and staff appreciate your assistance on this matter.

If you need any additional information, please feel free to contact me at (630)632-5992. Thank you again for the continued cooperation and support from the Village of Arlington Heights.

Sincerely,

Tyler Quattrocchi
Park Planner

410 N. Arlington Heights Rd. | Arlington Heights, IL 60004 | Phone 847.577.3000 | Fax 847.577.3050 | WWW.AHPD.ORG

Village Board
2/6/2023

Item: Seasons Office Center - 129-151 W. Rand Rd. - PC#22-014

Department: Planning & Community Development

Requested Action

1. Amendment to LUV Ordinance 13-005 (Regarding a parking variation).

Variations Requested

1. A 51-space variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 88 parking spaces where 139 spaces are request by code.

Recommendation

A public hearing was held by the Plan Commission on January 11, 2023 where Commissioner Cherwin moved and Commissioner Green seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#22-014, an amendment to Land Use Ordinance 13-005, and the following variation:

1. A variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 107 parking spaces (88 on-site spaces, with 19 off-site spaces) where 139 spaces are required by code.

This recommendation is subject to the following:

1. If the parking agreement with Sun Shui to lease a minimum of 33 parking spaces is discontinued, and the petitioner does not secure substantially similar parking agreements as determined by Village at its sole discretion within 120 days after such discontinuance, then this variation may be terminated by the Village if, upon administrative review by the Village, the Village determines that the parking demand of the site is not adequately served by the property, and spaces within the Office Center shall only be re-tenanted with general office uses.

2. The petitioner shall install the 2 required bicycle parking spaces associated with their use no later than May 30, 2023, and the Village shall work with the property owner to install the remaining 5 required bicycle parking spaces.

3. Three 4" caliper shade trees were missing from islands within the parking lot. These trees shall be installed no later than June 30, 2023.

4. Petitioner shall notify Village within three business days of termination of the parking agreement with Sun Shui.

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

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
PC Minutes 1/11/23	Minutes
Aerial	Exhibits
Project Summary	Correspondence
Ord. 13-005	Ordinance
Parking Survey	Exhibits
Executed Parking Agreement	Exhibits
Site & Parking Plan	Exhibits
Condo Declaration Documents	Exhibits
Plat of Survey	Exhibits
Floor Plans	Exhibits
Written Response to Variation Criteria	Correspondence
Round 1 - Department Comments	Correspondence
Round 1 - Petitioner Response to Department Comments	Correspondence
Round 2 - Department Comments	Correspondence
PC Timeline Tracker	Exhibits

VILLAGE OF ARLINGTON HEIGHTS

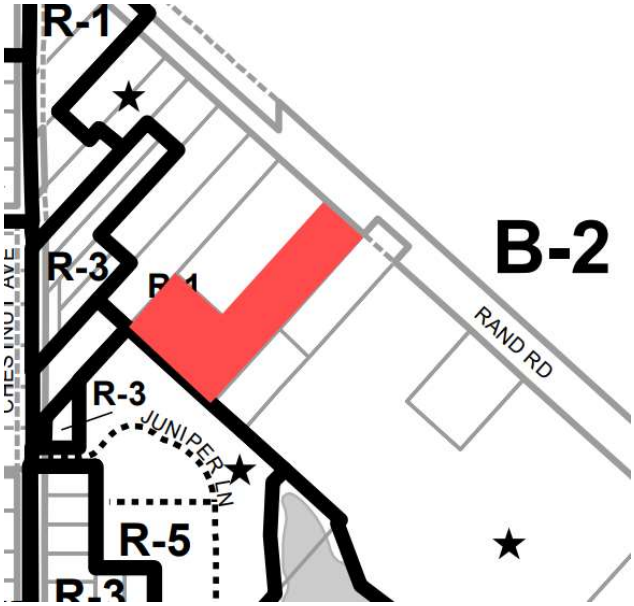
STAFF DEVELOPMENT COMMITTEE REPORT

***Temp File Number**: PC 22-014*
***Project Title**: Seasons Office Center LUV Amendment*
***Address**: 129-151 W. Rand Rd.*
***PIN**: 03-18-401-167-0000*

***To**: Plan Commission*
***Prepared By**: Jake Schmidt, Development Planner*
***Meeting Date**: January 11, 2023*
***Date Prepared**: January 6, 2023*

***Petitioner**: Impressive Smiles*
Represented by: Jim Platt
CAM Services
***Address**: Arlington Heights, IL 60005*

***Existing Zoning**: B-2, General Business District*
***Comprehensive Plan**: Commercial*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Arlington Plaza Shopping Center	Commercial
South	R-5, Multiple Family Dwelling District	Arlington Grove Townhomes	Single Family Attached
East	B-2, General Business District	Helena Plaza; Annex of Arlington Shopping Center	Commercial
West	B-2, General Business District	Sun Shui Restaurant, America's Carpet & Flooring Store	Commercial

Requested Action:

1. Amendment to LUV Ordinance 13-005 (Regarding a parking variation).

Variations Requested:

1. A 51-space variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 88 parking spaces where 139 spaces are request by code.

Project Background:
The subject site is 1.83 acres (79,715 square feet) and zoned B-2, General Business District. The property is developed with a multi-tenant office building that is one story tall (except for the northernmost unit, which is two stories) and has a total floor area of 31,210 square feet. The subject site has a total of 88 parking stalls that are accessible via two driveways along Rand Road.

The petitioner represents Impressive Smiles, a dentist office currently located in the office center. Impressive Smiles is expanding, resulting in an increase in required parking. However, the required parking for the center with the expanded dentist office exceeds what was allowed under a previously granted parking variation. As the previously granted parking variation is tied to a Land Use Variation ordinance, this ordinance must be amended in order to permit an expansion of Impressive Smiles.

Hours of operation for Impressive Smiles is as follows:

- Monday 9am-4pm
- Tuesday 8am-5pm
- Wednesday 10am-7pm
- Thursday 8am-5pm
- Friday 8am-2pm

Impressive Smiles has 9 full-time employees and 2 part-time doctors, with no more than 10 total employees on-site at any given time. There are no more than 5 patients on-site at any given time, and the owner of Impressive Smiles has stated they stagger appointments to allow for room turnover. Impressive Smiles believes the total number of cars on-site for the dentist office are usually between 10 and 15 at any time.

Zoning and Comprehensive Plan
The subject property is located within the B-2 Zoning District, and the proposed use is classified as "Offices, Medical and Dental". This use is permitted within the B-2 Zoning District. However, as previously mentioned since a parking variation would be required to allow expansion of the dental office in excess of that allowed by the previously granted Land Use Variation, an amendment to this Land Use Variation is requested.

The subject property is designated as appropriate for Commercial uses per the Comprehensive Plan of the Village of Arlington Heights. The proposed use, is compatible with this designation.

Traffic and Parking
The total parking requirement for the proposed facility is based off of the respective uses within the building, broken down by the gross square footage or unit count of each use. The petitioner has provided a current tenant list as part of this project, which Staff has reviewed. A table of code-required parking is shown in **Table I** on the next page.

Table I: Required Parking

Seasons Center 129-151 W. Rand Rd.				
Address	***SF***	***Tenant***	***Parking Ratio***	***Parking Required***
129	7,622	Surgical Center	1/ 200	38
131-133	4,230	Impressive Smiles	1/ 200	21
135	1,573	Floral Design Studio	1/ 300	5
137	1,583	Vitaity Health	1/ 200	8
139	1,583	Home Helathcare	1/ 300	5
141	1,601	Seasons Dental	1/ 200	8
143	4,900	Vacant	1/ 300	16
145-147	3,500	Elevate Physical Therapy	1/ 250	14
149-151	4,618	Foot First Podiatry	1/ 200	23
Total	**31,210**		**Parking Required**	**139**
			Parking Provided	88
			Surplus/Deficit	-51
Updated 12/22/22				

Per the Staff analysis, a total of 139 spaces would be required by the zoning code for the site. The subject site is currently improved with 88 spaces, resulting in a code-required parking deficit of 51 parking spaces.

In 2013, a Land Use Variation was granted for Chicago Surgical Center, an Ambulatory Care Facility within the shopping center. As part of this Land Use Variation, a parking variation was granted to allow the provision of 107 parking spaces where 132 were required, allowing a code-required parking deficit of 25 parking spaces. At the time, the 88 on-site spaces were supplemented by an additional 19 parking stalls on the property of Sun Shui, a restaurant sharing cross access, via a parking agreement.

In the years since approval of the Land Use Variation, issues have arisen with this Sun Shui parking agreement, specifically that Sun Shui was towing vehicles parked on the restaurant property that were accessing the office property. The petitioner for the current project assert that this was due to office property visitors parking in areas not covered by the parking agreement.

As such, a new variation is requested to allow the provision of 88 parking spaces where 139 are required via an amendment to the previously granted Land Use Variation for the site. The petitioner has provided a written justification to the standards of variation approval for this parking variation, which was included in the agenda packet.

Management for Seasons Office Center has re-engaged with Sun Shui, for the benefit of all tenants within the office center, to lease 33 parking spaces from Sun Shui. This agreement is not in perpetuity, and can be terminated with 30 day written notice. This agreement was also included within the agenda packet. Staff believes this is an excellent shared parking approach given the different peak hours of the restaurant and office users, however staff has concerns with this agreement, due to the ability to terminate the agreement with 30 day notice, and the historic issues with parking agreements between these two properties.

As Sun Shui requires 68 spaces per code for their restaurant, and provides 87 parking spaces on their site, only 19 spaces can be leased to Seasons Office Center to meet the office's parking needs. Therefore, combined with the 88 on-site parking spaces, a total of 107 parking spaces would be available for use by Seasons Office Center patrons without triggering the need for a variation on the restaurant site. A 19-space agreement in perpetuity along with an agreement to utilize an additional 14 spaces at off-peak times (for a total of 33 off-site spaces) would be beneficial in addressing the parking needs.

Given concerns regarding the long-term viability of the parking agreement, Staff believes any recommendation of approval for this petition shall include a condition that if the parking agreement with Sun Shui to lease a minimum of 19 parking spaces is discontinued, and the petitioner does not secure substantially similar parking agreements as determined by Village at its sole discretion, spaces within the office center shall only be re-tenanted with general office uses.

At the request of Staff, the petitioner has provided a parking survey as part of this petition, encompassing both the restaurant property as well as the subject property. The survey was conducted over a two-week period, at hourly intervals four days each week on Monday, Wednesday, Friday, and Saturday during the hours Impressive Smiles operates. The study took place between September 23rd and October 5th of 2022.

To observe parking lot occupancy, Staff visited the sites on November 18th, 2022 at 3:00 PM and on December 7th, 2022 at 1:00 PM. Staff also reviewed historic aerial imagery across 10 dates between October of 2016 and October of 2022.

The detailed parking lot occupancy counts conducted by the petitioner and by Staff are included in **Appendix I** at the end of this report. A summary chart of peak and observed parking counts is detailed in **Table II** below. To account for potential future demand if the currently vacant space was reoccupied, Staff added 16 vehicles to the observed counts, which would be the anticipated parking generation for a general office user, as this is the required parking for a general office user within the vacant space per Village code.

Table II: Staff and Petitioner Observed Parking Counts Summary

	Peak Demand Observed	***Adjustment for Unoccupied Tenant Spaces***	***Total Peak Demand***	***Average Demand Observed***	***Adjustment for Unoccupied Tenant Spaces***	***Total Average Demand***
Petitioner	97	16	**113**	61	16	**77**
Staff	86	16	**102**	60	16	**76**

To illustrate the impact of the potential variation, on the following page **Table III** details potential available parking during peak and average demand cycles under three scenarios. The first is a scenario where a variation is granted allowing provision of 88 on-site parking spaces to meet parking needs. The second scenario details parking availability if a variation is granted per the petitioner's request, allowing 33 additional off-site parking spaces on the Sun Shui property. However, as previously noted Sun Shui only has a code-required surplus of 19 parking spaces to lease for off-site uses. The third scenario, which is consistent with the previous 2013 variation approval and recommended by Staff, shows parking availability where on-site parking spaces is supplemented by 19 off-site parking spaces on the Sun Shui property. Information on the previously granted 2013 variation is also included for reference.

Table III: Anticipated Parking Demand

	Approved 2013 Variation	***Current Request with On-Site Spaces Only***	***Current Request with 33 Off-site Spaces***	***Recommended Variation with minimum 19 Off-Site Spaces*****
Spaces Required	132	139	139	139
On-Site Spaces Provided	88	88	88	88
Off-Site Spaces Provided	19	0	33	19
Total Spaces Provided	107	88	121	107
Surplus/Deficit	-25	-51	-18	-32
Percent of Available Spaces Occupied per Peak Observed Adjusted Count*	106%	128%	93%	106%
Number of Available Spaces per Peak Observed Adjusted Count*	-6	-25	8	-6
*Peak Observed Adjusted Count includes the peak observed space count (97 Spaces) and the potential 16 additional vehicles that would be generated if currently vacant spaces were to be tenanted with general office users, for a total anticipated parking demand of 113 spaces.				
** Recommended variation to increase from 25 spaces to 32 space parking variation subject to requiring minimum 19 spaces per original 2013 approval.				

Summary

Based on parking counts provided by the petitioner, observed by Staff in the field and via aerial imagery, and expected should currently vacant space be re-tenanted a general office user, Staff does not support the requested variation. However, Staff does recommend approval of a variation allowing 107 parking spaces (88 on-site parking spaces, with 19 off-site parking spaces) where 139 parking spaces are required, a variation of 32 parking spaces, provided the parking agreement remain in place and the remaining vacant spaces are only occupied for general office uses. This would be consistent with the prior approval in 2013. As the agreement signed between Seasons management and Sun Shui is for 33 off-site spaces, this will allow additional parking to be accommodated during off-peak restaurant times.

With this variation, currently vacant tenant spaces could only be occupied by general office users, as uses with higher code-required parking ratios would result in required parking exceeding this allowance.

Section 6.12-1 of the Zoning Code states that projects requiring a Plan Commission review do not need to provide a full traffic study if the project:

1. Comprises less than 5,000 square feet in floor area, and;
2. Is located along a major or secondary arterial street as defined by the Village's Thoroughfare Plan.

As the property is located along Rand Road (designated a major arterial in the Village's Thoroughfare Plan), and the petitioner is proposing no changes to the site or building, the scope of this project falls under the 5,000 square foot threshold outlined in the Zoning Code, and a traffic and parking study is not required.

With respect to bicycle parking, the provision of bicycle parking spaces is required when the use of a space changes to a more intense use. For the entirety of the 31,210 square-foot building, 7 bicycle parking spaces are required. The petitioner is developing a plan to accommodate these bicycle parking spaces on the subject site. At a minimum, the petitioner shall install the 2 required bicycle parking spaces associated with their use no later than May 30, 2023.

Building, Site Plan, and Landscaping

The applicant has not identified any site alterations as part of the proposed project. During the formal Plan Commission review process, Staff evaluated existing site landscaping to ensure that it conforms to all code requirements where necessary and feasible. It was found that three 4" caliper shade trees were missing from islands within the parking lot. These trees shall be installed no later than June 30, 2023.

RECOMMENDATION

The Staff Development Committee reviewed the requested parking variation (by amending the Land Use Variation) which would allow expansion of a dental office the subject property, and recommends **denial** of the request for a 51-space variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 88 parking spaces where 139 spaces are request by code.

However, Staff recommends **approval** of a variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 107 parking spaces (88 on-site spaces, with 19 off-site spaces) where 139 spaces are request by code, increasing the previously approved parking variation from 25 spaces to 32 spaces, subject to the following conditions:

1. A parking agreement to lease a minimum of 19 parking spaces from Sun Shui shall be maintained in perpetuity. An additional 14 spaces to be utilized during off peak restaurant times should be provided.
2. If the parking agreement with Sun Shui to lease a minimum of 19 parking spaces is discontinued, and the petitioner does not secure substantially similar parking agreements as determined by Village at its sole discretion, spaces within the office center shall only be re-tenanted with general office uses.
3. The petitioner shall install the 2 required bicycle parking spaces associated with their use no later than May 30, 2023, and the Village shall work with the property owner to install the remaining 5 required bicycle parking spaces.
4. Three 4" caliper shade trees were missing from islands within the parking lot. These trees shall be installed no later than June 30, 2023.

_____ January 6, 2023

Charles Witherington-Perkins, Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC File 20-014

Appendix I: Petitioner and Staff Observed Parking Counts

Petitioner Observed Counts

Impressive Smiles - Seasons Office Park			Parking Study September 23 - October 5 2022					
Date	Sept. 23	Sept. 24	Sept. 26	Sept. 28	Sept. 30	Oct. 1	Oct. 3	Oct. 5
Day	Friday	Saturday	Monday	Wednesday	Friday	Saturday	Monday	Wednesday
Time								
8am	60	22	59	56	51	23	65	57
9am	73	28	71	69	65	31	88	72
10am	79	37	78	77	64	35	97	86
11am	73	36	88	97	73	32	94	94
Noon	71	33	78	94	63	25	80	91
1pm	73	21	74	88	65	21	93	92
2pm	72	18	79	96	66	16	91	94
3pm	63		91	88	58		83	82
4pm	51		82	85	36		76	77
5pm	34		76	78	33		64	70
6pm				21				18
Total Readings	76							
Readings less than 88	64	84%						
Readings over 88	12	16%						
Readings max: 97	2	3%						

Appendix I: Petitioner and Staff Observed Parking Counts

Staff Observed Counts

Day	***Date***	***Time***	***Occupied Spaces***
Wednesday	12/7/2022	1:00 PM	65
Friday	11/18/2022	3:00 PM	53
Tuesday	10/4/2022	1:30 PM	74
Tuesday	7/19/2022	10:00 AM	86
Tuesday	4/12/2022	11:20 AM	81
Saturday	3/13/2021	12:00 PM	42
Friday	10/9/2020	12:00 PM	67
Monday	7/20/2020	9:00 AM	77
Friday	10/18/2019	3:00 PM	46
Wednesday	7/11/2018	3:00 PM	52
Monday	2/27/2018	10:30 AM	33
Thursday	10/13/2016	12:30 PM	47

Peak	86
Average	60

APPROVED

PLAN
COMMISSION

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

RE: SEASONS OFFICE CENTER - 129-151 WEST RAND ROAD
AMENDMENT TO LUV ORDINANCE 13-005 TO ALLOW PARKING VARIATION

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the 11th day of January, 2023 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
TERRY ENNES
JAY CHERWIN

ALSO PRESENT:

JAKE SCHMIDT, Assistant Development Planner

CHAIRPERSON DAWSON: All right, let's call it to order and stand for the pledge.

(Pledge of Allegiance recited.)

CHAIRPERSON DAWSON: All right, roll call.

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. SCHMIDT: Commissioner Drost.

(No response.)

MR. SCHMIDT: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. SCHMIDT: Commissioner Jensen.

(No response.)

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. SCHMIDT: Commissioner Sigalos.

(No response.)

MR. SCHMIDT: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. SCHMIDT: Chair Dawson.

CHAIRPERSON DAWSON: Here.

My computer is freezing, isn't that fun? Don't you love when technology doesn't work?

Well, I believe the next thing on the agenda is the approval of the minutes.

Any comments, questions, motion?

COMMISSIONER GREEN: I'll make a motion.

COMMISSIONER WARSKOW: I'll second.

CHAIRPERSON DAWSON: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

COMMISSIONER ENNES: I abstain, I wasn't here.

CHAIRPERSON DAWSON: Okay, great. Well, that passes. So, then moving on to the next item on the agenda which is the public hearing for the Seasons Office, and our Petitioner, are you here?

Great, you want to come forward for me?

All right, have all public notices been given, Jake?

MR. SCHMIDT: Yes, they have.

CHAIRPERSON DAWSON: Okay, and will you two both be providing testimony for us today?

MR. PLATT: Correct.

CHAIRPERSON DAWSON: Anybody else that will be testifying on your behalf?

MR. PLATT: No.

(Witnesses sworn.)

CHAIRPERSON DAWSON: Terrific. All right, you want to give us your presentation?

MR. PLATT: My name is Jim Platt. I am a business consultant and helping represent Dr. Meena Barsoum who owns Impressive Smiles Dental. We're here today because Dr. Meena is expanding his business, and because of that there is a change of use in the office parking then to convert the new space using medical, and so that required an amendment to the existing ordinance. I'll have Dr. Meena kind of introduce his business and tell you a little bit about him and what he's looking to do.

DR. BARSOUM: Okay, thank you, Jim. My name is Meena, I'm a dentist here in Arlington Heights. I've been in the community here since 2010. I started this business back in 2010, and we're at a point now in the lifespan of the business where I need to expand in order to continue to accommodate the patients of the community. As with most things in life, COVID took an impact on many of the healthcare businesses, as well as we have different protocols we have to adhere to. So, we're expanding the practice to accommodate more patients in the facility at the same time.

So, what we're asking for today is to allow us this variance so that we can, you know, expand the practice and continue treating our patients in the community and then keeping our staff employed.

CHAIRPERSON DAWSON: All right, great. Thank you. Have you read the Staff report, and have you reviewed through the conditions of approval?

DR. BARSOUM: Yes.

CHAIRPERSON DAWSON: Do you agree with them?

DR. BARSOUM: Yes.

CHAIRPERSON DAWSON: Terrific. All right, if you want to go ahead and take a seat, Jake will be taking us through the Staff report.

MR. SCHMIDT: The address of the subject property is 129-151 West Rand Road. The subject tenant space is 131 and 133 West Rand Road. The proposed use is a medical office, and the site is zoned B-2 General Business District. This permits medical offices by right; however, they are requesting an amendment to Land Use Variation Ordinance 13-005 as they're requesting an adjusted parking variation from what was previously granted. That variation is a 51-space variation from Chapter 28, Section 10.4 to allow the provision of 88 parking spaces where 139 are required by code.

Some history on the site. In 2013, a land use variation was granted for the Chicago Surgical Clinic, it was a tenant within the Office Center. The land use variation ordinance included a parking variation which allowed 88 on-site spaces and 19 off-site spaces to satisfy site demand. In 2013, there was also a parking agreement between the office on their site and the adjacent restaurant Sun Shui to lease these 19 parking spaces. This agreement fell through in the years since, however, which resulted in Office Center vehicles being towed from the Sun Shui site.

The petitioner represents Impressive Smiles, a dental office, currently located in the Office Center. They purchased and are proposing to expand the adjacent tenant space which results in an increase in code-required parking. However, the required parking for the Center with the expanded dentist’s office exceeds what was allowed under the previously granted parking and land use variation, and therefore, they're requesting an amendment to this land use variation.

The site is located on Rand Road and is accessible via two driveways with cross access, the first on the east side of the site which allows right-in and right only access, and the other driveway on the west side of the site through Sun Shui which is full access.

With respect to bicycle parking, landscaping and traffic, seven bicycle parking spaces are required by code. The management company for the Office Center, which is a condo development, has agreed to locate a bike rack in the corner of the Office Center identified with a red dot in this aerial. During Plan Commission review, Staff identified three trees missing in landscape parking lot islands, and the management company has agreed to address this issue in the spring of this year. No traffic and parking study is required for a project of this scope in code. However, to address the parking variation, Staff did require a parking survey to be conducted assessing demand on the subject site and the adjacent restaurant site.

For this project, a total of 139 parking spaces are required for the sum of uses within the Office Center. The site only provides 88 parking spaces on their site which results in a deficit of 51 parking spaces. As mentioned, Staff required the Petitioner to provide a parking survey. This survey was conducted over a two-week period, at hourly intervals four days each week, on Monday, Wednesday, Friday and Saturday, during the hours that Impressive Smiles operates. They don't currently operate on Saturdays, but Saturday hours were analyzed just in case they do expand to those times in the future. The study took place between September 23rd and October 5th of 2022.

The Petitioner's parking survey observed a peak demand of 97 spaces across both sites with an average demand of 61 spaces. Staff also conducted their own analysis of parking occupancy on both properties through two site visits on November 18th and December 7th of 2022, as well as on 10 dates through aerial imagery going back to October of 2016. Staff observed peak parking lot demand through these sources to be 86 spaces across both sites with an average demand of 60.

There is currently a vacant tenant space within the office complex. In order to accommodate what the potential parking demand might be should this space be occupied, Staff applied the code requirement for general office within this space which would be 16 vehicles. Adding that to the peak and average observed, both Staff and Petitioner parking counts, total peak demand would be 113 with an average demand of 77.

The management for the Office Center has reengaged with Sun Shui to lease 33 parking spaces. This is for the benefit of all tenants within the Office Center, and the agreement is not in perpetuity and can be terminated within 30 days. Staff believe that it's an excellent shared parking approach, given there are different peak hours of demand for restaurants and offices. That being said, Staff does have concerns with the agreement, both due to the ability to terminate the agreement within 30 days as well as the historic issues between the two sites in regard to parking agreements.

As Sun Shui requires 68 spaces per code for their restaurant and provides 87 parking spaces on their site, only 19 can be leased to Seasons without triggering the requirement for a parking variation for the restaurant. Combined with 88 on-site spaces, there are 107 parking spaces available for the office complex. This is consistent with Staff's approach in 2013 as well as with code requirements.

Applying potential parking demand to three different scenarios, Staff evaluated what the best approach would be for this petition. The first would be the request the Petitioner had, which is for a variation for 88 spaces. Under a peak demand scenario with the potential demand from any occupied office user, there would be a deficit of 25 parking spaces

functionally under peak times with just the on-site parking. Staff recommends an adjusted variation consistent with the 2013 approval which allows 19 off-site spaces to be used, although under this scenario there is still a potential for a six-space functional deficit at peak times. Though as mentioned, the parking that the management company has secured with Sun Shui does allow 33 spaces, under this scenario at peak times there would be a surplus of eight spaces functionally between the leased and on-site spaces. So, Staff believes that a 19-space agreement in perpetuity along with an agreement to utilize the additional 14 spaces at peak times for a total of 33 would be beneficial in addressing the parking needs for the Office Center.

In summation, based on the parking counts provided by the Petitioner, observed by Staff in the field and by aerial imagery, and expected should the currently vacant space be occupied by a general office user, Staff does not support the requested variation to allow 88 spaces where 139 are required. However, Staff does recommend an approval of a variation allowing 107 parking spaces, 88 on-site and 19 on the restaurant property, where 139 are required, provided that the new parking agreement remain in place and the remaining vacant spaces only be occupied with general office uses. Again, this is consistent with our stance in 2013 with the two sites. The current agreement as stated offers up to 33 off-site spaces which will allow additional parking to be accommodated during off-peak restaurant times if it spills over from the office site.

So, the Staff Development Committee recommendation is an approval of a variation for 107 where 139 are required subject to the four conditions. First is that the parking agreement to lease a minimum of 19 spaces from Sun Shui shall remain in perpetuity, as well as an additional 144 spaces utilized during off-peak restaurant times should be provided within that agreement. The second condition is that if the parking agreement with Sun Shui to lease these spaces is discontinued and the Petitioner does not secure substantially similar parking agreements to the satisfaction of the Village at its sole discretion, the Office Center shall only be re-tenanted with general office uses.

The third condition is that the Petitioner shall install the two required bicycle parking spaces associated with their use specifically no later than May 30th, 2023. While the management company did agree to install a bicycle rack, they didn't specify the number they'd be installing or the date they would be installing them by. Staff would like to see at a minimum the spaces for the proposed dental office be installed, and the Village would work then with the management company in installing the remainder.

The fourth condition is that three four-inch caliper shade trees that are missing within the parking lot islands shall be installed no later than June 30th of 2023.

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

CHAIRPERSON DAWSON: Great. Thank you, Jake.

Commissioners, do I have a motion to include the Staff report?

COMMISSIONER ENNES: So moved.

COMMISSIONER CHERWIN: Second.

CHAIRPERSON DAWSON: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: All right, great. Before I move to public commentary, are there any initial questions?

Jay, let's start down with you, any initial questions?

COMMISSIONER CHERWIN: No, I wouldn't say initial questions. I would just, well, I'll wait for public comment and you can come back to me, Chair Dawson. Thank you.

COMMISSIONER ENNES: I have a few questions. Jake, has Staff's legal counsel reviewed the lease agreement and approved it? It's acceptable to them?

MR. SCHMIDT: Our legal counsel didn't review it but we reviewed it, and it's pretty common and typical looking with respect to other parking agreements we've seen. It's not in perpetuity, it's not an easement, it's not recorded, so it doesn't really meet the gold standard that Staff would like to see in a scenario like this.

COMMISSIONER ENNES: It's not going to be recorded?

MR. SCHMIDT: It's not going to be recorded. It's just a lease agreement.

COMMISSIONER ENNES: Okay, I have a couple of questions for the Petitioner in regard to the lease, that's my main concern. The property is not zoned medical, correct?

MR. PLATT: Sorry?

COMMISSIONER ENNES: The property is not zoned medical, it's general business?

MR. PLATT: Correct.

COMMISSIONER ENNES: And there's a number of medical uses there?

MR. PLATT: Correct.

COMMISSIONER ENNES: What percent of the tenants in the property are medical? Either square footage or number.

MR. PLATT: I would say be number probably half or more, probably more than half.

MR. SCHMIDT: Yes, there's the surgical center, two dental offices, there's a physical therapy use which isn't medical, it's assessed at a less intense ratio, but the majority of users are medical related.

COMMISSIONER ENNES: Jake, at what point does the percentage of medical users impact the zoning?

MR. SCHMIDT: The zoning isn't really impacted by it. It's related to required parking.

COMMISSIONER ENNES: Right.

MR. SCHMIDT: Both medical office and general office is permitted in the underlying zoning district. The reason this is tied to a land use variation is just because of the variation for parking alone; otherwise, the proposed use would be permitted in the underlying district.

As far as square footage, the entirety of the office complex would have to be general office to meet their on-site code-required parking needs.

COMMISSIONER ENNES: Okay, Sun Shui owns the property of the leased spaces?

MR. SCHMIDT: Correct.

COMMISSIONER ENNES: And why aren't they being required to record this? If they sold the property, a buyer wouldn't be aware of this encumbrance.

MR. SCHMIDT: That's correct. Ideally, Staff would like to see an agreement in perpetuity recorded to the land. However, that's not something that the Petitioner was able to negotiate. This isn't necessarily atypical, there have been other large parking

variations that have come before the Plan Commission before that Staff has reviewed where agreements aren't in perpetuity. That's why we have conditions related to the preservation of the parking agreement and the ability for the office complex to secure substantially similar agreements should they wish to continue with this variation. Yes, that being said, they're not necessarily required to have it recorded.

COMMISSIONER ENNES: Jim, have you been handling the negotiations with Sun Shui?

MR. PLATT: I've been aware of what they've been doing. This agreement has not been in perpetuity because obviously the family that owns Sun Shui wants to have the option of, at some point if they decide to sell, they didn't want to have that tied to trying to sell it. The Office Center has shown interest in possibly purchasing at a time when they are ready to sell, because that would help solve their long-term/permanent parking issue. That could help expand to more medical in that center where it's not allowed at this point.

COMMISSIONER ENNES: Jake, you're saying this is not in perpetuity?

MR. SCHMIDT: Correct.

COMMISSIONER ENNES: Condition one says shall be maintained in perpetuity, but --

MR. SCHMIDT: Correct.

COMMISSIONER ENNES: -- you said you agreed to the conditions?

MR. PLATT: Right. Well, condition number two talks about in the event --

MR. SCHMIDT: Right, in the event that the agreement is not maintained in perpetuity, the property owner may try to secure substantially similar parking agreements which the Village will have the sole discretion to determine whether or not they are substantially similar enough to meet the demand.

COMMISSIONER ENNES: Some other parking agreement somewhere else?

MR. SCHMIDT: Correct, at an other nearby property.

COMMISSIONER ENNES: Okay.

CHAIRPERSON DAWSON: To your point, I think we need to reword the conditions of that.

COMMISSIONER ENNES: I think, make it a little clearer. Okay, that's all I have at this time.

CHAIRPERSON DAWSON: All right, Commissioner Green?

COMMISSIONER GREEN: I would like to sort of expand on what Terry was just asking. So, recommendation number two, vacant spaces within the office shall be re-tenanted with general office use only. Does that mean that they are no longer allowed to be medical? I want that very clear. So, if they lose their agreement, what happens exactly?

MR. SCHMIDT: I apologize for any confusion. To clarify, a requirement that currently vacant spaces only be reoccupied by general office users was omitted from the recommendation by Staff, because in theory the tenant mix within the Office Center could change up in the future, resulting in a place where the currently vacant spaces could be re-tenanted by medical. Functionally speaking, it's restricted to general office after this variation just because there is no wiggle room to allow additional spaces.

COMMISSIONER GREEN: Well, I understand from this point on, but if this parking agreement for 19 spaces and ultimately 33 spaces goes away, that happens?

MR. SCHMIDT: Correct. Staff intended to include that last portion in the

recommendation.

COMMISSIONER GREEN: Okay, but what happens in actuality?

COMMISSIONER ENNES: As a practical matter.

COMMISSIONER GREEN: As a practical matter, what happens? We now have a parking issue that we're looking at right now, what happens?

MR. SCHMIDT: If the parking agreement was to end?

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: At that point, we wouldn't ask any tenants to be kicked out necessarily. That's not what we would want. Instead, if spaces do become vacant, we wouldn't approve permits for, or allow new, medical office users.

COMMISSIONER GREEN: Future.

MR. SCHMIDT: Future occupants, right.

COMMISSIONER GREEN: Future only, so the problem would remain. So, if the parking went away today, then today and from this point on there's a parking problem there with the existing tenants as it exists today, correct?

MR. SCHMIDT: That is a possibility.

COMMISSIONER GREEN: That's correct though, that's not a possibility.

MR. SCHMIDT: Correct.

COMMISSIONER GREEN: That will be a correct statement, I think.

COMMISSIONER CHERWIN: Bruce, could I?

COMMISSIONER GREEN: Please do.

COMMISSIONER CHERWIN: Madam Chair?

CHAIRPERSON DAWSON: Sure.

COMMISSIONER CHERWIN: So, my thought here is, you know, I think we need to tweak these recommendations a little bit. I mean, I understand where you're coming from, Bruce. My thought would be, and this is I guess what I was going to talk about anyway, really this whole land use variation is conditioned upon having an agreement in place. I mean, and so if that goes away, then we need to, I think what we can do is amend the language to say, well, if you don't get something, you know, if this says, you know, it's not just a matter of shall not be re-tenanted or shall be re-tenanted with general, I think it says the approval shall cease pending some kind of. So, I think that's the amendment I would do.

COMMISSIONER GREEN: That's what I'm wondering, what's going to happen.

COMMISSIONER CHERWIN: Yes.

COMMISSIONER GREEN: The problem doesn't go away just because the requirement of going on forever and ever of the parking agreement is not there.

COMMISSIONER CHERWIN: It's not there, yes. I mean, and this is my point, I mean, you know, I would not require something in perpetuity because if I were the landowner, I would never give it so it's not going to happen. As a matter of principle, I don't think, you know, anything in perpetuity is really a good thing when it restricts property. But I would almost just take out that first paragraph of one, Bruce, and if they're agreeing to secure, I have to get clarity on the 19 versus the 33 spots, but I would be more inclined to say, you know, in number two, you know, if the parking agreement goes away, then not only should it be re-tenanted with general office uses but the approvals for variation will, you know, essentially self-terminate if a substantially similar agreement isn't in place in 90 days.

COMMISSIONER GREEN: Right. That's what makes the problem go away

is that there's some kind of a parking agreement.

COMMISSIONER CHERWIN: Yes, so what I'm saying though is that if they're not going to get the perpetuity, I would probably be inclined to amend this, you know, and get that language in there and it would make me comfortable for the issue you're talking about. I just wanted to --

COMMISSIONER GREEN: Yes, but I mean, as long as there's some parking agreement somewhere, yes, and then the property will function the way it's been functioning today.

COMMISSIONER CHERWIN: Yes, and if the property agreement goes away, then they have to understand that they may not be able to use the property for that use after a certain period of time.

COMMISSIONER GREEN: Right.

COMMISSIONER CHERWIN: And it's not like they've grandfathered in.

COMMISSIONER GREEN: Right. In other words, if there's no, how would you say it, if there's no reaction to the fact that there's not enough parking, then why would they worry about it if there was no price to it?

COMMISSIONER CHERWIN: Right, they have to have an incentive to keep the parking agreement in place.

COMMISSIONER GREEN: Yes, to keep it in place.

COMMISSIONER CHERWIN: Or find an alternative if it no longer exists that's acceptable to the Village.

COMMISSIONER GREEN: Right.

COMMISSIONER CHERWIN: So, that's what I'm saying. I agree with you and I would amend this to accommodate for that.

COMMISSIONER GREEN: For some kind of a parking agreement to be in place always.

COMMISSIONER CHERWIN: Yes, or if it's not, then --

COMMISSIONER GREEN: They lose the ability to --

COMMISSIONER CHERWIN: They lose the variation and it can go back to the general office use.

COMMISSIONER GREEN: Right.

COMMISSIONER CHERWIN: But they lose this variation, that's what I would say.

COMMISSIONER GREEN: Yes.

COMMISSIONER WARSKOW: I think also important is whatever that timeframe is, to allow them, they're only getting 30 days notice from Sun Shui.

COMMISSIONER CHERWIN: Right.

COMMISSIONER GREEN: Yes, right.

COMMISSIONER WARSKOW: I think we have to allow them a little more time.

COMMISSIONER ENNES: 90 days.

COMMISSIONER GREEN: Oh, no, I understand, but there is no, you Know, the --

COMMISSIONER WARSKOW: Right, right.

COMMISSIONER GREEN: -- way this is worded, there is nothing to worry about because nothing will change. It'd just be oops.

COMMISSIONER WARSKOW: Right. I'm just saying when we make this change, we should institute an agreed-upon time period that they have to rectify the situation.

COMMISSIONER ENNES: I agree.

COMMISSIONER GREEN: I agree. Now, Jim, you represent the landlord here, right? You're the landlord?

MR. PLATT: I am not the landlord. I'm representing Dr. Meena, helping him.

COMMISSIONER GREEN: Okay, so the landlord doesn't know that if he allows a medical space, that there's more parking requirement?

MR. SCHMIDT: It's not a rental property, it's a condominium complex. So, each of the units are individually owned. There's a management company that oversees the site but it's not a landlord situation.

COMMISSIONER GREEN: That's your bad, because you didn't know. Okay, I'm just trying to figure out who's telling what to who.

COMMISSIONER CHERWIN: Well, that's the other issue we raised in the subcommittee, remember, which is we're not dealing with one property owner.

COMMISSIONER GREEN: That's right. That's right.

COMMISSIONER CHERWIN: That can sort of manage the parking. We're dealing with various rights of various owners who maybe think that they're entitled to certain amount of spaces.

COMMISSIONER GREEN: Right, I do remember that now, Jay. You're right.

COMMISSIONER CHERWIN: That was, if you look at, yes, that's my concern, because you have various unit owners here and the attached declaration that I saw did not include the full declaration that would explain how the parking rights are set forth.

COMMISSIONER GREEN: You're absolutely right.

COMMISSIONER CHERWIN: Well, thank you, Bruce. Wish my wife would say that to me, that's never happened.

COMMISSIONER GREEN: I'll call her and tell her.

COMMISSIONER ENNES: You're on the record, be careful.

CHAIRPERSON DAWSON: Any other comments, questions at this point?

COMMISSIONER LORENZINI: Just one question for Jake. Jake, now if they do get an easement for the 19 or 33 spots, did you have any vehicle to be notified if this goes away?

MR. SCHMIDT: Will the Village be notified?

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: There is not a condition that requires notification, but that being said, they would effectively notify us because if there is an issue, we do hear from tenants of this property often, so we would know immediately if cars were being towed or if there was some type of other issue with vehicles spilling out into Sun Shui. Aside from knowing that the original agreement fell through, Staff did receive multiple complaints, both about vehicles being towed when the last agreement fell through, as well as being notified from tenants within the office complex that parking was tight. So, Staff does hear often about this property enough that we feel confident we would know if an issue arose again. But is there a condition that specifically requires it? No.

COMMISSIONER LORENZINI: Okay, thank you.

COMMISSIONER CHERWIN: Sun Shui would not be shy about letting us know that the agreement no longer exists.

MR. SCHMIDT: We would hear either from them or we would hear from owners within the office complex.

COMMISSIONER ENNES: Are these 19 spaces designated so there's 19 specific spaces, they'd be marked up some way or no?

MR. PLATT: They are designated by the agreement, you know, as to which ones are being used. They're typically closest to the medical offices, as close so you eliminate the excessive walking for whomever is using it, yes.

I think it's also worth noting that in the survey we did, 84 percent of the time through all the surveys we did, 84 percent of the time the number of cars that were parking there were manageable within the 88 spaces that the Season owns. So, 84 percent of the time, we never had a need even to use those parking spaces. The peak time we had only occurred three percent of the time.

COMMISSIONER ENNES: There's no barrier between the Sun Shui spots and the condo association?

MR. PLATT: No.

COMMISSIONER ENNES: No fence or anything?

MR. PLATT: No.

COMMISSIONER ENNES: Pavings even? No, okay. So, I see that the lease appears, it's a gross lease. Sun Shui would pay the real estate taxes and everything on the property?

MR. PLATT: Yes.

COMMISSIONER ENNES: Okay.

CHAIRPERSON DAWSON: Commissioner Warskow, did you have more comments?

COMMISSIONER WARSKOW: No. I mean, I guess I feel for the visitors to the Office Center if there is no signage or anything, no wall, anything to let them know that they're potentially going to be towed. I don't know what it is the Village can do to help or to rectify that situation, but I think that's really poor at this point.

MR. PLATT: I think that we can kind of address the towing situation. That was really an isolated period.

DR. BARSOUM: So, for the entire time I've been there, we've had a handshake agreement with the owners there to utilize certain shared parking spaces that we would use during our peak hours and then they could use hours during their peak hours. It was a handshake agreement. There was no lease involved. There was no financial component to it.

Sun Shui went through a management change. They hired partners of some sort, and it was when those partners came on that this towing started out of nowhere. So, we had, you know, a decade plus of, you know, shared understood use and then all of a sudden cars are being towed. So, that triggered this discussion with them, and I think now having a physical lease with them and a financial component, we've, you know, coincided very, very happily since June, since this happened. So, I don't foresee that becoming an issue.

COMMISSIONER WARSKOW: Okay, appreciate that. That's it.

CHAIRPERSON DAWSON: Okay, so at this time we'll open up for public commentary. Go ahead and take a seat. I don't know if there will be any, but we will see.

Okay, so we're opening up for public commentary. Is there anyone in

the audience who has comments or questions?

(No response.)

CHAIRPERSON DAWSON: No? No. Well, look at that. All right, we're closing public commentary. So, we have a bit of a pickle on our hands. Where do we want to go?

COMMISSIONER CHERWIN: Could I ask a question? Maybe this is to Jake. So, the 19, and maybe I was looking at the site map when you said this, so I apologize if you've clarified it and I missed it, but the 19 spaces to the 33, Jake, the current agreement is, I have to pull it up again, is for 19? Because in the outline it looks like it's 19. The yellow looks like it's 19 but the lease agreement says, let's see, 33.

MR. SCHMIDT: Correct.

COMMISSIONER CHERWIN: I'm not like seeing where the yellow spaces in the site plan match up with the 33 in the lease. Am I missing that?

MR. SCHMIDT: The site plan provided by the Petitioner was just to illustrate the striping on the two sites. That site plan was from 2013, so the 19 spaces that were included in that agreement are identified on that site plan. As far as the remaining 14 that come to the total of 33, Staff isn't clear on where exactly those would be located. We don't typically ask Petitioners where their off-site parking spaces are.

COMMISSIONER CHERWIN: Got you.

MR. SCHMIDT: We look for the number, and trust the two parties to work out an appropriate place for those vehicles to park.

COMMISSIONER CHERWIN: Okay, so you know, the agreement is for 33 spaces generally. All right, so I guess I would be inclined to, you know, they're not going to get number one. I would be inclined just for, communicating with my fellow Commissioners, to include two, three and four, and then the modification we talked about in two which would be I would say a minimum of 33 spaces, and if that goes away, then what I talked about before.

COMMISSIONER GREEN: Should we put the time, too?

COMMISSIONER WARSKOW: Yes, I think we have to.

COMMISSIONER CHERWIN: Yes.

COMMISSIONER GREEN: How do you --

CHAIRPERSON DAWSON: Well, I have some questions. Could you go back to the parking chart? There's a vacant property on the land, right? 143?

MR. SCHMIDT: Correct.

CHAIRPERSON DAWSON: Is vacant.

COMMISSIONER CHERWIN: Unit.

CHAIRPERSON DAWSON: Right. So, right there is 16 spaces that, how long has that been vacant, do you know? Could you maybe come back up to, oh, I don't know, not you. I don't know who you are, sorry.

DR. BARSOUM: It's been vacant since 2007 when the facility was built.

CHAIRPERSON DAWSON: Okay, so that's 16 spaces and yet we've still had overflow problems, right? So, the property that you bought, it was next door to you?

DR. BARSOUM: Right.

CHAIRPERSON DAWSON: Was it occupied prior to you buying it?

DR. BARSOUM: Yes.

CHAIRPERSON DAWSON: So, what was it, office space or was it medical?

DR. BARSOUM: It was Home Healthcare who moved to 139.

CHAIRPERSON DAWSON: Okay, and so Home Healthcare is office space?

DR. BARSOUM: Office space, right.

CHAIRPERSON DAWSON: Right, it's not really medical. So, they're rated at a different ratio, but still I could see why the average business owner who owns a condo is just buying next door thinking, well, they have parking, I have parking, why should this be an issue, right? So, I sympathize with you. That being said, we've got to sympathize with Sun Shui because that's their parking lot, right?

What happens when Unit 143 is sold? Because theoretically, they could have 16 or if we did it to, what would it be at a one to 100? I don't do math.

COMMISSIONER GREEN: 27.

CHAIRPERSON DAWSON: Thank you.

MR. SCHMIDT: Staff did account for that within their parking demand estimates, applying those 16 spaces to the peak counts observed by Staff and the Petitioner.

CHAIRPERSON DAWSON: But how would we know?

MR. SCHMIDT: That's what we generally anticipate, what Village Code anticipates for a general office user of that size.

COMMISSIONER GREEN: But it could be --

CHAIRPERSON DAWSON: But how would we know? How would we know? Because we've had it happen before, right, where people just move into a space and they don't apply for the business license that they're supposed to. Maybe they don't need, I don't know if this is built out, but maybe they don't need a building permit because that's usually where we catch it, right, the building permit request. But at that point, this individual has purchased, this business has purchased this space thinking, right?

COMMISSIONER GREEN: Right.

CHAIRPERSON DAWSON: So, but we've got a condo and we have a management association. I mean, it's a pickle and I don't know who created the pickle. Did the Village create the pickle in allowing this to be built? You know, I mean, truthfully, right, because we knew when it was built how many condos there were and we allow for a certain amount of parking and we didn't anticipate that it was all going to go medical. I think that's really where the issue becomes, right? But we have no controls over that.

COMMISSIONER CHERWIN: Chair Dawson, I mean, I agree with you that, if you look at the minutes in the subcommittee, that was kind of what I had said. You know, the owners of the vacant spaces are the people that need to be at the meeting because they are the owners, not just the management company but the owners. They're the ones that ultimately are going to be in the pickle.

CHAIRPERSON DAWSON: Right, how are they going to sell that?

COMMISSIONER CHERWIN: I don't see, I don't know if there are any vacant owners in the audience here but that was my recommendation to the Petitioner.

CHAIRPERSON DAWSON: Have you had any, I'm sorry, the public commentary is closed, so unfortunately we can't call you up. Have you had any communications with the management company or any of these kind of discussions?

MR. SCHMIDT: All my conversations have been through Jim. However, the individual in the audience that was gesturing is the owner of that other unit.

CHAIRPERSON DAWSON: Okay, but is he testifying on their behalf? Can I call him up for that? Because if I can't, public commentary is closed.

MR. SCHMIDT: If you swear him in to testify on his behalf, you're welcome to.

CHAIRPERSON DAWSON: Okay, if you're willing to be sworn in and be part of the testimony as opposed to just public commentary, you may come up, but you're not required to. I'm just, if you want to say something, then I need you to come.

MR. AKMAKJIAN: I just wanted to, if I can clarify anything, I'm just trying to help.

CHAIRPERSON DAWSON: No, no, no. Sure, for sure. I just need you to come up.

MR. AKMAKJIAN: My name is Sam Akmakjian.

(Witness sworn.)

CHAIRPERSON DAWSON: Thank you. Okay, so you own Unit 143?

MR. AKMAKJIAN: I do, yes. I actually own a couple of the other units also.

CHAIRPERSON DAWSON: Okay.

MR. AKMAKJIAN: And you know, the parking obviously is an issue but, you know, I don't know what the answer is myself. You know, it is --

CHAIRPERSON DAWSON: Well, I guess my question will be, to you, is how --

MR. AKMAKJIAN: And I don't know that we actually have accurate even parking spaces.

CHAIRPERSON DAWSON: Parking counts?

MR. AKMAKJIAN: Do you have the actual number of spaces in the drawing that you just showed us that you're counting in your count?

MR. SCHMIDT: Yes, 88 spaces are on site.

MR. AKMAKJIAN: Right, where are you showing that?

MR. SCHMIDT: I don't have the diagram that was provided but it was included in the agenda packet and it outlines all the location that's there.

MR. AKMAKJIAN: Okay, but do you know that there is a recorded easement that provides for some parking on Sun Shui? I don't think anyone brought that up yet.

CHAIRPERSON DAWSON: If there is one, we don't know about one.

MR. AKMAKJIAN: I mean, so --

COMMISSIONER CHERWIN: In favor of who I guess would be my question.

CHAIRPERSON DAWSON: Sure.

MR. AKMAKJIAN: I'm sorry, what's that?

CHAIRPERSON DAWSON: Are you saying it's in favor of the management company of this building?

MR. AKMAKJIAN: Yes, in favor of us. It's the back row by the wall over there. I don't know if you can see where the L kind of goes out. I believe there's 10 spaces there. Now, was that in the count?

MR. SCHMIDT: The count includes just the on-site spaces within the boundaries of the offices on the property. We didn't receive any documents that showed any perpetual parking easement on the Sun Shui property.

MR. AKMAKJIAN: We developed the property originally.

MR. SCHMIDT: We saw --

CHAIRPERSON DAWSON: Oh, you were the developer?

MR. AKMAKJIAN: Yes.

CHAIRPERSON DAWSON: Oh, okay, interesting.

MR. AKMAKJIAN: And so, you know, there is a recorded easement for some additional parking but, you know, it still leaves us short and that is a concern. Obviously, I have a concern, I'd like to eventually rent out, you know, the vacant unit.

CHAIRPERSON DAWSON: Yes.

MR. AKMAKJIAN: And so, you know, I just don't know how accurate your parking count is I guess. We do have about I believe 17 spaces that were on a recorded easement with the restaurant.

CHAIRPERSON DAWSON: Okay, so because that's not in the record at this time, we really can't consider that. However, this is just a recommending body. So, whatever happens here, you go to another stage, you can bring that information in. You know, whether we approve it, deny it, what have you, you can bring that. I would say we need that.

MR. AKMAKJIAN: Right.

CHAIRPERSON DAWSON: 10 to 17 is a really big difference in this, but it will make a difference.

MR. AKMAKJIAN: And the other issue that I wanted to reiterate, what Jim was saying was, you know, 84-85 percent of the time, you know, half the parking spaces are being used. It's only very few hours where the peak use is beginning to be an impact.

CHAIRPERSON DAWSON: Sure, but you are impacting on neighbors' business.

MR. AKMAKJIAN: Right, absolutely.

CHAIRPERSON DAWSON: And that was to be considered. That's part of our requirement.

MR. AKMAKJIAN: And we've tried to come up with a more permanent solution than, you know, obviously as was mentioned earlier, Sun Shui is not going to sign a perpetuity lease agreement.

CHAIRPERSON DAWSON: Sure. I'm just more concerned about your vacant space. I don't see, if it has to come through this Commission in any way, shape or form, even if it just gets stopped at Staff, I don't see how there would be any approval. You don't have any parking left to rent that space out because that is --

MR. AKMAKJIAN: I mean, I would expect that I'd be at least able to rent it out for business, right, without medical?

CHAIRPERSON DAWSON: There's still a parking ratio and there's no parking left over.

COMMISSIONER WARSKOW: Well, they're allotting the 16 spaces.

COMMISSIONER GREEN: They're allowing 16 spaces for business use.

CHAIRPERSON DAWSON: Sure, they are. But we're giving a variance. Even with those 16 spaces not being used --

COMMISSIONER GREEN: That's why they've got to get the --

CHAIRPERSON DAWSON: We still need more, right? That's what I'm saying.

COMMISSIONER GREEN: They need 33. If they don't have the 33, then the 16 is nothing.

CHAIRPERSON DAWSON: Right. Right, that's, yes.

COMMISSIONER CHERWIN: Chair Dawson, could I ask the witness here?

You said those hours, the peak load, I mean, I did see it in the report but what are those hours during the day where it's at peak load where it's --

MR. AKMAKJIAN: I think, Jim, you did the survey on that. I think you'd --

CHAIRPERSON DAWSON: My guess would be when we're at dinnertime, right? Jim, do you want to come up?

COMMISSIONER WARSKOW: 10:00 to 2:00. I think the peaks where we're at the higher counts were --

CHAIRPERSON DAWSON: Oh, the peak is 10:00 to 2:00? Oh, lunchtime.

MR. PLATT: Actually earlier in the day.

MR. AKMAKJIAN: Lunchtime.

CHAIRPERSON DAWSON: Lunchtime, yes. That makes sense.

MR. PLATT: Typically Monday, Wednesday, and ironically on Monday Sun Shui is closed.

CHAIRPERSON DAWSON: Interesting.

MR. AKMAKJIAN: And I think they're closed for lunch now, too, aren't they?

MR. PLATT: Yes.

MR. AKMAKJIAN: They're closed for lunch currently.

MR. PLATT: So, they'd not even opened during that period.

CHAIRPERSON DAWSON: Oh, Sun Shui isn't even open at lunch?

MR. PLATT: Yes, they used to be open for lunch, and during COVID they closed lunch and they haven't opened up for lunch since then, as far as I know. I don't know if they just recently opened or not, but as of like two, three months ago, I know that they weren't open for lunch.

CHAIRPERSON DAWSON: But they could reopen at any time.

MR. PLATT: Correct.

CHAIRPERSON DAWSON: Okay, okay. Again, it's a pickle, right? I mean, I feel for all parties involved here. I really genuinely do, and I want to see what we can come up with as a solution.

COMMISSIONER ENNES: Is there any signage in the lot telling customers of the tenants in the condo association that they can park in any of those spots there?

MR. PLATT: Well, I think some new signage has come up with this new signed agreement. The management company has put up signs to let people know that it's safe to park there, that that's permissible.

COMMISSIONER ENNES: And if there's --

MR. AKMAKJIAN: And more importantly, we've, as an association, asked the owners to let their employees know that that's where they should be parking.

COMMISSIONER ENNES: Okay, makes sense.

MR. AKMAKJIAN: We're trying to get our employees to park farther away obviously.

COMMISSIONER ENNES: Sure.

MR. AKMAKJIAN: So, that the patients and customers can have the better access.

COMMISSIONER ENNES: And if there's a parking easement recorded on the Sun Shui property, it would really behoove you to get that before the Village Board. If that's something you as the developer had or, it's got to be recorded somewhere. It's an easement.

MR. AKMAKJIAN: Oh, the original easement?

CHAIRPERSON DAWSON: The easement.
COMMISSIONER ENNES: Yes.
MR. AKMAKJIAN: I do have that document. I think the Village should have it when we developed the property.
COMMISSIONER ENNES: Probably, but they wouldn't have known to go look for it.
MR. SCHMIDT: The document we reviewed showed access easements and utility easements but didn't note anything about parking. If there is a separate parking easement or document, we'd be happy to review it. That being said, if it was for up to 19 spaces, there's still a deficit at the site. Essentially, we're reviewing it as if those 19 spaces were included as part of the subject property. So, that's just a note for the Plan Commission's consideration.
CHAIRPERSON DAWSON: We've been through this before.
COMMISSIONER ENNES: Yes.
CHAIRPERSON DAWSON: What did we do last time? We made someone go out and get a lease.
COMMISSIONER GREEN: When we did this originally.
CHAIRPERSON DAWSON: No, but we did this, remember when we did this on the south side?
COMMISSIONER GREEN: When we subdivided this.
CHAIRPERSON DAWSON: On the south end, there was somebody who needed parking.
COMMISSIONER ENNES: The medical building?
CHAIRPERSON DAWSON: I don't think it was medical. Wasn't it a, I might be, I mean, how many years and how many --
COMMISSIONER WARSKOW: I do remember but I think it was business, yes.
CHAIRPERSON DAWSON: But we made someone, it was down by the CTA, whatever, we made, was it the hotel? It was the hotel.
COMMISSIONER GREEN: The hotel.
CHAIRPERSON DAWSON: We made them go get a lease agreement.
COMMISSIONER ENNES: The same thing with the medical building that I'm thinking of on Arlington Heights Road. They had signed leases with a shopping center and were shuttling people back and forth. They also had a signed lease with a funeral home.
CHAIRPERSON DAWSON: I think there was a backup plan. I mean, I think at the end of the day, the lease that I'm thinking of wasn't in perpetuity, but there was a backup plan. Here we don't even have a backup plan.
MR. SCHMIDT: I'm not familiar with the project you're referencing, but I do remember the one Terry is referencing.
CHAIRPERSON DAWSON: It's the Crystal, I don't know if maybe it was before the Crystal, it used to be the --
COMMISSIONER ENNES: The hotel, the banquet hall.
CHAIRPERSON DAWSON: Banquet hall and now it's a hotel. It might have gone before you.
MR. SCHMIDT: European Crystal?
COMMISSIONER ENNES: Right.
CHAIRPERSON DAWSON: Right, exactly, yes.

MR. SCHMIDT: I don't recall the specifics of the European Crystal project, but the Arlington Heights Road project, that was an existing office building that went fully medical. One of the tenants had secured agreements with a church down the road as well as a funeral home next door. They were shuttling employees to and from the church site, and also having some park over on the funeral home site.

COMMISSIONER ENNES: And the tenant vacated their lease because they were leased medical space and it isn't zoned medical.

MR. SCHMIDT: They didn't have the code-required parking to provide solely medical.

COMMISSIONER ENNES: Correct, correct.

CHAIRPERSON DAWSON: And then I think the biggest problem we have here is that if we go forward and then we lose the parking which we can, then there's no, we can't go in and, are we going to pull their permit, you know, to operate? I mean, that's not something the Village usually does.

MR. SCHMIDT: No, our approach wouldn't be to require them to vacate immediately.

CHAIRPERSON DAWSON: Right.

MR. SCHMIDT: It would just be when there's turnover, it can only be sold to or reoccupied by general office.

CHAIRPERSON DAWSON: Which again we're not catching that. To me that's the problem is you don't know, the person, whoever buys it has no reason to know that this is an issue. They're not going to, they might look at, they'll look at whether or not it's zoned, but they're not going to look through Plan Commission and Village Board agendas to --

COMMISSIONER ENNES: Yes.

CHAIRPERSON DAWSON: Right? I mean, there's, so we're going to get an unsuspecting buyer just like we have here. We have an unsuspecting buyer who thought, oh, I'll just go next door or what have you and it will be fine, and it's not, right?

COMMISSIONER ENNES: Right. Look, there's all these medical users, I can move in there.

CHAIRPERSON DAWSON: Right, right. I don't, I mean, so I guess, yes, I mean, I'm really stuck. I am stuck. I'd love for there to be a backup plan. Has there been any backup plan considered?

MR. PLATT: Yes.

CHAIRPERSON DAWSON: Oh, good, yay. That might be the solution we need.

MR. PLATT: Yes, and Dr. Meena can address that. That's always been talked about because we know that obviously this is volatile, so we've got to have a backup.

DR. BARSOUM: So, the nature of my practice, obviously it's, when you zone something medical, you think the traditional outpatient hospital where there's 15 people coming in at once and waiting. We don't necessarily operate that way. So, when I, you know, purchased the unit next door, I did a very simple math. They had eight employees and they took eight parking spaces. We're adding four patients and no extra employees, so in theory it shouldn't create a burden. However, we have, you know, an ordinance as the thing we have to abide by.

So, my unit and my two spaces are adjacent to a FedEx building directly next door, and they have ample parking back there. They barely use maybe 10 percent

of their spaces. I haven't approached them about leasing any of that parking because I haven't needed to since we have an agreement with Sun Shui, but that could become an additional, you know, 20 or 30 parking spaces that we can then lease from them for our practice to help, you know, offset some of the demand. So, that's my backup plan for that.

CHAIRPERSON DAWSON: Okay, so I would suggest that if, before you get to the next phase, maybe you have had a conversation with them just to see if that's option, right? Because that would be great information to have. I was also looking at this, it seems like there's a big empty lot back there. Is that right?

COMMISSIONER WARSKOW: On FedEx. Yes, I was looking at like couldn't that be turned into a parking lot?

CHAIRPERSON DAWSON: Right, like there's a, I don't know who owns that. I'm not solving your problem today at all. I'm not saying that if you did this or, you know, or this is easier or anything. I'm just saying a backup plan would really go a long way here.

MR. PLATT: I can tell you that the property to the north in the opposite direction is a carpeting/tile family-owned business, and they have space behind their property as well.

CHAIRPERSON DAWSON: Yes.

MR. PLATT: Them we have spoken with. I've spoken with them and they are open to a conversation. Again, those conversations we haven't pursued because the Sun Shui got solidified.

CHAIRPERSON DAWSON: Right.

MR. PLATT: So, we thought, okay, this is in place, we've got backups. There aren't really many other options than that because based on the property you're not going to run across Rand Road to do something. So, in reality, those are our options, where we're at and then either side of us, both of which have parking available or land available. So, those are very viable options.

CHAIRPERSON DAWSON: So, I would feel, I would tell you that if you'd come today with having those conversations, maybe an e-mail or an informal letter, something that says we're open to discussing, nothing committed, that would have eased a lot of my angst. Just hearing it makes me feel a lot better about the whole project.

I would suggest again before you go to the next phase, maybe have reached out, because then we know that if you lose the Sun Shui parking, we have another plan. You're right, there is property there, we don't know but there's property there that might be able to be accessed.

So, how about anybody else? Does that address it for everybody else?

COMMISSIONER ENNES: Are you thinking that we have them go and investigate those options and come back to us?

CHAIRPERSON DAWSON: No. No, no, no, no. I don't want to delay this. No, what I'm saying is that I'm --

COMMISSIONER ENNES: What's your timing to do this? Would this be a delay?

CHAIRPERSON DAWSON: Yes, I mean --

DR. BARSOUM: It's been six months, so we're hopefully getting this pushed forward. The only thing I would comment on is, as an association, as a board member, and Dr. Sam also is a board member, this is a topic we talk about regularly to solve for the entire project

as a whole. We are actively looking for solutions, the land behind the carpet store, the land behind FedEx. However, as the purpose of this variance is specifically just for this small unit that I'm trying to expand into, our request obviously is to address that issue in a short-term while we work on a longer, you know, bigger term solution because we are all obviously incentivized to make sure that we have adequate parking for the customers and patients.

CHAIRPERSON DAWSON: Sure.

DR. BARSOUM: It's actively something that we look at at every board meeting once a quarter.

CHAIRPERSON DAWSON: Sure, and I appreciate that. Just appreciate from our perspective, this is the only time we have you here. Once we give approval, anything could happen. So, we just have to be careful, right? But I'm comfortable with the recommendation that I would approve this with adding to the recommendation or those conditions just saying that you would reach out and start discussions on alternatives. Not that you've secured it, not that you've had it, but that you've reached out to start a discussion on alternative solutions would make me feel very comfortable approving this and giving it, you know, my vote to go to the next phase.

MR. PLATT: We're agreeable to that as a condition. We're agreeable.

COMMISSIONER CHERWIN: Chair Dawson, are you saying that, so you're not saying like that that starts when the lease is terminated? You're saying right out of the get go they should have a backup, or are you saying like --

CHAIRPERSON DAWSON: Yes. We've done that before.

COMMISSIONER CHERWIN: Yes, you want to, or your condition would be like a good faith effort to secure a backup parking arrangement in the event of Sun Shui, so --

CHAIRPERSON DAWSON: Right.

COMMISSIONER CHERWIN: -- they have a burden to kind of put a backup plan in place but there's nothing hard and fast that requires that --

CHAIRPERSON DAWSON: And it could fall through, it could absolutely fall through, right.

COMMISSIONER CHERWIN: Also, based on my comment to Commissioner Green earlier, and I guess Commissioner Warskow's timeframe, would you also be on board if we said, well, you know, if the agreement falls apart they have to notify us? That would be another condition. Then if it gets pulled, then they have 120 days to find something substantially similar, or else the Village could then use some administrative review. If it's determined that it's not adequate based on no alternative agreement and no alternative in place, then the variation will essentially expire.

CHAIRPERSON DAWSON: And then they would just be operating in violation of the variation.

COMMISSIONER CHERWIN: They'd be operating in violation.

CHAIRPERSON DAWSON: Because we're not going to go police it, right?

COMMISSIONER CHERWIN: Right. Well, the Village will have some leeway to police it if it really becomes an issue, I think. But we're not going to say, okay, well, as of this date, you're out, you're going to move out. The Village may, if it's really bad, could do that if it's a violation of the zoning, or they would actually lose their violation.

So, conceptually, does that make sense?

CHAIRPERSON DAWSON: Yes, that makes sense to me. I think that we have to get rid of the 'maintain in perpetuity.' Then I guess my question to you, Jake, then are

we, then do we have to make it a variation from the requirement? So, is there a, when you say we usually require perpetuity, is that an ordinance or is that just something that we like to see?

MR. SCHMIDT: That's just something we like to see.

CHAIRPERSON DAWSON: Okay, so we don't need a variation from that. So, we need to change number one so that it just says that an agreement to lease a minimum of 19 parking spaces shall be maintained --

COMMISSIONER CHERWIN: Chair Dawson, can I interrupt?

CHAIRPERSON DAWSON: Yes.

COMMISSIONER CHERWIN: I think one goes away. I'm going to propose a recommendation here and it will include removal of one, because I think two as modified will address the issue.

CHAIRPERSON DAWSON: Are you saying that because there already is a parking agreement in place?

COMMISSIONER CHERWIN: That's correct.

CHAIRPERSON DAWSON: Because it's signed and done so we really don't need them to go get one.

COMMISSIONER CHERWIN: That's correct.

CHAIRPERSON DAWSON: Okay, that makes sense to me. Okay.

COMMISSIONER CHERWIN: So, I would like to make a motion.

A motion to recommend to the Village Board of Trustees <u>approval</u> of PC#22-014, an amendment to LUV Ordinance 13-005, and the following variation:

1. **A variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 107 parking spaces (88 on-site spaces, with 19 off-site spaces) where 139 spaces are required by code.**

This recommendation is subject to the following:

1. **If the parking agreement with Sun Shui to lease a minimum of 33 parking spaces is discontinued, and the Petitioner does not secure substantially similar parking agreements as determined by Village at its sole discretion within 120 days after such discontinuance, then this variation may be terminated by the Village if, upon administrative review by the Village, the Village determines that the parking demand of the site is not adequately served by the property, and spaces within the Office Center shall only be re-tenanted with general office uses.**
2. **The Petitioner shall install the two required bicycle parking spaces associated with their use no later than May 30, 2023, and the Village shall work with the property owner to install the remaining five required bicycle parking spaces.**
3. **Three four-inch caliper shade trees were missing from islands within the parking lot. These trees should be installed no later than June 30, 2023.**
4. **Petitioner shall notify Village within three business days of termination of the parking agreement with Sun Shui.**

CHAIRPERSON DAWSON: That's your motion?

COMMISSIONER CHERWIN: That's it.

CHAIRPERSON DAWSON: Okay, do I have a second?
COMMISSIONER GREEN: I would second that.
CHAIRPERSON DAWSON: Okay, for me the only thing that was missing, but it's your motion, is the requirement that they start conversations. But I am happy, no, no, no, but as you were saying, I'm happy to simply include that in comments. I don't feel the need to re-motion what you just said. I couldn't even imagine re-saying that, so I'll just include that in comments.
COMMISSIONER CHERWIN: Okay.
CHAIRPERSON DAWSON: I'm very comfortable with that.
Do we have any other discussion? Oh, wait, I have one more thing I wanted to ask about. You go ahead.
COMMISSIONER ENNES: Don't we have to vote before we got to discussion?
CHAIRPERSON DAWSON: Oh, we have to vote.
Any discussion on the motion?
COMMISSIONER ENNES: I have a question, but I want to have it as a question after the motion.
CHAIRPERSON DAWSON: A question about what?
COMMISSIONER ENNES: About you said 33 parking spaces. The lease is for 19 parking spaces.
COMMISSIONER CHERWIN: That was for 33, that was --
MR. PLATT: It's for 33. 19 are the ones that are allowed.
COMMISSIONER ENNES: Okay, okay.
COMMISSIONER CHERWIN: So, I think we have a motion on the table and seconded by Commissioner Green; is that correct?
CHAIRPERSON DAWSON: Yes. I did have one discussion that I didn't raise before we went to motion. There was something about bicycle, two bicycle racks? Oh, here it is, it's in here. Oh, you included that.
The two required bicycle parking, I have a problem with, and I'm usually the big fan of bicycle parking, but I have a problem with making this owner put bicycle spaces in because the management association has failed to do so. It seems to me that that's what is going on.
Jake?
MR. SCHMIDT: They'd only be required to put in bicycle spaces for their exclusive use, two spaces for their tenant space is what the requirement is.
CHAIRPERSON DAWSON: What is two bicycle spaces?
MR. SCHMIDT: It's the minimum required for that --
CHAIRPERSON DAWSON: No, my point is do you get a two-bike rack?
COMMISSIONER WARSKOW: Yes.
CHAIRPERSON DAWSON: Like a bicycle rack for just two bicycles?
MR. SCHMIDT: It would be a u-shaped rack, and one goes on either side.
CHAIRPERSON DAWSON: Okay.
COMMISSIONER GREEN: Can't you just put a tree in and then chain to the tree?
CHAIRPERSON DAWSON: I guess all I'm saying is that it's because the management company didn't put it in that we're making him put it in, right?

MR. SCHMIDT: I'm not sure if the bicycle ordinance was in place at the time this site was developed. With older sites, typically it wasn't put in because it wasn't required.

CHAIRPERSON DAWSON: There was something in your Staff report about that, about the management company.

MR. SCHMIDT: They did agree to put in the bicycle parking spaces, they just didn't specify in their statement how many and when they would install them.

CHAIRPERSON DAWSON: And when, right. So, the management company hasn't done what they're supposed to do, so now we're making him put in two bicycle racks.

DR. BARSOUM: So, as the owners in the facility, we've already voted in our last board meeting and we are going to pay to put the seven spaces in as soon as the weather allows, so in the spring.

CHAIRPERSON DAWSON: Okay, so if that happens, Jake, does that satisfy his, too?

MR. SCHMIDT: It does.

CHAIRPERSON DAWSON: He doesn't have to do seven plus two.

MR. SCHMIDT: Correct.

CHAIRPERSON DAWSON: Okay, and you're comfortable with the motion as presented with this on the record that you don't have to now have an additional two on top of the seven? Okay, that was my only other thing I had meant to bring up before we even got to motion and we got into the other thing.

Okay, any other commentary or we vote?

COMMISSIONER ENNES: Vote.

COMMISSIONER WARSKOW: Vote.

CHAIRPERSON DAWSON: All right, let's vote.

MR. SCHMIDT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. SCHMIDT: Chair Dawson.

CHAIRPERSON DAWSON: Yes, with comment. I am the only comment, all right. So, again, now I have two comments. The first is that I again would like to see you, before the next phase, go out and start those conversations, not have to have anything secured but to have at least shown that you've started those backup conversations. The second, again I just want it on the record that I approve this with the understanding that the Petitioner is not being required to go out and put two bicycle parking spaces in on his own if the management company takes care of the seven. I just want to make sure that that has been clarified. Okay, that's it.

So, you've received a unanimous approval from us subject to these conditions of course. Again, a recommending body only. You need to then go to the Village Trustees, and Jake will work with you on the date for that. But congratulations!

MR. PLATT: Thank you.
DR. BARSOUM: Thank you.
CHAIRPERSON DAWSON: Thank you for being a good resident and a good business of Arlington Heights.
DR. BARSOUM: Thank you.
CHAIRPERSON DAWSON: All right, so now we go to our next agenda item which is general public commentary. Do we have anyone in the audience who wants to come up and speak? Yes, please come.

All right, so as you know, we need you to state your name, spell your last name. If you're willing to give your address, that's fine, it's not required, and there is a limit of three minutes on your commentary.

GENERAL PUBLIC COMMENT

MR. MOENS: My name is Keith Moens, I'm an Arlington Heights resident. This is just regarding a topic that's kind of surfaced here lately. It's about tear-downs. According to Design Commission, last year there was about 10 tear-downs in Arlington Heights. I think they've approved 10, which is pretty low actually for what we've seen before. It's kind of a low ebb.

This might be a good time to consider, from a Village standpoint, incorporating a policy or some regulation on tear-downs when the interest isn't so high like we saw back in the 90's when in the fever of it then you had realized something. This may be the time to come in and put in some policy and regulation to sort of, you know, negate the negative impact that tear-downs have in neighborhoods as far as flooding and aesthetics and size of the houses and the remaining house values and something like that.

So, it's just something that you may consider moving forward.
CHAIRPERSON DAWSON: Okay, thank you.
All right, any other items on the agenda?
MR. SCHMIDT: No.
CHAIRPERSON DAWSON: Okay, so do I have a motion to adjourn?
COMMISSIONER CHERWIN: Yes, you do.
COMMISSIONER GREEN: I'll second.
CHAIRPERSON DAWSON: All in favor?
(Chorus of ayes.)
CHAIRPERSON DAWSON: Any opposed?
(No response.)
CHAIRPERSON DAWSON: Okay, good night, everyone.
(Whereupon, at 8:31 p.m., the public hearing on the above-mentioned petition was adjourned.)

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Legend

0 300 600 ft

Print Date: 8/3/2022

Notes

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impressive smiles

Meena Barsoum, DMD
ahdentist.com
131 West Rand Road
Arlington Heights, IL 60004

November 8, 2022

Re: Application Number: 22-2252

Business Summary - Impressive Smiles

To Whom It May Concern,

My dental practice has been in business serving the Arlington Heights community since 2010. For the last 12 years we have been a staple in the community, providing outstanding dental care and customer service to all our patients. The COVID pandemic introduced a new way of practicing, with increased sanitation protocols necessary between patients. Even with this additional sanitation burden, our business is still growing and accommodating more clients. However we are still an appointment only business and we do not accept walk-ins or overbook appointments. The traditional model for a medical practice was very haphazard, encouraging double booking and walk-ins. We operate differently these days because our clients and patients expect to be seen on time. Therefore, we only schedule 1 patient at a time.

Our expansion project would allow us to continue growing our practice and accommodating more patients, while continuing to sustain our excellent reputation and goodwill in the community. By expanding the practice, we can accommodate more patients within the same hours of operation and with the current staffing we have today. The pandemic sanitation practices are now a permanent part of our practice and in order to continue those practices, we must expand.

The Seasons Office Park is a mix of medical and commercial properties and we want to continue our growth in this complex. We have been a great business neighbor. We have gone through the building process and met all other village requirements for this expansion. We want to remain in Arlington Heights and to keep our loyal employees and treat our loyal patients.

Our expansion is seeking an amendment to allow up to 4 additional vehicles to park to accommodate the maximum number of new patients the space can accommodate.

Direct Line: 847-253-4449 Main Line: 847-253-4447 Fax: 847-253-4448

Our hours of operation will no change with this expansion and they are currently:

Monday	9a-4p
Tuesday	8a-5p
Wednesday	10a-7p
Thursday	8a-5p
Friday	8a-2p

Our current patient and employee numbers and proposed expansion numbers are as follows:

Number of patients and staff on-site:
Current PEAK: 10 employees + 4 patients Less than 14% of our scheduling times
New Space: 0 employees + 4 patients
Total: 10 employees + 8 patients

Variation Requested: Staff identified required parking at 136 spaces. With the 88 spaces provided by Seasons Office Park, the deficit is 48 spaces. The existing ordinance allows a deficit of 25 spaces, and the remaining 23 spaces are accommodated through an agreement with the restaurant Sun Shui for 33 spaces. Further, our Parking Study showed a current peak usage of 97 vehicles. With 121 parking spaces available, we feel there is more than adequate parking to accommodate my expansion.

Thank you for your consideration.

Sincerely,

Meena Barsoum, DMD

(02/04/13–Legal #1)

Consent

Chicago Surgical Clinic
129 W. Rand Road

1311444001

Doc#: 1311444001 Fee: $60.00
Affidavit Fee:
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 04/24/2013 09:36 AM Pg: 1 of 2

AN ORDINANCE GRANTING A LAND USE VARIATION AND VARIATIONS FROM CHAPTER 28 OF THE VILLAGE OF ARLINGTON HEIGHTS

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 12-023, pursuant to notice, has on January 9, 2013, conducted a public hearing on the application of Chicago Surgical Clinic for a land use variation to allow a care facility, ambulatory, in a B-2 General Business District and certain variations from Chapter 28 of the Arlington Heights Municipal Code; and

WHEREAS, the Plan Commission has recommended the granting of a land use variation and variations from the Zoning Ordinance for the subject property; and

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

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

SECTION ONE: That a land use variation is hereby granted to allow a care facility, ambulatory, in a B-2 General Business District, at the property legally described as:

> Lot 2 in Stanley W. Minsky's Subdivision, being a subdivision of part of the West ½ of the Southwest ¼ of Section 17, Township 42 North, Range 11 East of the Third Principal Meridian and part of the East ½ of the Southeast ¼ of Section 18, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.
>
> PIN: 03-18-401-167-1001

and commonly described as 129 W. Rand Road, Arlington Heights, Illinois. Said approval shall be in substantial compliance with the First Floor Use Square Footage Plan prepared by Group A Architecture, dated October 5, 2012 with revisions through January 6, 2013, consisting of one sheet, a copy of which is on file with the Village Clerk and available for public inspection.

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

1. A variation from Section 6.12, Traffic Engineering Approval, waiving the requirement for a traffic and parking study from a Certified Traffic Engineer.

2. A variation from Section 11.4, Schedule of Parking Requirements, to allow a reduction to the minimum number of parking stalls from 132 stalls to 107 stalls.

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

1. Approval of the land use variation granted by this Ordinance shall only apply to Chicago Surgical Clinic.

2. The maximum business hours shall be between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. There shall be no 24-hour emergency care allowed.

3. The Petitioner shall comply with all applicable Federal, State and Village codes, regulations, and policies and shall obtain all necessary permits

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

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

AYES: GLASGOW, BREYER, SCALETTA, HAYES, ROSENBERG, BLACKWOOD, FARWELL, SIDOR, MULDER

NAYS: NONE

PASSED AND APPROVED this 4th day of February, 2013.

Village President

ATTEST:

Village Clerk

LAND USE/Chicago Surgical Clinic

Village of Arlington Heights

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

January 22, 2013

TO THE PRESIDENT AND
MEMBERS OF THE BOARD OF TRUSTEES
ARLINGTON HEIGHTS, ILLINOIS

PETITIONER: Chicago Surgical Clinic
129 W. Rand Road
P.C. #12-023

REQUEST:

1. Land Use Variation to allow a Care Facility, Ambulatory in a B-2, General Business District
2. A variation from Chapter 28, Section 6.12, Traffic Engineering to waive the requirement for a formal traffic and parking study from a Certified Traffic Engineer.
3. A variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of code required parking stalls from 132 to 107 spaces.

On January 9, 2013 the Plan Commission held a public hearing. The recommendation of the Plan Commission during the hearing was as follows:

PLAN COMMISSION / MOTION
Commissioner LaBedz moved and Commissioner Sigalos seconded:

A motion to recommend to the Village Board of Trustees, approval of PC #12-023, a Land Use Variation to allow a Care Facility, Ambulatory in a B-2, General Business District; a variation from Chapter 28, Section 6.12, Traffic Engineering, to waive the requirement for a formal traffic and parking study from a Certified Traffic Engineer; and a variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of code required parking stalls from 132 to 107 spaces.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated January 3, 2013:

1. **Approval of the Land Use Variation shall only apply to Chicago Surgical Clinic.**
2. **No 24-hour emergency care shall be allowed and the maximum business hours shall be restricted from 7:00 am to 7:00 pm, Monday through Saturday.**
3. **The petitioner shall comply with all Federal, State, and Village codes, regulations and policies.**

Roll Call Vote:
Commissioner LaBedz, Sigalos, Drost, Ennes, Green, Jensen, Lorenzini, and Chairman Wolfe voted in favor. Motion carried.

Michael Wolfe, Chair
Arlington Heights Plan Commission
Recorded by LeGrand Services

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Matthew S. Dabrowski, Development Planner
Meeting Date: January 9, 2013
Date Prepared: January 3, 2013
Project Title: Chicago Surgical Clinic
Address: 129 W. Rand Road

BACKGROUND INFORMATION

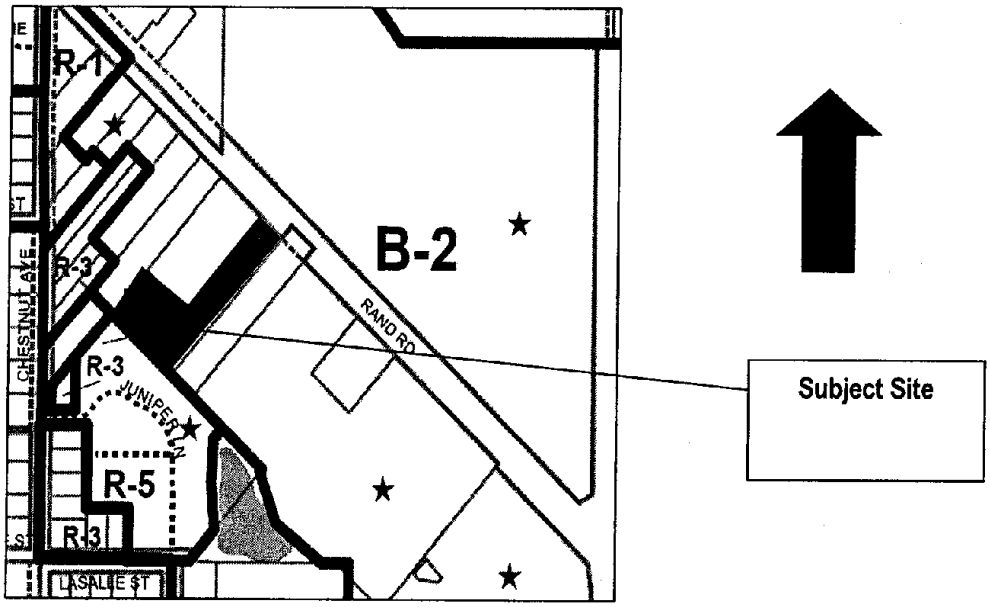
Petitioner: Robert Kirk
Address: Group A Architects
1100 Landmeier Road, Suite 202
Elk Grove, Illinois 60007
Existing Zoning: B-2, General Business District

Requested Action:

- Land Use Variation to allow a Care Facility, Ambulatory in a B-2, General Business District

Variations Identified:

1. A variation from Chapter 28, Section 6.12, Traffic Engineering to waive the requirement for a formal traffic and parking study from a Certified Traffic Engineer.
2. A variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of code required parking stalls from 132 to 107 spaces.



Surrounding Properties

Direction	Zoning	Use	Comprehensive Plan
North	B-2,General Business	Sun Shui Restaurant and Arlington Plaza	Commercial
South	R-5, Multi-Family Dwelling	Juniper Townhomes	Moderate Density Multi-Family
East	B-2, General Business	Helena Plaza	Commercial
West	B-2, General Business	Kinko's	Commercial

Background

The subject site is 1.83 acres (79,715 square feet) and zoned B-2, General Business District. The property is developed with a multi-tenant office building that is one story tall (except or the northernmost unit, which is two stories) and has a total floor area of

32,589 square feet. The subject site also has a total of 88 parking stalls, as well as access via a shared parking agreement to 19 parking stalls that are located on the adjoining restaurant property. When combined, the existing office center is served by a total of 107parking stalls that are accessible via two driveways along Rand Road.

The proposed action, if approved would allow Chicago Surgical Clinic (CSC) to occupy the northernmost 7,217 square feet and convert said space into a medical clinic and surgical center. CSC is currently located in the Wheeling, Illinois. This existing facility, is approximately 3,000 square feet, and operates as a medical clinic only as all surgical procedures are performed at an affiliated hospital. Moreover, this is a specialized facility with all examinations and procedures by appointment only and with a referral from the patient's general physician. The first floor of the new facility is 3,681 square feet, and includes the main entry lobby, 3 examination rooms, and three surgical rooms for minimally invasive, out-patient procedures. The second floor, which is 3,536 square feet, includes 4 additional examination rooms and an administrative office component for billing, and clerical support. The hours of operation are Monday through Saturday from 7:00 AM to 7:00 PM. Clinical hours will be scheduled between 11:00 AM to 2:00 PM, while surgical hours are between 7:00 AM and 11:00 AM and 2:00 PM and 7:00 PM.

According to CSC's business plan, the facility will have a maximum of 13 employees (3 physicians + 10 full time/part-time staff) during surgical procedures and up to 7 employees (3 physicians + 4 full time/part time staff) during clinical hours. On average, CSC has a total of 55 appointments per day (clinical = 27 appointments + surgical = 28 appointments). This number is not expected to change as CSC's plan to relocate to the Arlington Heights facility is to consolidate the clinical and surgical functions under one roof. Moreover, approximately 90% (22 appointments) of the surgical procedures occur during the morning hours, while 40% (11 appointments) of the clinical examinations occur at 1:00 PM. Furthermore, in December of 2012, CSC received approval of their Certificate of Need through the Illinois State Health Board.

Zoning and Comprehensive Plan

While a medical clinic is an allowed use within the underlying B-2 district, the surgical component is considered a Care Facility, Ambulatory, which is defined as a "... facility to provide care to a patient without hospitalization or other institutionalization", and is only allowed within the I, Institutional District. Therefore, the Plan Commission must review and the Village Board must approve a Land Use Variation. As part of the formal review process, the Petitioner provided a written justification based upon the following hardship criteria:

- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of that zone.**
- **The plight of the owner is due to unique circumstances.**
- **The variation, if granted, will not alter the essential character of the locality.**

Staff reviewed the Petitioner's justification letter (see attached) and supports the proposed land use variation for the following reasons. One, the proposed request will allow a viable business to occupy a vacant office space within a building that is currently 75% vacant. By way of comparison, the existing office vacancy rate within the Northwest Suburban market is 27%, while the office vacancy rate for the north side of Arlington Heights is 17% and 23% for the Village as a whole. Therefore, the granting of said variation will allow a viable business to occupy approximately 22% of the existing building, thereby strengthening the office center and reducing vacancy rates. Two, CSC's request to allow a surgical component represents a unique situation as said use is complimentary to the medical clinic, which is allowed within the underlying B-2 district. Lastly, the proposed request will not alter the essential character of the locality, since the proposed request is compatible with surrounding land uses, which consists of residential, commercial, and office.

Building, Site, and Landscape Related Issues

The existing development was constructed in 2009 as an allowed use and complies with all applicable accessibility, building, life safety and zoning code requirements.

Traffic & Parking Issues

According to Village Code, a Land Use Variation request adjacent to a major arterial street such as Rand Road must provide a detailed traffic and parking study from a Certified Traffic Engineer. In conjunction with said land use variation, the following variation has been identified:

- **A variation from Chapter 28, Section 6.12, *Traffic Engineering Approval*, to waive the requirement for a traffic and parking study from a Certified Traffic Engineer**

In lieu of a full study, the Petitioner has provided a limited scope assessment that focuses on parking as said request will not impact site access or on-site circulation patterns. With respect to parking Village Code requires 1 parking stall for every 200 square feet of floor area for medical and dental related uses. Pursuant to Table 1 below, CSC require 36 parking stalls, while the office facility as a whole requires a total of 132 parking stalls.

Table 1: Parking Analysis per Village Code

Use	SF	Parking Ratio	Required Parking
Chicago Surgical Clinic	7,217	1 space / 200 square feet	36
Existing Medical Office	6,540	1 space / 200 square feet	33
Existing Professional Office	1,756	1 space / 300 square feet	6
Vacant Office	17,076	1 space / 300 square feet	57
Total Required			132
Total Provided			107
Surplus/(Deficit)			**(25)**

As previously mentioned, a total of 107 parking spaces are provided, thereby resulting in deficit of 25 parking stalls and the following variation:

- **A variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of code required parking stalls from 132 to 107 spaces.**

To support the aforementioned variation, the Petitioner first conducted a parking survey of the existing parking lots on site to ascertain the peak parking demand of the existing office building and restaurant. This survey was conducted on Monday November 5, 2012, Wednesday November 7, 2012, Thursday November 8, 2012, and Saturday November 10, 2012 at 10:00 AM, 12:30 PM, 3:00 PM, and 5:30 PM. It is important to note that these hours correspond to the morning and evening surgical procedures and the mid-day clinical examinations. Table 2 below outlines the peak number of parking spaces occupied during said hours.

Table 2: Parking Survey Findings

	Office Development		Sun Shui Restaurant	
	Occupied	Total	Occupied	Total
Morning Peak Time (10:00 AM)	15	107	6	68
Mid-day Peak Time (12:30 PM)	29	107	37	68
Evening Peak Time (5:30 PM)	21	107	23	68

The Petitioner also conducted parking counts at CSC's existing facility in Wheeling, Illinois, which is approximately 62% smaller in floor area than the proposed facility in Arlington Heights. The peak parking demand observed was 7 parking stalls at 1:00 PM. When extrapolating for the difference in size, CSC anticipates a peak parking demand of 19 spaces during the mid-day peak hour.

As previously mentioned, approximately 90% (24 appointments) of the surgical procedures occur between 7:00 AM and 11:00 AM, which equates to 6 procedures per hour or one patient per surgical room, plus 3 patients in the waiting room. During that time, the observed number of parking spaces occupied and the projected number of parking spaces required for the vacant office space is 72 parking stalls. When combined, the peak parking demand during the morning surgical hours is expected to be 91 parking stalls or a parking surplus of 16 spaces. With respect to the evening surgical times, the number of appointments reduces to approximately 1 per hour. However, the number of observed parking spaces occupied increases, thereby generating a projected parking demand of 92 parking stalls or an anticipated surplus of 15 parking spaces. Lastly, the clinical component has an average of 27 appointments per day, with approximately 41% (11 appointments or one per exam room + 4 people in the waiting room) occurring at 1:00 PM. During that time, the observed number of parking spaces occupied and the projected number of parking stalls required for the vacant office space equates to 86 parking stalls. When combined, the projected mid-day parking demand is 95 parking spaces, or an anticipated parking surplus of 12 parking stalls.

Table 3: Projected Parking Demand Analysis

	Medical Staff	Average # of appointments per hour	Observed Parking Counts	Projected Parking for Vacant Office per Code	Parking Required	Parking Provided	Surplus / (Deficit)
AM Surgical	13	6	15	57	91	107	16
Mid-Day Clinical	7	11	29	57	95	107	12
PM Surgical	13	1	21	57	92	107	15

Based on this information the Staff Development Committee concurs with the Petitioner that there is sufficient parking on site to accommodate the proposed use.

RECOMMENDATION

The Staff Development Committee reviewed the Petitioner's request and recommends **approval** of a Land Use Variation to allow a Care Facility, Ambulatory in a B-2, General Business District, a variation from Chapter 28, Section 6.12, Traffic Engineering to waive the requirement for a formal traffic and parking study from a Certified Traffic Engineer, and a variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of code required parking stalls from 132 to 107 spaces. This approval shall be subject to the following conditions:

1. Approval of the Land Use Variation shall only apply to Chicago Surgical Clinic
2. No 24 hour emergency care shall be allowed and the maximum business hours shall be restricted from 7:00 AM to 7:00 PM, Monday through Saturday.
3. The Petitioner shall comply with all Federal, State, and Village codes, regulations and policies.

January 3, 2013

Bill Enright, AICP
Deputy Director of Planning and Community Development

C: William C. Dixon, Village Manager
All Department Heads
Afshan Hamid, Design Planner

Impressive Smiles - Seasons Office Park			Parking Study September 23 - October 5 2022					
Date	Sept. 23	Sept. 24	Sept. 26	Sept. 28	Sept. 30	Oct. 1	Oct. 3	Oct. 5
Day	Friday	Saturday	Monday	Wednesday	Friday	Saturday	Monday	Wednesday
Time								
8am	60	22	59	56	51	23	65	57
9am	73	28	71	69	65	31	88	72
10am	79	37	78	77	64	35	97	86
11am	73	36	88	97	73	32	94	94
Noon	71	33	78	94	63	25	80	91
1pm	73	21	74	88	65	21	93	92
2pm	72	18	79	96	66	16	91	94
3pm	63		91	88	58		83	82
4pm	51		82	85	36		76	77
5pm	34		76	78	33		64	70
6pm				21				18
Total Readings	76							
Readings less than 88	64	84%						
Readings over 88	12	16%						
Readings max: 97	2	3%						

LEASE AGREEMENT

This Lease Agreement is made this _____ day of 11-15-, 2022, between **Sun Shui Inc.** (hereinafter "Lessor") and **Seasons Condominium Association** (hereinafter "Lessee"). The Lessor hereby agrees to lease to the Lessee Thirty-Three (33) certain parking spaces on the terms and conditions as stated herein. The use of the lot is 7 days a week 5AM to 5PM.

1. **PREMISES:** The premises herein leased are Thirty-Three (33) designated parking spots at 155 W Rand Rd, Arlington Heights, IL 60004 (hereinafter "Property").
2. **TERM:** The term of this Lease shall be One (1) year commencing November 1, 2022 and Automatically renewing each year.
3. **RENT:** Lessee agrees to pay to Lessor One Thousand and 00/100 Dollars ($1,000.00) per month, gross, as Rent.
4. **MAINTENANCE:** Lessee agrees to maintain the parking lot and keep the area free and clear from snow, ice and debris at all times. Lessee agrees that he will bear the cost and expense of said maintenance.
5. **INDEMNIFICATION:** To the fullest extent permitted by law, and without regard to the existence or limitation of any insurance coverage provided by Lessee hereunder, Lessee hereby agrees to defend, indemnify and hold each of the Indemnitees harmless from and against any and all claims, actions, costs, penalties, damages and expenses, including attorney's fees, based upon or arising out of or in connection with (a) personal injury or property damage in or about the Premises resulting from any cause, (b) a breach by Lessee of its obligations under the Lease, or (c) otherwise pertaining to the use and occupancy by Lessee of the Premises.
6. **INSURANCE:** Lessee agrees to pay for and keep in force during the term of this Lease, General Liability Insurance for not less than $1,000,000.00 naming the Lessor and Manager as Additional Insured. Lessee agrees to provide proof of the insurance on an annual basis or upon reasonable request by Lessor.
7. **SURRENDER OF PREMISES:** At the termination of this Lease, Lessee shall quit and surrender the premises hereby demised in as good state and condition as they were at the commencement of this Lease, reasonable use and were thereof and damages by the elements accepted.
8. **GOVERNING LAW:** The lease shall be governed by, construed and enforced in accordance with the laws of the State of Illinois.
9. **BINDING EFFECT:** The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, successors and assigns of the parties hereto, and all covenants are to be construed as conditions of this Lease. Each of the individuals signing on behalf of the entity represents that they have the authority to bind the respective party. This lease may be signed in counterparts with electronic signatures which shall constitute as an original.

10. **ASSIGNMENT:** Lessee shall not assign any Rights under this lease without prior written approval by Lessor.
11. **RIGHT OF CANCELATION:** In the event Lessor seeks to redevelop, lease, take back or sell the leased portion of the Property of which the Premises, Lessor shall have the right to cancel this lease with a thirty (30) days advance written notice. Lessee also have the right to cancel with a thirty (30) day written notice.
12. **NOTICES:** Whenever notice must be given under the provisions of this Agreement, such notice must be in writing and either hand delivered or sent by certified mail, return receipt requested, postage prepaid or overnight carrier and addressed as follows (until either party notifies the other in writing of a different address):

If to Lessee: Season Condominium Association
Verona Management Inc.
520 W Lake
Addison, IL 60101

If to Lessor: Sun Shui Inc
155 W Rand Road
Arlington Heights, IL 60005

Executed the _____ day of 11-15, 2022.

Sun Shui

By: _____ YuYun CHEN

Verona Management, C/O Season Condominium Association

By: _____
Name: Mario Presta
Title: Property Manager

LEASE AGREEMENT

This Lease Agreement is made this _____ day of _____, 2022, between **Sun Shui Inc.** (hereinafter "Lessor") and **Seasons Condominium Association** (hereinafter "Lessee"). The Lessor hereby agrees to lease to the Lessee Thirty-Three (33) certain parking spaces on the terms and conditions as stated herein. The use of the lot is 7 days a week 5AM to 5PM.

1. **PREMISES:** The premises herein leased are Thirty-Three (33) designated parking spots at 155 W Rand Rd, Arlington Heights, IL 60004 (hereinafter "Property").
2. **TERM:** The term of this Lease shall be One (1) year commencing November 1, 2022 and Automatically renewing each year.
3. **RENT:** Lessee agrees to pay to Lessor One Thousand and 00/100 Dollars ($1,000.00) per month, gross, as Rent.
4. **MAINTENANCE:** Lessee agrees to maintain the parking lot and keep the area free and clear from snow, ice and debris at all times. Lessee agrees that he will bear the cost and expense of said maintenance.
5. **INDEMNIFICATION:** To the fullest extent permitted by law, and without regard to the existence or limitation of any insurance coverage provided by Lessee hereunder, Lessee hereby agrees to defend, indemnify and hold each of the Indemnitees harmless from and against any and all claims, actions, costs, penalties, damages and expenses, including attorney's fees, based upon or arising out of or in connection with (a) personal injury or property damage in or about the Premises resulting from any cause, (b) a breach by Lessee of its obligations under the Lease, or (c) otherwise pertaining to the use and occupancy by Lessee of the Premises.
6. **INSURANCE:** Lessee agrees to pay for and keep in force during the term of this Lease, General Liability Insurance for not less than $1,000,000.00 naming the Lessor and Manager as Additional Insured. Lessee agrees to provide proof of the insurance on an annual basis or upon reasonable request by Lessor.
7. **SURRENDER OF PREMISES:** At the termination of this Lease, Lessee shall quit and surrender the premises hereby demised in as good state and condition as they were at the commencement of this Lease, reasonable use and were thereof and damages by the elements accepted.
8. **GOVERNING LAW:** The lease shall be governed by, construed and enforced in accordance with the laws of the State of Illinois.
9. **BINDING EFFECT:** The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, successors and assigns of the parties hereto, and all covenants are to be construed as conditions of this Lease. Each of the individuals signing on behalf of the entity represents that they have the authority to bind the respective party. This lease may be signed in counterparts with electronic signatures which shall constitute as an original.

10. **ASSIGNMENT:** Lessee shall not assign any Rights under this lease without prior written approval by Lessor.
11. **RIGHT OF CANCELATION:** In the event Lessor seeks to redevelop, lease, take back or sell the leased portion of the Property of which the Premises, Lessor shall have the right to cancel this lease with a thirty (30) days advance written notice. Lessee also have the right to cancel with a thirty (30) day written notice.
12. **NOTICES:** Whenever notice must be given under the provisions of this Agreement, such notice must be in writing and either hand delivered or sent by certified mail, return receipt requested, postage prepaid or overnight carrier and addressed as follows (until either party notifies the other in writing of a different address):

If to Lessee: Season Condominium Association
Verona Management Inc.
520 W Lake
Addison, IL 60101

If to Lessor: Sun Shui Inc
155 W Rand Road
Arlington Heights, IL 60005

Executed the _____ day of 11-15, 2022.

Sun Shui

By: _____ YU YUN CHEN

Verona Management, C/O Season Condominium Association

By: _____
Name: Mario Presta
Title: Property Manager

租赁协议

本租赁协议由 Sun Shui Inc.（以下简称“出租人”）和 Seasons Condominium Association（以下简称“承租人”）于 2022 年 11月15日 日____ 签订。出租人特此同意按照此处所述的条款和条件向承租人三十三 (33) 出租某些停车位。 The use of the lot is 7 days a week 5AM to 5PM.

1. 场所：此处租赁的场所是位于 155 W Rd, Arlington Heights, IL 60004 的三十三 (33) 个指定停车位（以下简称“物业”）。

2. 期限：本租约期限为一 (1) 年，自 2022 年 11 月 1 日起，**每年自**动续订。

3. 租金：承租人同意**每月向出租人支付** 1000 美元（1,000.00 美元）作为租金。

4. 维护：承租人同意维护停车场，并始终保持该区域没有雪、冰和碎片。承租人同意他将承担上述维护的成本和费用。

5. 赔偿：在法律允许的最大范围内，并且不考虑承租人在本协议项下提供的任何保险范围的存在或限制，**承租人特此同意**为任何和所有索赔进行辩护、赔偿并使每个受偿人免受损害, 诉讼, 费用, 罚款, 损

害赔偿和费用，**包括律**师费，**基于或引起或与之相关的** (a) **因任何原因**导致的场所内或场所附近的人身伤害或财产损失，(b) **承租人的**违约其在租约下的义务，或 (c) **与承租人使用和占用**处所有关的其他义务。

6. 保险：承租人同意在本租约期限内支付不少于 1,000,000.00 美元的一般责任保险，并将出租人和管理人指定为附加被保险人。承租人同意每年或应出租人的合理要求提供保险证明。

7. 房屋交还：在本租约终止时，承租人应退出并交出在本租约开始时处于良好状态和状况、合理使用和已被接受的因素造成的损坏的房屋。

8. **适用法律**：**租**约受伊利诺伊州法律管辖、解释和执行。

9. 约束力：此处包含的契诺和条件应适用于并约束双方的继承人、法定代表人、继承人和受让人，所有契诺均应解释为本租约的条件。代表实体签署的每一个人都表示他们有权约束相关方。该租约可以在具有电子签名的副本上签署，该电子签名应构成原件。

10. 转让：未经出租人事先书面批准，承租人不得转让本租约项下的任何权利。

11. 取消权：如果出租人寻求重新开发、出租、收回或出售物业的租赁部分，出租人有权提前三十 (30) 天书面通知取消此租约.承租人也有权提前三十 (30) 天书面通知取消。
12. 通知：当根据本协议的规定必须发出通知时，该通知必须以书面形式亲自交付或通过挂号信、要求回执、预付邮资或隔夜承运人发送，地址如下（直至任何一方通知另一方以书面形式提供不同的地址）：

Zūlìn xiéyì
běn zūlìn xiéyì yóu Sun Shui Inc.(Yǐxià jiǎnchēng "chūzū rén") hé Seasons Condominium Association(yǐxià jiǎnchēng "chéngzū rén") yú 2022 nián _____ rì____ qiāndìng. Chūzū rén tècǐ tóngyì ànzhào cǐ chù suǒ shù de tiáokuǎn hé tiáojiàn xiàng chéngzū rén sānshísān (33) chūzū mǒu xiē tíngchē wèi.
1. Chǎngsuǒ: Cǐ chù zūlìn de chǎngsuǒ shì wèiyú 155 W Rd, Arlington Heights, IL 60004 de sānshísān (33) gè zhǐdìng tíngchē wèi (yǐxià jiǎnchēng "wùyè").
2. Qíxiàn: Běn zūyuē qíxiàn wéi yī (1) nián, zì 2022 nián 11 yuè 1 rì qǐ, měinián zìdòng xù dìng.
3. Zūjīn: Chéngzū rén tóngyì měi yuè xiàng chūzū rén zhīfù 1000 měiyuán (1,000.00 Měiyuán) zuòwéi zūjīn.
4. Wéihù: Chéngzū rén tóngyì wéihù tíngchē chǎng, bìng shǐzhōng bǎochí gāi qūyù méiyǒu xuě, bīng hé suìpiàn. Chéngzū rén tóngyì tā jiāng chéngdān shàngshù wéihù de chéngběn hé fèiyòng.

5. Péicháng: Zài fǎlǜ yǔnxǔ de zuìdà fànwéi nèi, bìngqiě bù kǎolǜ chéngzū rén zài běn xiéyì xiàng xià tígōng de rènhé bǎoxiǎn fànwéi de cúnzài huò xiànzhì, chéngzū rén tècǐ tóngyì wèi rènhé hé suǒyǒu suǒpéi jìnxíng biànhù, péicháng bìng shǐ měi gè shòu cháng rén miǎn shòu sǔnhài, sùsòng, fèiyòng, fákuǎn, sǔnhài péicháng hé fèiyòng, bāokuò lǜshī fèi, jīyú huò yǐnqǐ huò yǔ zhī xiāngguān de (a) yīn rènhé yuányīn dǎozhì de chǎngsuǒ nèi huò chǎngsuǒ fùjìn

de rénshēn shānghài huò cáichǎn sǔnshī, (b) chéngzū rén de wéiyuē qí zài zūyuē xià de yìwù, huò (c) yǔ chéngzū rén shǐyòng hé zhànyòng chùsuǒyǒuguān de qítā yìwù.

6. Bǎoxiǎn: Chéngzū rén tóngyì zài běn zūyuē qíxiàn nèi zhīfù bù shǎo yú 1,000,000.00 Měiyuán de yībān zérèn bǎoxiǎn, bìng jiāng chūzū rén hé guǎnlǐ rén zhǐdìng wèi fùjiā bèi bǎoxiǎn rén. Chéngzū rén tóngyì měinián huò yīng chūzū rén de hélǐ yāoqiú tígōng bǎoxiǎn zhèngmíng.

7. Fángwū jiāohuán: Zài běn zūyuē zhōngzhǐ shí, chéngzū rén yīng tuìchū bìng jiāo chū zài běn zūyuē kāishǐ shí chǔyú liánghǎo zhuàngtài hé zhuàngkuàng, hélǐ shǐyòng hé yǐ bèi jiēshòu de yīnsù zàochéng de sǔnhuài de fángwū.

8. Shìyòng fǎlǜ: Zūyuē shòu yīlìnuòyī zhōu fǎlǜ guǎnxiá, jiěshì hé zhíxíng.

9. Yuēshù lì: Cǐ chù bāohán de qì nuò hé tiáojiàn yīng shìyòng yú bìng yuēshù shuāngfāng de jìchéngrén, fǎdìng dàibiǎo rén, jìchéngrén hé shòu ràng rén, suǒ yǒu qì nuò jūn yīng jiěshì wéi běn zūyuē de tiáojiàn. Dàibiǎo shítǐ qiānshǔ de měi yīgè rén dōu biǎoshì tāmen yǒu quán yuēshù xiāngguān fāng. Gāi zūyuē kěyǐ zài jùyǒu diànzǐ qiānmíng de fùběn shàng qiānshǔ, gāi diànzǐ qiānmíng yīng gòuchéng yuánjiàn.

10. Zhuǎnràng: Wèi jīng chūzū rén shìxiān shūmiàn pīzhǔn, chéngzū rén bùdé zhuǎnràng běn zūyuē xiàng xià de rènhé quánlì.

11. Qǔxiāo quán: Rúguǒ chūzū rén xúnqiú chóngxīn kāifā, chūzū, shōuhuí huò chūshòu wùyè de zūlìn bùfèn, chūzū rén yǒu quán tíqián sānshí (30) tiān shūmiàn tōngzhī qǔxiāo cǐ zūyuē. Chéngzū rén yěyǒu quán tíqián sānshí (30) tiān shūmiàn tōngzhī qǔxiāo.

12. Tōngzhī: Dāng gēnjù běn xiéyì de guīdìng bìxū fà chū tōngzhī shí, gāi tōngzhī bìxū yǐ shūmiàn xíngshì qīnzì jiāofù huò tōngguò guàhào xìn, yāoqiú huízhí, yùfù yóuzī huò géyè chéngyùn rén fà sòng, dìzhǐ rúxià (zhízhì rènhé yīfāng tōngzhī lìng yīfāng yǐ shūmiàn xíngshì tígōng bùtóng dì dìzhǐ):

If to Lessee:
Season Condominium Association
Verona Management Inc.
520 W Lake
Addison, IL 60101

If to Lessor:
Sun Shui Inc
155 W Rand Road
Arlington Heights, IL 60005

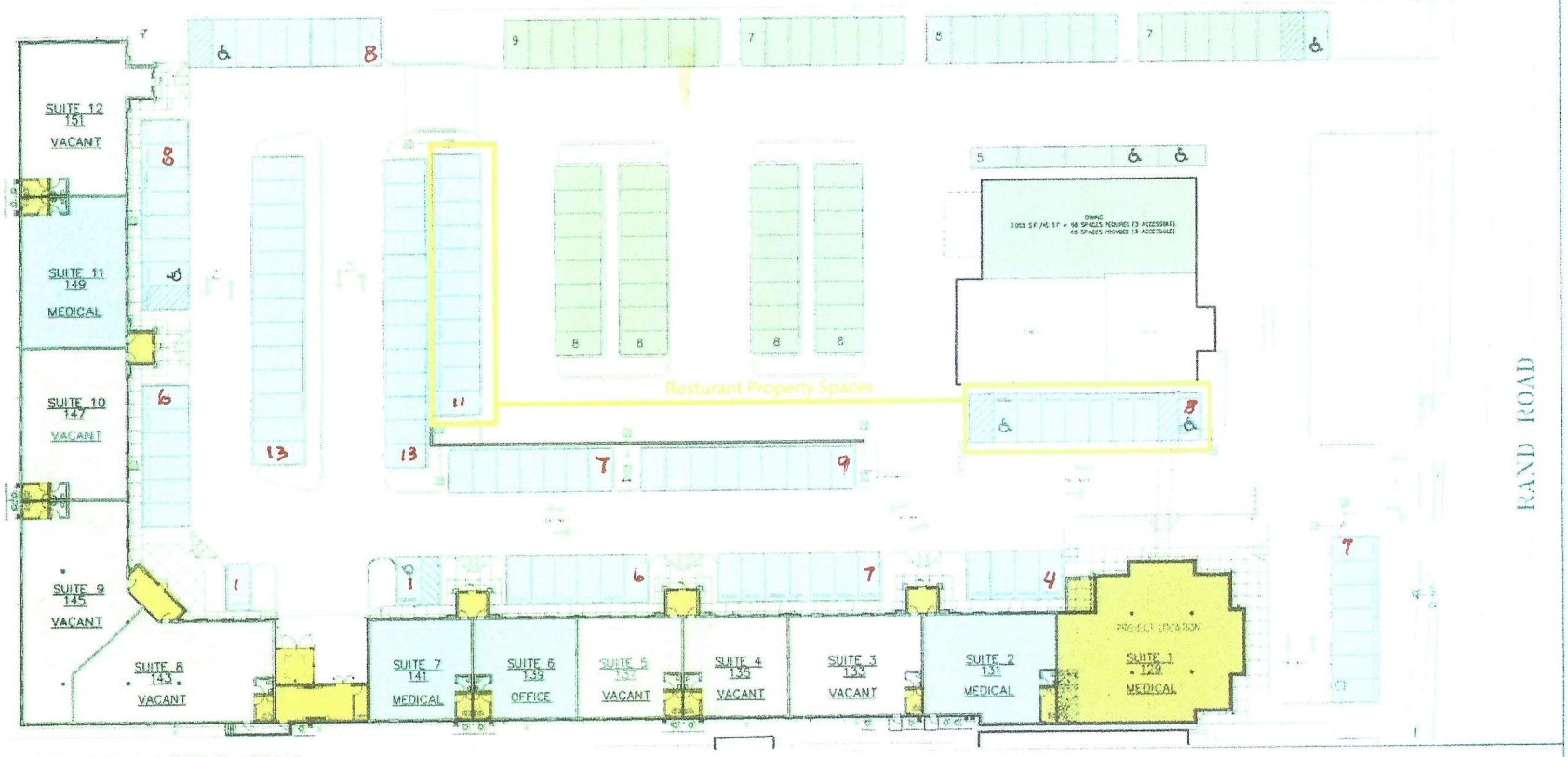
Executed the _____ day of 11-15-, 2022.

Sun Shui

By: _____

Verona Management C/O Season Condominium Association

By: _____
Name: Mario Presta
Title: Property Manager



ALLOCATED PARKING FOR EXISTING & FUTURE OCCUPIED SUITES

SCALE: N.T.S.

NORTH

GROUP A architecture

CHICAGO CLINIC
TENANT BUILD-OUT - SUITE 1
120 W. RAND ROAD
ARLINGTON HEIGHTS, IL

PARKING ANALYSIS

SK-2

Doc#: 0812822073 Fee: $156.00
Eugene "Gene" Moore RHSP Fee:$10.00
Cook County Recorder of Deeds
Date: 05/08/2008 12:58 PM Pg: 1 of 81

COOK COUNTY RECORDING

_____ DEED

_____ MORTGAGE

_____ ASSIGNMENT

_____ POWER OF ATTORNEY

_____ RELEASE

_____ SUBORDINATION AGREEMENT

__X__ OTHER Declaration of Condominium

RETURN TO:

Classic Title
David Balconis
3315 E Algonquin Rd # 330
Rolling Meadows, IL
60008

SEASONS OFFICE LLC
DECLARATION OF CONDOMINIUM
PURSUANT TO THE ILLINOIS CONDOMINIUM PROPERTY ACT FOR THE SEASONS PROFESSIONAL AND MEDICAL OFFICE CENTER

This Declaration made and entered into this 6th day of May, 2008, by Seasons Office LLC.

Witnesseth:

Whereas, Seasons Office LLC is the owner in fee simple of certain real estate, hereinafter described, in the Village of Arlington Heights, Cook County, Illinois; and

Whereas, Seasons Office LLC seeks to develop a professional and medical condominium office center to be called The Seasons Office Professional and Medical Center and, for such purpose, intends to and does hereby submit such real estate, together with all buildings, structures, improvements, and other permanent fixtures of whatsoever kind thereon, all rights and privileges belonging or in anywise pertaining thereto, and any and all easements appurtenant thereto to the provisions of the Illinois Condominium Property Act; and

Whereas, Seasons Office LLC desires to establish certain rights and easements in, over, and on said real estate for the benefit of itself and all future owners of any part of said real estate, and any unit or units thereof or therein contained, and to provide for the harmonious, beneficial, and proper use and conduct of the real estate and all units; and

Whereas, Seasons Office LLC desires and intends that the several Unit Owners, mortgagees, Occupants, and other Persons hereafter acquiring any interest in the Property shall at all times enjoy the benefits of and shall hold their interests subject to the rights, easements, privileges, and restrictions hereinafter set forth, all of which are declared to be in furtherance of a plan to promote and protect the cooperative aspect of the Property and are established for the purpose of enhancing and perfecting the value, desirability, and attractiveness of the Property.

Now Therefore, Seasons Office LLC declares as follows:

1. DEFINITIONS.

Certain words and terms used in this Declaration are defined as follows:

a. *Act* — The Condominium Property Act of the State of Illinois, as amended from time to time.

b. *Association* — The Association of all the Unit Owners acting pursuant to the Bylaws attached hereto as Exhibit C, through its duly elected Board.

c. *Board* — The board of managers of the Association as constituted at any time and from time to time. In the event the Association is incorporated, the "Board" shall mean the Board of Directors of the incorporated Association.

d. *Buildings* — All structures, attached or unattached, located on the Property, containing one or more Units.

e. ***Bylaws*** — The Bylaws of the Association, which are attached hereto as Exhibit C.

f. ***Common Elements*** — All portions of the Property except the Units, including, without limiting the generality of the foregoing, the Parcel, parking lots and parking spaces, stairways, corridors, roofs, storage areas, mechanical rooms and equipment therein, refuse collection system, central heating system, and structural parts of the improvements on the Parcel, wherever located.

g. ***Common Expenses*** — The proposed or actual expenses affecting the Property, including Reserves, if any, lawfully assessed by the Board.

h. ***Condominium Instruments*** — All documents and authorized amendments thereto recorded pursuant to the provisions of the Act, including the Declaration, Bylaws, and Plat.

i. ***Developer*** — Seasons Office LLC, an Illinois limited liability company, and its successors and assigns, or such other Persons as Seasons Office LLC may from time to time designate. The Developer is the Developer of the Property as Developer is defined in the Act. For purposes hereof, any receiver or mortgagee in possession with respect to such entire interest shall be entitled to exercise all rights of Developer during the period of its receivership or possession as mortgagee in possession, or the case may be.

j. ***First Mortgagee*** — An owner of a bona fide first mortgage or first trust deed covering any portion of the Property.

k. ***Initial Board of Managers*** — The first Board, the majority of the members of which are Unit Owners other than the Developer.

l. ***Limited Common Elements*** — That part of the Common Elements contiguous to and serving a single Unit exclusively as an inseparable appurtenance thereto, including specifically such portions of the perimeter walls, floors and ceilings, windows, doors, and all fixtures and structures therein that lie outside the Unit boundaries, pipes, ducts, flues, shafts, electrical wiring or conduits, or other system or component part thereof that serve a Unit exclusively to the extent such system or component part is located outside the boundaries of a Unit, patios and balconies that either have been designated on the Plat as Limited Common Elements or that are designed for the exclusive use of a single Unit and, in ordinary use, are accessible only from that Unit, and excess appended areas as delineated on the Plat that are designed for the exclusive use of a single Unit. Such excess appended areas that are designed for the exclusive use of a single Unit, if any, shall be made appurtenant to a Unit by the deed of conveyance from Seasons Office LLC with respect to such Unit. As of the date of this Declaration, Units 1, 7 and 8 each have excess appended areas made appurtenant to them and the square footage of such excess appended areas is not, and shall not be, calculated as part of the square footage of such Units for the purposes of determining such Units' percentage ownership interest in the Common Elements. In the event Seasons Office LLC does not allocate all Limited Common Areas by the time it has conveyed all the Units, the Board may deal with such unallocated Limited Common Elements as it deems appropriate.

m. ***Maintenance Fund*** — All money collected or received by the Association pursuant to the provisions of the Condominium Instruments.

n. ***Majority or Majority of Unit Owners*** — The owners of more than 50 percent in the aggregate in interest of the undivided ownership of the Common Elements. Any specified percentage of the Unit Owners means such percentage in the aggregate in interest of such undivided ownership.

o. ***Occupant*** — A person or persons, other than a Unit Owner, in possession of a Unit.

p. ***Parcel*** — The lot or lots or tract or tracts of land, described in Paragraph 2 hereof, submitted to the provisions of the Act.

q. ***Person*** — A natural individual, corporation, partnership, trustee, or other legal entity capable of holding title to real property

r. ***Plat*** — A plat or plats of survey of the Parcel and of all Units in the Property submitted to the provisions of the Act, which shall consist of the three-dimensional, horizontal, and vertical delineation of all such Units and such other data as may be required by the Act.

s. ***Property*** — All land, property, and space comprising the Parcel, all improvements and structures erected, constructed, or contained therein or thereon, including the Building and all easements, rights, and appurtenances belonging thereto, and all fixtures and equipment intended for the mutual use, benefit, and enjoyment of the Unit Owners, submitted to the provisions of the Act.

t. ***Record; Recordation; Recording; Recorded*** — To record or have recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

u. ***Reserves*** — Those sums paid by Unit Owners that are separately maintained by the Board for purposes specified by the Board or the Condominium Instruments.

v. ***Unit*** — Any part of the Property designed and intended for any type of independent use and designated on the Plat as a Unit.

w ***Unit Owner*** — The Person or Persons whose estates or interests, individually or collectively, aggregate fee simple absolute ownership of a Unit and its appurtenant undivided ownership interest in the Common Elements.

2. **LEGAL DESCRIPTION OF PARCEL.**

The Parcel hereby submitted to the provisions of the Act is legally described on Exhibit A attached hereto and made part hereof

3. **DESCRIPTION OF UNITS.**

All Units are delineated on the Plat attached hereto as Exhibit D and made a part of this Declaration. The legal description of each Unit shall consist of the identifying number or symbol of such Unit as shown on the Plat. Said Units are legally described on Exhibit A attached hereto and made a part hereof.

4. **USE AND OWNERSHIP OF THE COMMON ELEMENTS.**

a. ***Use of the Common Elements.*** The use of the Common Elements, and the rights of the Unit Owners with respect thereto, shall be subject to and governed by the Act, the Condominium Instruments, and the rules and regulations of the Board. The Board shall have authority to lease, license, or grant concessions with respect to portions of the Common Elements other than the Limited Common Elements. All income derived by the Association from leases, licenses, concessions, or other sources shall be held and used for the benefit of the members of the

Association, pursuant to the Condominium Instruments, and the rules and regulations of the Association.

b. ***Ownership of the Common Elements.*** Each Unit Owner shall own an undivided interest in the Common Elements, in the percentage set forth in Exhibit B attached hereto and made a part hereof, as a tenant in common with all the other Unit Owners. Except for the Limited Common Elements, each Unit Owner and his agents, permitted Occupants and invitees shall have the right to use the Common Elements for all purposes incident to the use and occupancy of the Unit as a professional or medical office and such other incidental uses permitted by the Condominium Instruments, which right shall be appurtenant to and run with his Unit. Each Unit Owner shall have the right to the exclusive use and possession of the Limited Common Elements contiguous to and serving only his Unit, the Limited Common Elements access to which is available only through his Unit, and the excess appended areas made appurtenant to a Unit as provided in Paragraph 1(l) hereof. In the case of the shared entry vestibules (as in Units 2 and 3; Units 3 and 4; Units 7 and 8; and Units 9 and 10) the Unit Owner sharing such entry vestibules shall together have the right to the exclusive use and possession of the Limited Common Elements contiguous to and serving their Unit, to the exclusion of all Unit Owners whose Units are not contiguous to, or served by, such entry vestibule. The right to the exclusive use and possession of the Limited Common Elements as aforesaid shall be appurtenant to and run with the Unit of such Unit owner. Limited Common Elements may not be transferred between or among Unit Owners.

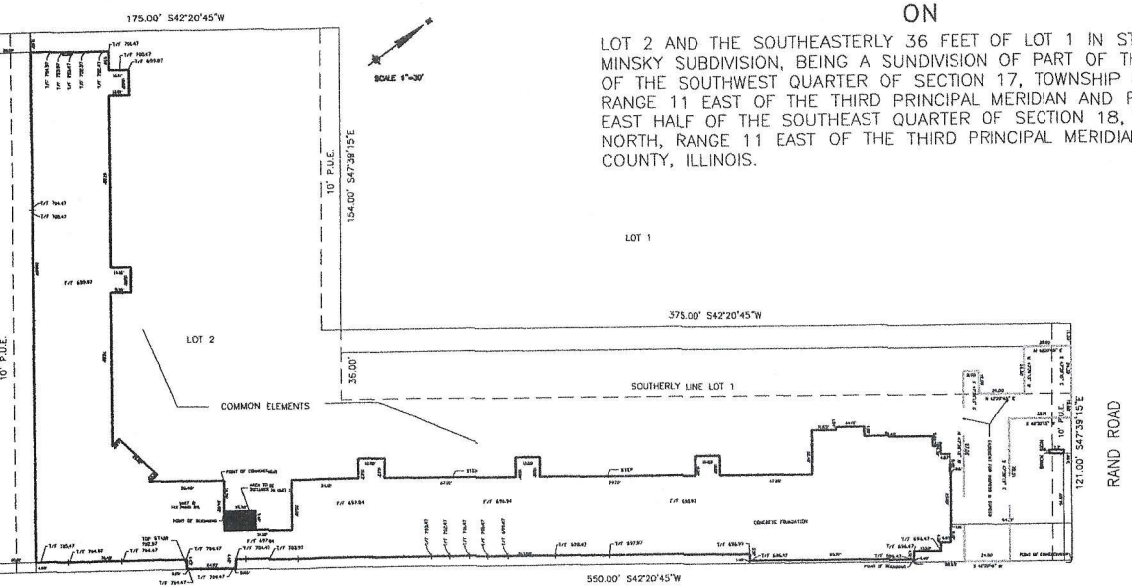
5. ENCROACHMENTS AND EASEMENTS.

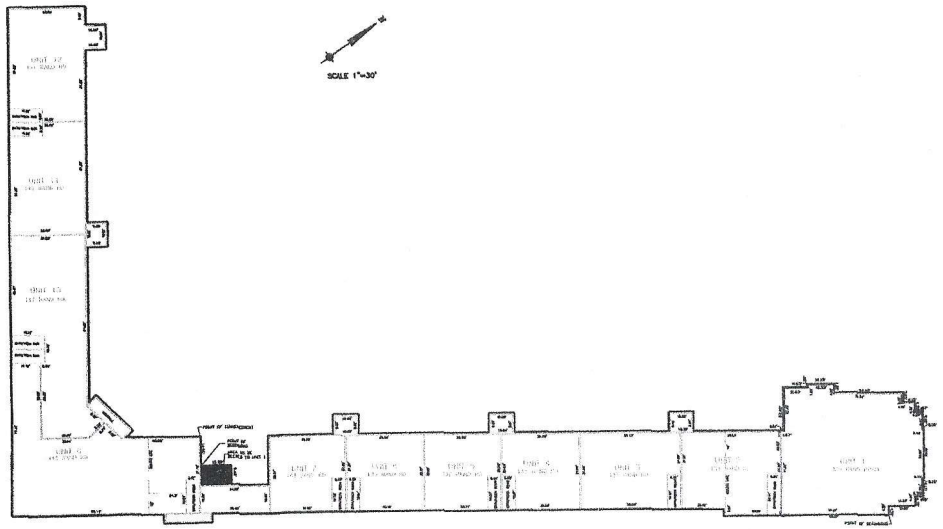
a. If any part of the Common Elements encroaches or shall hereafter encroach on any part of any Unit, or any part of any Unit encroaches or shall hereafter encroach on any part of the Common Elements, or any portion of any Unit encroaches on any part of any other Unit as a result of the construction, repair, reconstruction, settlement, or shifting of the Building, valid easements for the maintenance of such encroachment are hereby established and shall exist for the benefit of (1) the Unit Owner of the Unit so encroaching, or (2) all the Unit Owners with respect to the Common Elements so encroaching as long as all or any part of the Building containing such Unit or Common Elements so encroaching shall remain standing; provided, however, that after the date this Declaration is Recorded, a valid easement for an encroachment shall in no event be created in favor of any owner of a Unit other than the Trustee or the Developer or in favor of the owners of the Common Elements if such encroachment occurred due to the willful conduct of said owner or owners.

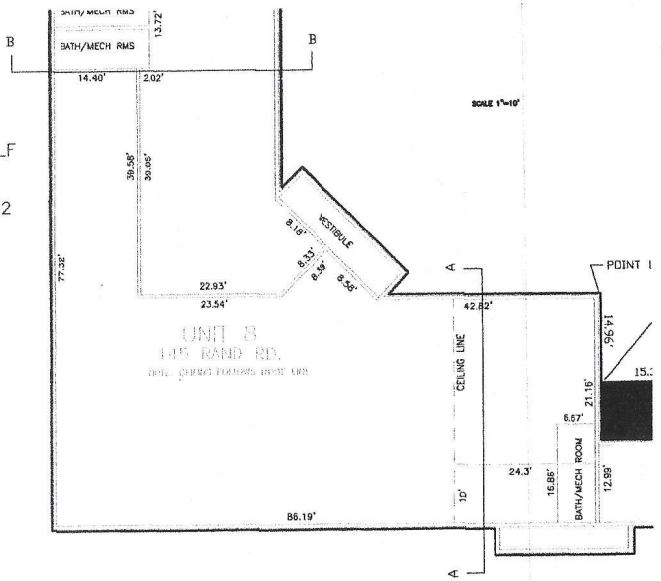
b. The Village of Arlington Heights and all other providers of public utility services serving the Property, and any Person providing cable television or other similar entertainment to the Property, are hereby granted the right to lay, construct, renew, replace, operate, and maintain conduits, cables, pipes, wires, transformers, switching apparati, and other equipment related to their service to the Property, into and through the Common Elements and the Units, where reasonably necessary, for the purposes of providing utility and entertainment services to the Property, as long as such grantees repair any damage to the Property resulting from an exercise of their rights hereunder. Subject to the terms of Paragraph 5(c), the Developer or Association may hereafter grant other or additional easements for utility or entertainment purposes and for any other purposes including, but not limited to, such easements as may be required to construct, keep, and maintain improvements on the Common Elements for the benefit of the Property, over, under, along, and on any portion of said Common Elements, and each Unit Owner hereby grants the Developer and the Association an irrevocable power of attorney to execute, acknowledge, and Record for and in the name of such Unit Owner such instruments as may be necessary to effectuate the foregoing (provided that with

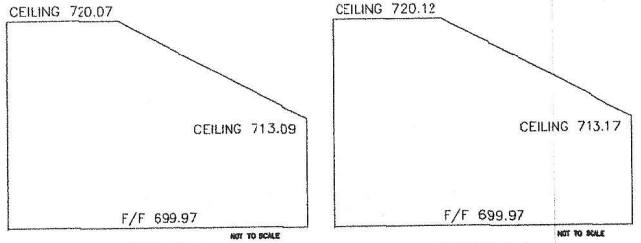
EXHIBIT "A"
CONDOMINIUM SURVEY
OF
129–151 RAND ROAD
ON

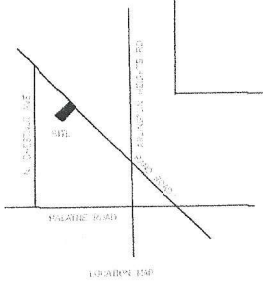
LOT 2 AND THE SOUTHEASTERLY 36 FEET OF LOT 1 IN STANLEY W. MINSKY SUBDIVISION, BEING A SUNDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.











1. COMPARE ALL POINTS AND SITE BOUNDARIES BEFORE BUILDING BY THIS PLAT, AND REPORT ANY DISCREPANCIES IMMEDIATELY.
2. CHECK LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCIES IMMEDIATELY.
3. BUILDING LINES, E AND EASEMENTS SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION.
4. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
5. ALL INTERIOR MEASUREMENTS TAKEN TO STUD LINE.

OWNER/DEVELOPER

DR. SAM AKMAKJIAN
4150 MCHENRY RD. SUITE 205
LONG GROVE, IL. 60015
847-778-0463

REFERENCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS BENCHMAR–MONUMENT #27
CUT SQUARE ON THE WEST SIDE OF A 3 SQFT. CONCRETE BASE FOR FLAG POLE 153'+– EAST OF THE CENTERLINE OF ARLING'ON HEIGHTS ROAD AND 266'+– SOUTH OF VALLEY LANE NEAR THE SOUTHEAST CORNER OF FIRST CHICAGO DRIVE UP BANK IN THE NORTHWEST CORNER OF NORTHPOINT SHOPPING CENTER.

ELEVATION 690.02 (NAVD 1988)

MATTHEW JAMES MORRISON 35.3735 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS MORRIS, IL

STATE OF ILLINOIS)
S.S.
COUNTY OF GRUNDY)

I, MATTHEW JAMES MORRISON, ILLINOIS REGISTERED LAND SURVEYOR NO. 35–3735 DO HEREBY CERTIFY THAT I SURVEYED THE PROPERTY DESCRIBED HEREON, LOCATED THE BUILDING THEREON AND DIVIDED SAID BUILDING BOTH VERTICALLY AND HORIZONTALLY AS CONDOMINIUM AS SHOWN HEREON AND ENTITLED 129–151 RAND ROAD DEVELOPMENT, WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY AND DIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT MORRIS, ILLINOIS THIS 6TH DAY OF JULY, 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3735

PIES
& ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS

DRAWN BY: TJS	JOB NO. 4407
DESIGNED BY: TJS	SCALE:
CHECKED BY: TJS	DATE: 07–06–18

CONDOMINIUM SURVEY
129–151 RAND ROAD ARLINGTON HEIGHTS

SHEET NO. 1 OF 1 SHEETS

& ELEC. LEGEND

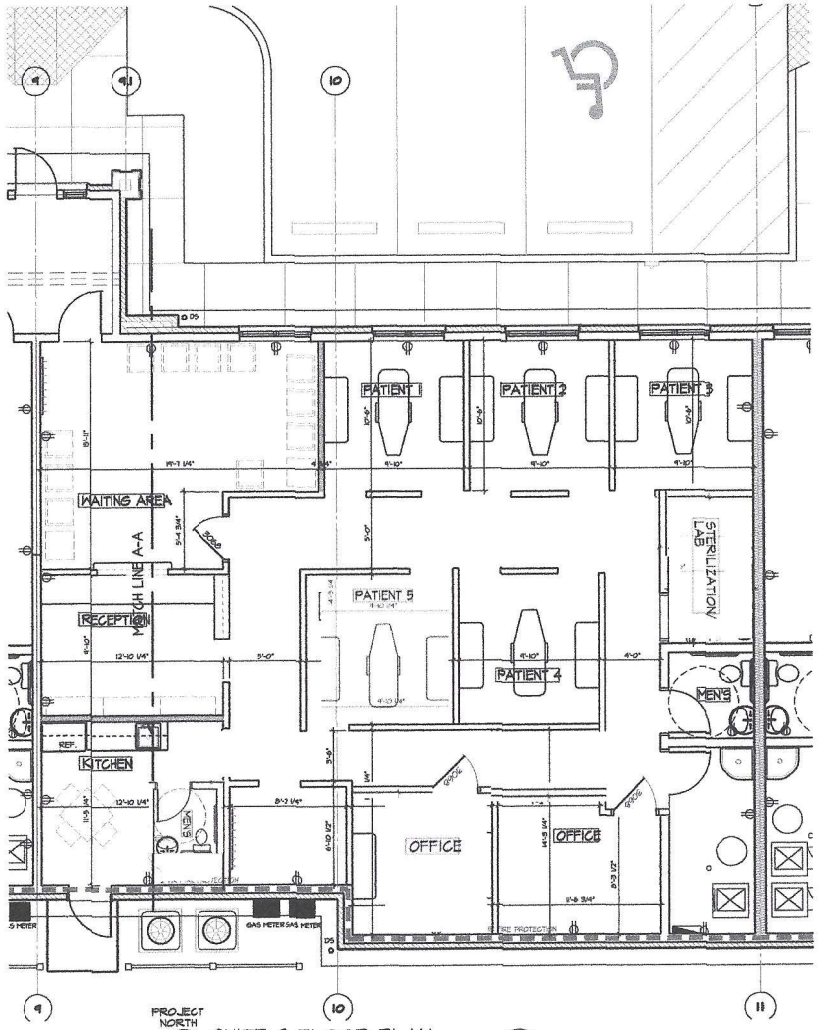
	2x2 AIR RETURN REGISTER	FLUORESCENT UNIT IN 2'x4' CEILING GRID	FLUORESCENT LIGHT IN 2'x2' CEILING GRID	NIGHT LIGHT IN 2'x4' CEILING GRID	EMERGENCY SIGN	EMERGENCY LIGHT CONNECTED TO FIRE ALARM SYSTEM
HEAD	SINGLE POLE SWITCH	DIMMER SWITCH	THREE-WAY SWITCH	FOUR-WAY SWITCH	CEILING LIGHT	DUPLEX RECEPTACLE OUTLET
	TELEPHONE OUTLET	EXHAUST FAN/LIGHT	SMOKE DETECTOR	CARBON MONOXIDE DETECTOR	NP FIRE STROBE PER LOCAL CODE MED FIRE ELEV. FOR LOCATIONS	CONDUIT

...TOR TO PROVIDE ALL ELECTRICAL OUTLETS AS SHOWN, SWITCHING, LIGHTS, AND GRID, AND ALL EMERGENCY EXITING REQUIREMENTS BY FUTURE TENANT ...OUT UNDER SEPARATE PERMIT)

KEYNOTES

1. 30 GAL ELECTRIC HOT WATER HEATER
2. ELECTRIC PANEL. SEE ELECTRICAL NOTES FOR DETAILS
3. 4" CAST DRAIN TO SANITARY SUMP PUMP
4. AIR CONDITION UNIT
5. 4" CONCRETE SIDEWALK OVER 6" MIN.
6. STEP IN FLOOR / FOUNDATION, SEE 4/A4.01
7. 5'-6" HIGH CEDAR WOOD FENCE WITH 4X4 POSTS SET IN CONCRETE
8. 15" DEEP STURDY SHELVING
9. 12" DEEP SHELVING ABOVE

TOTAL OCCUPANCY OF FOUR (4) PEOPLE, ONE (1) SHARED TOILET REQUIREMENT



PROJECT NORTH

SUITE 2 FLOOR PLAN

SCALE: 1/4" = 1'-0"

1 / A1.01

GROUP A architects/builder
A Professional Corporation
415 West Golf Rd. Suite 6
Arlington Heights, IL 60005

Phone: 847.952.1100
Fax: 847.952.1158
Web: www.groupaarch.com

PROJECT

PROFESSIONAL & MEDICAL OFFICE - SUITE 2
131 W. RAND ROAD
ARLINGTON HEIGHTS, IL.

SIGNATURE AND SEAL

NO.	ISSUED FOR	DATE
1	REVIEW	09.23.08

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DRAWN BY
CHECKED BY kd
APPROVED BY RWK
JOB NUMBER 08.077
DRAWING TITLE
SUITE 2 FLOOR PLAN
DRAWING NUMBER
A1.01

DOOR & HARDWARE NOTES

ACCESSIBILITY DOOR NOTES:

1. DOORS SHALL MEET COMPLIANCE WITH ICC A117.1-2009 404.
2. ALL DOORS PROVIDED WITH MANEUVERING CLEARANCE IN ACCORDANCE WITH I CC A117.1-2009 SECTION 404.2.3.
3. ALL NEW OR ALTERED DOORS TO HAVE LEVER-OPERATED HARDWARE OR EQUIVALENT PER ICC A117.1-2009 SECTION 404.2.6.
4. ALL DOORS TO HAVE A MINIMUM 32 INCHES CLEAR DOOR OPENING MEASURED FROM THE FACE OF THE DOOR WHEN OPEN 90 DEGREES TO THE DOOR STOP PER ICC A117.1-2009 SECTION 404.2.2.
5. ALL PUBLIC AND COMMON AREA INTERIOR DIORS TO HAVE A MAXIMUM 5 LBS FORCE TO OPEN PER ICC/A117.1-2009 CHAPTER 404.2.9AC SECTION 404.2.8(1).
6. ALL PUBLIC AND COMMON AREA EXTERIOR DIORS TO HAVE MAXIMUM 8.5 LBS FORCE TO OPEN PER IAC SECTION 404.2.8(3).
7. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH 309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE BUDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTI SIDES.

HARDWARE NOTES:

1. PROVIDE KNURLED DOOR HANDLE OR FIELD APPLIED KNURLED MATERIAL APPROVED BY EGV ON DOOR TO MECHANICAL ROOM, TANK ROOM AND ANY OTHER ROOMS CONTAINING HAZARDOUS OBJECTS OR MATERIALS.
2. ALL EXIT DOORS ARE NEVELED IN DIRECTION OF EGRESS.
3. NO FLOOR STOPS OUTSIDE OF BUILDING.
4. DOOR HARDWARE TO BE MOUNTED AT 40" TI 44" A.F.F.
5. DOOR OPENING FORCE SHALL NOT EXCEED 5lbf. FOR INTERIOR DOORS AND 8-5 lbf. FOR EXTERIOR DOORS.
6. ALL NON-PANIC DOOR HARDWARE TO BE AD. COMPLIANT W/ LEVER ACTION.
7. THE DOOR CLOSERS ARE TO BE PARALLEL AIM ON THE PUSH SIDE OF THE DOOR.
8. THROUGH BOLTING FOR DOOR CLOSERS IS NOT PERMITED ON WOOD DOORS.

TACTILE WARNINGS ON DOORS TO HAZARDOUS IREAS.

DOORS THAT LEAD TO AREAS THAT MIGHT PROVE DANGEROUS TO A PERSON WHO IS VISUALLY IMPAIRED SHALL BE MADE IDENTIFIABLE TO THE TOUCH BY A TEXTURED SURFACE ON THE DOOR HANDLE, KNOB, PULL, OR OTHER OPERATING HARDWARE. THIS TEXTURE SURFACE MAY BE MADE BY KNURLING OR ROUGHENING OR BY MATERIAL APPLIED TO THE CONTACT SURFACE. SUCH TEXTURED SURFACES SHALL NOT BE PROVIDED FOR EMERGENCY EXIT DOORS OR ANY DOORS OTHER THAN THOSE TO HAZARDOUS AREAS.

LOCK FUNCTIONS

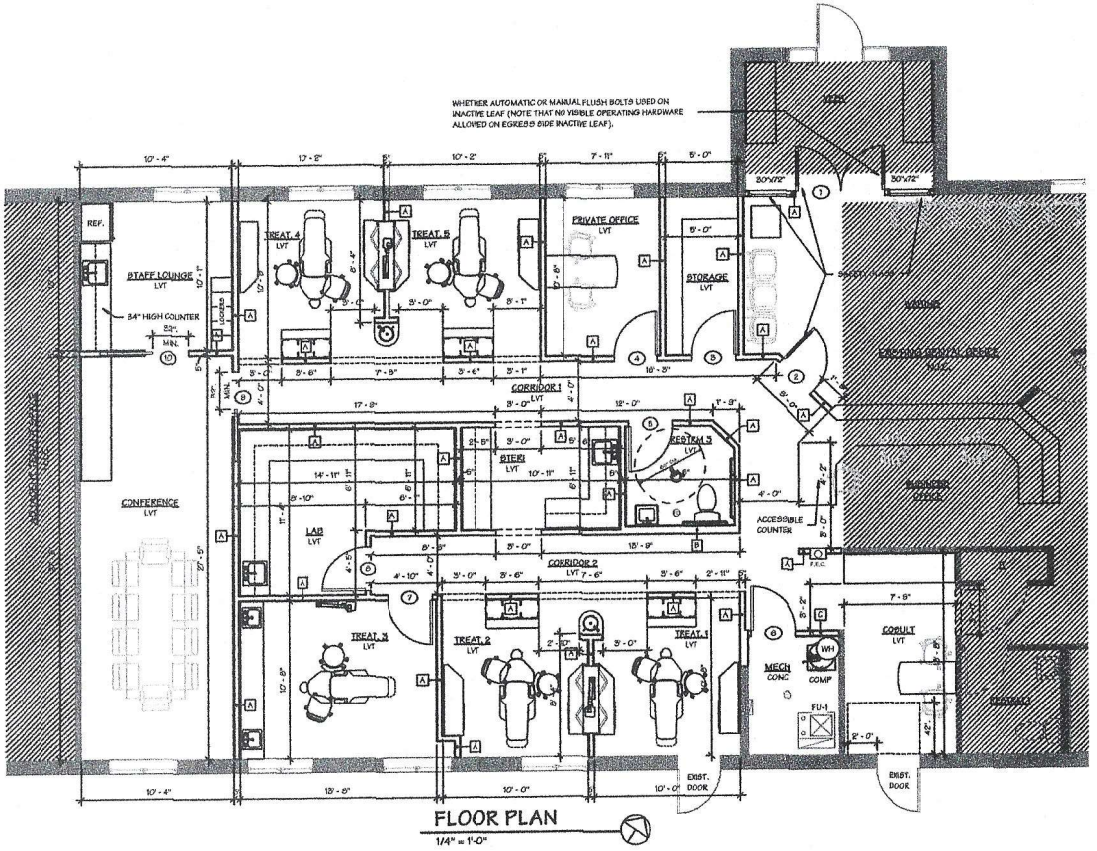
NON-KEYED FUNCT.	PASSAGE LATCH	- BOTH LEVERS ALWAYS UNLOCKED
	BATH PRIVACY LOCK	- PUSH-BUTTON LOCKING - CAN BE OPENED FROM OUTSIDE WITH SMALL NARROW TOOL - TURNING THE INSIDE LEVER RELEASES BUTTON
	DUMMY TRIM	- DUMMY TRIM (NONE OR TWO SIDES OF DOOR - USED FOR DOOR PULL OR SLIDE
KEYED FUNCTIONS	CLASSROOM LOCK	- OUTSIDE LEVER LOCKED AND UNLOCKED BY KEY - INSIDE LEVER ALWAYS UNLOCKED
	STOREROOM LOCK	- OUTSIDE LEVER FIXED - ENTRANCE BY KEY ONLY - INSIDE LEVER ALWAYS UNLOCKED
	ENTRANCE LOCK	- OUTSIDE LEVER LOCKED & UNLOCKED BY KEY OR BY TURN-BUTTON ON INSIDE LEVER - INSIDE LEVER ALWAYS UNLOCKED

PARTITION GENERAL NOTES

1. METAL STUD PARTITIONS SHALL CONSIST OF 20 GAUGE METAL STUDS (U.N.O.) W/ TAPED AND FINISHED GYP.BRD. AS INDICATED ON THE DRAWINGS. STUDS SUPPORTING BACKING FOR WALL-MOUNTED FIXTURES AND ACCESSORIES SHALL BE 20 GAUGE. PROVIDE CONT. METAL RUNNER OR DEFLECTION HEAD AT TOP & BTM. OF PARTITION, ANCHORED AND/OR BRACED TO BLDG. STRUCTURE AS REQUIRED.
2. BACKING IN METAL STUD WALLS FOR ALL WALL GRAB BARS, ACCESSORIES, MOUNTED CABS., AND EQUIP., ETC. SHALL BE "2 IN ONE" 20 GAUGE MTL. WALL BACKING BY METAL-LITE, INC. (IL. TESTED TO 250 POUNDS PULL AND PCINT LOAD)(OR EQ. ALT.) SECURE WITH #8 #9, 1/2" BTL. SELF-TAPPING SCREWS PER MANUF.'S RECOMMENDATIONS. ALL TOWEL BARS, GRAB BARS, AND HANDRAILS SHALL BE DESIGNED AND ANCHORED TO WITHSTAND A PULL OF 250 POUNDS PER (5) MINUTES.
3. PROVIDE MTL. BLOCKING OR SOLID WOOD BLOCKING IN WALL (SEE NOTE 2 ABOVE), BETWEEN STUDS FOR ALL WALL-MOUNTED EQUIP., MONITORS, ETC. VERIFY LOCATION(S) WITH OWNER.
4. PROVIDE CEMENTITIOUS BACKER BOARD AT THE FOLLOWING LOCATIONS:
   - AT ALL PARTITIONS SCHEDULED TO RECEIVE STONE OR TILE.
   - AT ALL WET AREAS, BEHIND AND WITHIN 24" (MIN.) EITHER SIDE OR ADJ. TO ANY PLUMB. FXT. AT TO A MIN. OF 48" HIGH AS REQUIRED BY CODE.
5. GYP. BOARD THAT ABUTS METAL, CONC., MASONRY WALLS, OR TERMINATED WITH A GYP. BOARD CAP (EXPOSED END) SHALL HAVE J-BEADS AND BE CAULKED AT THE JOINT, FULL LENGTH PROVIDE CONTROL JOINTS OVER DOORS IN GYP. WALLS.

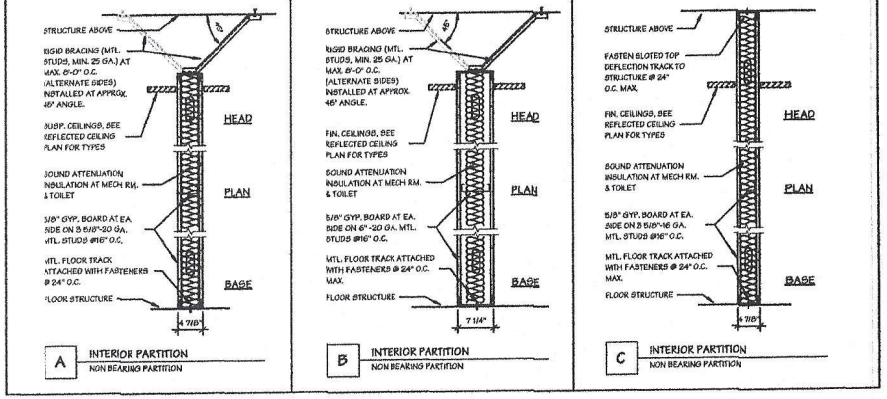
DOOR SCHEDULE

TAG	DOOR OPERATION	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR MAT.	DOOR FINISH	FRAME MAT.	FRAME FINISH	HARDWARE/ LOCK FUNCTION	FIRE RAT.	REMARKS
1	SWING	6'-0"	7'-0"	0-1 3/4"	WOOD	PAINT	WOOD	PAINT			W/ SAFETY GLASS
2	SWING	3'-0"	7'-0"	0-1 3/4"	WOOD	PAINT	WOOD	PAINT	PASSAGE LATCH		W/ SAFETY GLASS
3	SWING	3'-0"	7'-0"	0-1 3/4"	WOOD	PAINT	WOOD	PAINT	PASSAGE LATCH		
4	SWING	3'-0"	7'-0"	0-1 3/4"	WOOD	PAINT	WOOD	PAINT	PASSAGE LATCH		
5	SWING	3'-0"	7'-0"	0-1 3/4"	WOOD	PAINT	WOOD	PAINT	BATH PRIVACY LOCK		
6	SWING	3'-0"	7'-0"	0-1 3/4"	WOOD	PAINT	WOOD	PAINT	CLASSROOM LOCK		
7	SWING	3'-0"	7'-0"	0-1 3/4"	WOOD	PAINT	WOOD	PAINT	PASSAGE LATCH		
8	SWING	3'-0"	7'-0"	0-1 3/4"	WOOD	PAINT	WOOD	PAINT	PASSAGE LATCH		
9	POCKET	3'-0"	7'-0"	0-1 3/4"	WOOD	PAINT	WOOD	PAINT	JUMMY TRIM		ADA, 32" MIN. CLEARANCE
10	POCKET	3'-0"	7'-0"	0-1 3/4"	WOOD	PAINT	WOOD	PAINT	JUMMY TRIM		ADA, 32" MIN. CLEARANCE



FLOOR PLAN
1/4" = 1'-0"

INTERIOR WALL TYPES



WALL TYPES
1" = 1'-0"

EKI ARCHITECTS
111 W. LONNQUIST BLVD.
MT. PROSPECT, IL 60056
847.749.4021

IMPRESSIVE SMILES DENTAL
EXISTING DENTAL OFFICE EXPANSION
151 W. Rand Rd, Arlington Heights, IL

Copyrights:
ALL ORIGINAL SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO IN THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE, AND THEREFORE ARE THE PROPERTY OF THE ORIGINATOR OF RECORD WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ORIGINATOR OF RECORD.

Seal:
LICENSED ARCHITECT
PIOTR EKIERT
001-017686
STATE OF ILLINOIS
License Expi 11/30/22

6/20/22

Project Revisions

Project Number
2022-45

Sheet Name:
FLOOR PLAN, SCHEDULES AND DETAILS

Sheet Number
A-2.0

Justification for Amendment to

Land Use Variation

Dr. Meena Barsoum, Impressive Smiles

133 W. Rand Road, Arlington Heights, Il. 60004

My dental business has been in our current location for over 10 years. My business expansion is a perfect fit in the Seasons Office Park, which is a business community made up of primarily medical practices that serve Arlington Heights and the surrounding community. The expansion fits the current zoning and although parking is limited on our site, we have found a solution with additional leased parking to more than accommodate our needs. Our parking solution will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

My business has experienced growth but has been limited by new sanitary protocols enhanced by the COVID pandemic. With unique circumstances created by our parking limitations, I am committed to building my business with no new additional staff. We need to continue growing if we hope to retain our outstanding staff and service our growing reputation.

Our new space expansion requires 4 additional parking spaces because we are a medical business. Our leased parking agreement allows for adequate parking and does create a hardship for any neighboring businesses. The proposed variation is in harmony with the spirit and intent of the Chapter. My business will never grow at the expense of another business. I am asking for this amendment because I believe it fits in my community as well as it fits for me.

By keeping my staff size the same, the additional parking fits within the new parking agreement and my requested variance is the minimum variance necessary to allow reasonable use of the property and for the health of my business.

M E M O R A N D U M

DATE: 11/15/22

TO: Jorge Torres, Director of Building & Life Safety

FROM: Elliot L. Eldridge, Assistant Building Official of Building & Life Safety

SUBJECT: Seasons Office Center LUV Amendment for Parking Variation
Project Location: 129-151 W. Rand Rd.

General Building & Life Safety Comments:

- All currently adopted codes shall apply.
- All accessibility to comply with the 2018 Illinois Accessibility Code (IAC).
- Provide an Accessibility Parking Analysis to determine if the total number of Accessibility parking for the reference project meets the demand of the Accessibility code (IAC). In addition, report on the close proximity and the condition of the Accessibility Parking markings, striping and updated fines sign.

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PLAN COMMISSION PC #22-014
Seasons Office Center LUV Amendment
Amendment to LUV Ordinance 13-005 Parking Variation
133 W Rand Road
Round 1

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

12. The proposed lease agreement is acceptable. The Public Works Department and Engineering Division have no further comments.

11-23-22

Michael L. Pagones, P.E. Date
Village Engineer

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number _____

Project Name _____

Project Location _____

Planning Department Contact _____

General Comments

_____

_____

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NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW

Date _____ Reviewed By: _____

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Seasons Office Center LUV Amendment
129-151 W Rand Rd

Round 1 Review Comments **11/28/2022**

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:**

   - The police department does not see any issues with the proposed parking expansion.

A.O. #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

583

Supervisor's Signature

DEPARTMENT REVIEW TRANSMITTAL
FOR PLAN COMMISSION HEARING REVIEW

NOV 14 2022

Seasons Office Center LUV Amendment
Amendment to LUV Ordinance 13-005, Parking Variation.
PC#22-014

Round 1

(Please use attached department comment forms or use attached sheets:
REVIEW COMMENTS CANNOT BE WRITTEN ON THIS SHEET.)

To: Department Heads

1	Building	
2	Public Works	
3	Engineering	
3-A	Engineering - Traffic	
4	Fire	
5	Police	
6	Health	✓
7	Planning	
7-A	Planning / Landscaping	

From: Jake Schmidt, Planning & Community Development
Re: P.C. # 22-014
Project Name: Seasons Office Center LUV Amendment
Project Location: 129-151 W. Rand Rd.
Transmitted On: 11/10/22

Attached are the petitioner's:

X Plans & Documents for a Round 1 Review

Please review, comment, and return comments to Jake Schmidt in the Department of Planning & Community Development by 11/24/22.
Return of plans is no longer required.
Thank you for your assistance and cooperation!
Call Jake with any questions at extension 5215.

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.
Petitioner: Meena Barsoum
133 W. Rand Road
Arlington Heights, IL 60004
Owner: Midwest Healthcare Properties
131 W. Rand Road
Arlington Heights, IL 60004
Contact Person: Meena Barsoum
Address: 131 W. Rand Road
Arlington Heights, IL 60004
Phone #: 630-464-3805
Fax #:
E-Mail: drbarsoum@ahdentist.com

P.I.N.# 03-18.40-167-1003
Location: 133 W. Rand Road
Rezoning: Current: Proposed:
Subdivision:
# of Lots: Current: Proposed:
PUD: For:
Special Use: For:
Land Use Variation: For:
Amendment
Land Use: Current:
Proposed:
Site Gross Area:
# of Units Total:
1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

No Comments.

RECEIVED
NOV 10 2022
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

11-16-22
Environmental Health Officer Date

11/16/22
Director Date

Planning & Community Development Dept. Review

November 29, 2022

REVIEW ROUND 1

Project: Seasons Office Center
129-151 W. Rand Rd.

Case Number: PC 22-014

General:

1. The written response to Zoning Variation Justification Criteria has been received and is being evaluated.
2. The provided Parking Survey has been received and is being evaluated.
3. The following approvals are required:
    - Amendment to LUV Ordinance 13-005 (Regarding a parking variation).
    - A 48-space variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 88 parking spaces where 136 spaces are required by code.

Parking:

4. The provided parking agreement is for spaces in excess of the code-required parking surplus for the restaurant. Please confirm in writing that the parking survey encompassed restaurant parking spaces as well as the subject site.
5. Bicycle parking is required. Please identify the location and number of any existing bicycle parking spaces, or show a proposed location for a bike rack. 7 bicycle parking spaces are required by code for this project.

Prepared by:



Season Office Center LUV Amendment
129-151 W Rand Road
PC #22-014
November 23, 2022

Landscape Comments

1) Per Chapter 28, Section 6.15-1.2b, a four inch caliper shade tree is required at the ends of all parking rows. There are islands where the code required tree is absent. Please incorporate the code required tree within the islands where they are absent.

2) The landscaping must be consistent with the plans dated and received 4/16/07 per the Design Commission approval on 5/8/07.

RECEIVED
DEC 13 2022
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Response to Village Staff report Case Number PC 22-014

Dr. Meena Barsoum, 133 W. Rand Road, Arlington Heights, Il. 60004

Page 1: Building Department –

All current adopted codes will be compliant

All accessibility to comply with the 2018 Illinois Accessibility Code (IAC).

There are 88 parking spaces on the Seasons property and 33 parking spaces leased from a neighboring property with a shared driveway. The total spaces are 121 spaces including 5 ADA parking spaces. The ADA spaces are within proximity to entry doors at the Center. Striping, signage and fine signs will be compliant.

Page 2: Engineering Department – *Acknowledge comments*

Page 3: Fire Department –

Any designated Fire Lane will be clearly marked and kept clear.

Acknowledge the EPCRA of 1986.

Page 4: Police Department –

1. *Acknowledge comments*
2. *Acknowledge comments. Lighting requirements are currently up to code per approved village plans from construction of the Seasons Office Park in 2007.*

3.-6. Acknowledge comments

Page 5-6: Health Services – *No comments or questions to address.*

Page 7: Planning and Community Development –

1.-3. Acknowledge comments

4. The parking survey encompassed restaurant parking spaces as well as the subject site.

5. A 7 bicycle space parking rack will be installed in compliance with village code. Installation anticipated for spring/summer 2023. Village staff to review rack and location prior to installation after proposals for the work are secured.

Page 8: Landscape –

1. *Acknowledge comment and agree to comply*
2. *Acknowledge landscaping will be compliant with approved 5/8/07*

Planning & Community Development Dept. Review

December 22, 2022

REVIEW ROUND 2

Project: Seasons Office Center
129-151 W. Rand Rd.

Case Number: PC 22-014

General:

1. The responses to comments 1-4 are acceptable.

Parking:

2. The response to Comment 5 is unacceptable. At a minimum, a location plan must be provided for the 2 bicycle parking spaces required for the proposed use. Please provide a proposed location for the bicycle rack no later than 1/9/2023.

Prepared by:

PLAN COMMISSION PROJECT TIMELINE

Project Name: Seasons Office Center
PC Number: 22-014
Location: 129-151 W. Rand Rd.

Requested Action:

1. Amendment to LUV Ordinance 13-005 (Regarding a parking variation).
2. A 51-space variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 88 parking spaces where 139 spaces are request by code.

	Date	# of Business Days
Petitioner Provides Plans needed for CPRC	08/29/22	-
Conceptual Plan Review Meeting (CPRC)	09/14/22	11
Awaiting Petitioner PC Application	11/10/22	42
PC Application Submittal Date	11/10/22	-
1st Round Department Comments	11/29/22	11
Petitioner's Response – 1st Round	12/13/22	11
PC Hearing	01/11/23	62 days from application date
Village Board	02/06/23	18
Potential Village Board Resolution Adoption	02/21/23	10

Village Board
2/6/2023

Item: Westgate School Building Expansion - 500 S. Dwyer Ave. - PC#22-016

Department: Planning & Community Development

Requested Action

1. Special Use Permit to allow a Public Elementary School on the subject property.

2. Amendment to the Comprehensive Plan to reclassify the Single-Family Detached portion of the site into the Schools classification.

Variations Required

1. Chapter 28, Section 5.1-3.6, to allow a 27' tall building where building heights are restricted to 25'.

2. Chapter 28, Section 6.5-2, to allow an accessory structure (play equipment) in an exterior side yard where accessory structures are restricted to rear yards only.

3. Chapter 28, Section 6.5-7b., to allow accessory structures (play equipment) no larger than 850 square feet in size where code restricts the maximum size of accessory structures to 300 square feet.

4. Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at each end of the two central rows of parking within the South parking lot.

5. Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at the western end of the northern most parking row within the South parking lot, and on both ends of the southern most parking row within the South lot.

6. Chapter 28, Section 6.15-1.2b, to omit the requirement for interim landscape islands within parking rows containing more than 20 parking stalls, within the West parking lot.

7. Chapter 28, Section 6.15-1.2a.2, to omit the requirement for a 6' tall

landscape screen along the western side of the South parking lot.

RECOMMENDATION

A public hearing was held by the Plan Commission on January 25, 2023 where Commissioner Cherwin moved and Commissioner Drost seconded:

A motion to recommend to the Village Board of Trustees approval of PC#22-016, a Special Use Permit to allow a public elementary school on the subject property, an Amendment to the Comprehensive Plan to reclassify the single-family detached portion of the site into the schools classification, and the following Variations:

1. Chapter 28, Section 5.1-3.6, to allow a 27-foot tall building where building heights
are restricted to 25 feet.

2. Chapter 28, Section 6.5-2, to allow an accessory structure (play equipment) in an
exterior side yard where accessory structures are restricted to rear yards only.

3. Chapter 28, Section 6.5-7B, to allow accessory structures (play equipment) no
larger than 850 square feet in size where code restricts the maximum size of accessory structures to 300 square feet.

4. Chapter 28, Section 6.15-1.2B, to omit the required landscape islands at each end of the two central rows of parking within the south parking lot.

5. Chapter 28, Section 6.15-1.2B, to omit the required landscape islands at the western end of the northernmost parking row within the south parking lot, and on both ends of the southernmost parking row within the south lot.

6. Chapter 28, Section 6.15-1.2B, to omit the requirement for interim landscape islands within parking rows containing more than 20 parking stalls within the west parking lot.

7. Chapter 28, Section 6.15-1.2A.2, to omit the requirement for a six-foot tall landscape screen along the western side of the south parking lot.

This recommendation is subject to the following conditions:

1. If enrollment at Westgate Elementary School exceeds or is projected to exceed 661 students within the proposed building, the school district shall demonstrate to the satisfaction of the Village Staff that adequate onsite parking can accommodate peak demand and drop-off/pickup operations will not create unsafe vehicular or pedestrian movements. Improvements needed to satisfactorily accommodate such increase shall be implemented upon administrative approval

by the Village. If administrative approval is not granted, an amendment to this special use permit
shall be required.

2. The Petitioner shall continue to work with the Village and neighbors to address any drop-off/pickup concerns.

3. The Petitioner shall continue to work with the Village to provide stormwater information to verify compliance with all MWRD and Village regulations to the satisfaction of the Village.

4. The Petitioner shall revise the proposed gate for the northern emergency access
drive within the east lot to be on the west side of the sidewalk and on school district
property.

5. Compliance with the 1/24/23 Design Commission motion shall be required.

Roll Call Vote: Commissioners Cherwin, Drost, Ennes, Jensen, Lorenzini, Sigalos, Warskow and Chair Dawson vote in favor. Motion carried.

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
PC Minutes - 1/25/23 DRAFT	Minutes
Aerial	Exhibits
Justification for SUP & Variations	Correspondence
Project Narrative	Correspondence
Plat of Survey	Exhibits
Neighborhood Meeting Summary	Correspondence
Architectural Plans	Exhibits
Engineering Plans	Exhibits
Landscape Plan	Exhibits
Photometric Plan	Exhibits
Preliminary Stormwater Details	Exhibits
Traffic & Parking Study	Exhibits
Underfloor Plumbing Plans	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
PC Timeline Tracker	Exhibits

VILLAGE OF ARLINGTON HEIGHTS

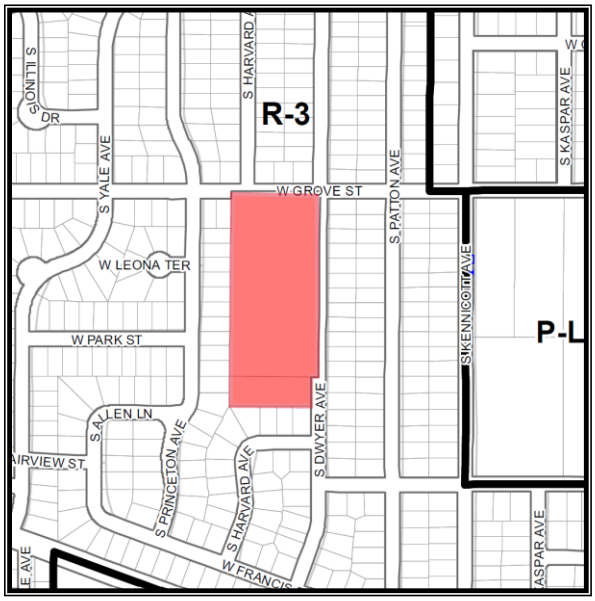
STAFF DEVELOPMENT COMMITTEE REPORT

***Project Number**: PC #22-016*
***Project Title**: Westgate School Building Expansion*
***Address**: 500 S. Dwyer Ave.*
***PIN**: 03-31-100-022, 03-31-100-043*

***To**: Plan Commission*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: January 25, 2023*
***Date Prepared**: January 20, 2023*

***Petitioner**: Arlington Heights School District 25*
***Address**: 1200 South Dunton Avenue*
Arlington Heights, IL 60005

***Existing Zoning**: R-3, One-Family Dwelling District*
***Comprehensive Plan**: Schools, Single-Family Detached*



SURROUNDING LAND USES

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

Requested Action:

1. Special Use Permit to allow a Public Elementary School on the subject property.
2. Amendment to the Comprehensive Plan to reclassify the Single-Family Detached portion of the site into the Schools classification.

Variations Required:

- Chapter 28, Section 5.1-3.6, to allow a 27' tall building where building heights are restricted to 25'.
- Chapter 28, Section 6.5-2, to allow an accessory structure (play equipment) in an exterior side yard where accessory structures are restricted to rear yards only.
- Chapter 28, Section 6.5-7b., to allow accessory structures (play equipment) no larger than 850 square feet in size where code restricts the maximum size of accessory structures to 300 square feet.
- Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at each end of the two central rows of parking within the South parking lot.
- Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at the western end of the northern most parking row within the South parking lot, and on both ends of the southern most parking row within the South lot.
- Chapter 28, Section 6.15-1.2b, to omit the requirement for interim landscape islands within parking rows containing more than 20 parking stalls, within the West parking lot.
- Chapter 28, Section 6.15-1.2a.2, to omit the requirement for a 6' tall landscape screen along the western side of the South parking lot.

Project Background:

In June of 2022, the Arlington Heights School District 25 community passed a referendum to establish a full day Kindergarten program for all children within District 25. As a result, the District will transition away from the current half-day Kindergarten model where approximately half of the Kindergarten cohort arrives at 9:05am and is dismissed for the day at 11:50am, and the remaining Kindergarten students arrive at 12:50pm and are dismissed at 3:35pm. The full day Kindergarten program is scheduled to begin at the start of the 2024/2025 school year. In order to accommodate the entire Kindergarten cohort within each elementary school building at one time, building additions have been proposed at six of the elementary schools within the district, which will result in an increase to the number of staff, classrooms, and overall student population at each of these six schools.

Westgate Elementary School, which is already at full capacity, is one of the six schools that needs additional space for the full day Kindergarten program. In order to accommodate anticipated kindergarten enrollment, as well as to have the appropriate capacity to absorb future variations in student population, the School District is proposing 10 new classrooms, a new gymnasium, storage spaces, an art room, and a small group room.

The site has three parking areas, the largest of which is located off of Grove Street and contains 51 parking stalls (the "West Lot"). A secondary parking area (the "East Lot") is located adjacent to the main front entrance of the building along Dwyer Avenue and contains 18 stalls. An auxiliary parking area is located south of the school building with access from Dwyer and contains 45 parking stalls (the "South Lot"). In sum, the site has 114 parking spaces.

Westgate school currently has 600 students, 95 employees, and 34 classrooms. Within five years and at the start of the 2026/2027 school year, the building is expected to have 661 students, 102 employees, and 44 classrooms as a result of the building addition and full day Kindergarten program. It should be noted that the proposed building addition is meant to provide capacity for 15% above the five-year enrollment and staffing projections in order to accommodate possible future "bumps" in enrollment beyond the five-year projections.

There are two busses that currently serve the school and there is no change anticipated to bussing as a result of the full day program. The standard 9:05am arrival and 3:35pm dismissal would remain unchanged. The existing playground at the rear of the school would also remain unchanged, however, the mulched area that includes swing sets would be removed (and not replaced) to accommodate for the proposed building addition. The existing playground equipment on the east side of the building would be removed and is proposed for replacement within a new rubber surfaced play area. The specifics of the play equipment in this area have not yet been determined. Finally, the West Lot and South Lot would be removed and reconstructed within their existing footprints, the East lot would be removed and a reconfigured parking lot with additional pick-up/drop-off stacking space would be reconstructed in its place.

Zoning and Comprehensive Plan

The subject property is zoned R-3, One-Family Dwelling District, which allows schools only through issuance of a Special Use Permit. Westgate School has never been approved for a Special Use Permit, and due to the proposed building expansion, a Special Use Permit is now required for the site. The School District has submitted a written response explaining how the existing school and proposed building addition comply with the three standards for Special Use Permit approval, which standards are summarized below. The written response from the School District has been included in the materials provided to the Plan Commission:

- ***That said special use is deemed necessary for the public convenience at this location.***
- ***That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.***
- ***That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.***

Staff concurs that the necessary criteria for Special Use Permit approval have been met for the following reasons; 1) the need for the school and building addition at this location is illustrated by the expected growth in enrollment and passage of a community referendum to provide a full-day kindergarten, 2) the school has existed on this site for many years and is part of the existing fabric of the neighborhood, and 3) the school is regularly inspected by the Illinois State Board of Education (ISBE) for compliance with ISBE health and safety regulations which will protect the safety, morals, and general welfare of persons residing or working in the vicinity.

The Village's Comprehensive Plan designates the future use of the subject property as "Schools", however, there is a small portion of land on the southern edge of the Westgate School site that falls within the "Single-Family Detached" classification. The majority of this area is currently used as open space although there is a small portion of the South Lot that is included within the "Single-Family Detached" classification. In order to align the entire site with the future land use as identified in the Comprehensive Plan, the Staff Development Committee recommends that the "Single-Family Detached" portion of the subject property be reclassified as "Schools."

In addition to the Special Use Permit, a several variations are required for the proposed site improvements. These variations will be discussed in detail within the various sections of the report below, however, for each required variation, the petitioner has submitted a written response documenting compliance to the four hardship criteria necessary for variation approval, which criteria has been outlined below:

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

Neighborhood Meeting

On Tuesday, October 18th, 2022, District 25 held a neighborhood meeting to present their conceptual plans to surrounding property owners and solicit early feedback to understand any potential concerns with the project. According to the petitioner, four residents attended the meeting. Questions generally related to clarifications on the project scope, timeline, construction staging, and stormwater. The petitioner's written summary of the discussion has been included as part of the materials provided to the Plan Commission.

Conceptual Plan Review Committee

On October 24, 2022, District 25 appeared before the Conceptual Plan Review Committee. The discussion was primarily related to the gymnasium height, projected enrollment, and drop-off/pick-up stacking. In

general, the Conceptual Plan Review Committee was supportive of the project and encouraged the petitioner to proceed with their Plan Commission application.

Design Commission

The Design Commission is scheduled to meet on January 24, 2023, to discuss the design and architecture of the proposed building addition. An update on the discussion will be provided during the Plan Commission hearing on January 25th.

Building and Site

The proposed building addition would be located at the southwest side of the existing school building. The building addition complies with most of the Code requirements relating to bulk, height, lot coverage, and setbacks, however, certain variations are required. The new classroom areas and associated spaces are proposed at one-story tall and the gymnasium is proposed at 27 feet in height. The R-3 District restricts maximum building heights to no greater than 25 feet and the following variation is therefore necessary:

- ***Variation to Chapter 28, Section 5.1-3.6, to allow a 27-foot tall building where maximum building height is limited to 25 feet.***

Given the location of the gym addition towards the center of the site, the need to have quality indoor recreation spaces for students, the minor scope of the variation at only two feet above the maximum allowable height, and the fact that they gymnasium addition will match the height of the existing gym, the Staff Development Committee is supportive of this variation.

With regards to the site, the majority of the property will not undergo significant changes; the western and southern parking areas will be reconstructed within their existing footprints as noted above, and the existing playground at the west of the school building will be preserved. However, a new rubber playground is proposed in front of the building along the east side (Dwyer side), which will replace the existing mulched play area in this location and include new playground structures. The District has not yet selected the specific structures that will be installed within the rubber playground area. This location is considered an exterior side yard and accessory structures are only allowed within a rear yard. Additionally, accessory play equipment is not allowed to exceed 300 square feet in size and the District anticipates that the new play equipment may exceed this requirement. Accordingly, the following variations are required:

- ***Variation to Chapter 28, Section 6.5-2, to allow an accessory structure (play equipment) in an exterior side yard where accessory structures are restricted to rear yards only.***
- ***Variation to Chapter 28, Section 6.5-7b., to allow accessory structures (play equipment) no larger than 850 square feet in size where code restricts the maximum size of accessory structures to 300 square feet.***

The Staff Development Committee is supportive of both variations for several reasons; 1) the proposed equipment will replace existing play equipment in this area and the Village is not aware of any issues caused by the existing play equipment, 2) the equipment will be setback over 105’ from the property line abutting Dwyer and will be partially screened by the existing building to the north, and 3) while the exact size of the play equipment is not known at this time, the size of the rubber surface upon which it will be located will limit the overall size of the structures. The petitioner has estimated that the total square footage of the new playground equipment will not exceed 850 square feet, however, staff believes that the square footage will likely be less than this.

With regards to emergency vehicle access, the redesign of the East Lot proposed elimination of the northern drive way entrance into the East Lot, which access point the Fire Department needs maintained in order to provide for adequate emergency egress from the site. Additionally, the reconfigured East Lot is just shy of the necessary width to provide suitable fire truck circulation, resulting in two areas where the fire truck would have to mount a curb to stage in the event of an emergency. These two items must be corrected, which will likely result in a gated "emergency service only" secondary egress point from the East Lot, and may involve slight modifications to the width of the drive aisles in the East Lot. Both the existing building and the proposed addition will be protected by a sprinkler system.

The petitioner has recently submitted a modified plan to address the access and circulation concerns, which plan preserves the existing northern curb cut, however, the Village has not had sufficient time to review the revisions to ensure Code conformance. Additional pavement marking, modifications to the proposed gates, or revisions to the plans may be necessary. A condition of approval to require the petitioner to continue working with the Village to resolve these issues has been included within the recommendation below and an update may be available during the public hearing on this application.

Relative to stormwater, the District is proposing a large underground stormwater detention trap, which will store stormwater water during rain events and slowly release the water into the Village storm sewer system. Currently, the site does not have an underground detention system and stormwater is captured by the impervious surfaces on the site and diverted into the Village system only through underground storm pipes. Additionally, the District is contemplating permeable pavers within a portion of both the East and South lots. While the petitioner has preliminarily demonstrated that the proposed stormwater system will be able to comply with all MWRD and Village requirements, final stormwater calculations are needed and minor details/modifications must be incorporated on the engineering plans prior to site development permit issuance. The petitioner shall continue to work with the Village to provide finalized stormwater information and plans to verify compliance with all MWRD and Village regulations.

Landscaping:

Given the full depth removal of the pavement within each parking lot, compliance with current landscape regulations is required. Generally speaking, this means a 3' tall landscape screen is required at the edge of any parking lot where it fronts upon a public street and along the edge of any parking lot where it is adjacent to residentially zoned property. Additionally, landscape islands with a shade tree are required at each end of every parking row, and parking rows that include more than 20 parking spaces must include an interim landscape island to break up the parking row. The reconstructed parking lots are deficient in several areas and variations are required as identified below:

- ***Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at each end of the two central rows of parking within the South parking lot.*** *(due to permeable paver location)*
- ***Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at the western end of the northern most parking row within the South parking lot, and on both ends of the southern most parking row within the South lot.*** *(due to significant open spaces immediately adjacent)*
- ***Variation to Chapter 28, Section 6.15-1.2b, to omit the requirement for interim landscape islands within parking rows containing more than 20 parking stalls, within the West parking lot.*** *(due to 23 parking spaces within the existing parking row)*
- ***Variation to Chapter 28, Section 6.15-1.2a.2, to omit the requirement for a 6' tall landscape screen along the western side of the South parking lot.*** *(due to adjacent large open space)*

Staff is supportive of the variation identified above and notes that the incorporation of permeable pavers will have a positive environmental benefit that can substitute for the environmental benefit of the omitted landscape island and shade tree. Moreover, permeable pavers have a better aesthetic than asphalt, which will mitigate for the omission of the landscape island. Additionally, the variations above are warranted due to the need to preserve parking areas for the school, the fact that the variations are required in parking lots that are only being reconstructed within their existing footprints, and due to the substantial greenery and open space that already exists on the site and specifically between the South Lot and the residential areas to the west.

Parking and Loading:

As mentioned above, the East Lot will be completely removed and reconstructed. The existing East Lot contains two access points onto Dwyer; the north point serves as the entrance and the south point serves as the exit. The northern access point would either be removed or reconfigured to allow emergency vehicles access only, and the reconstructed parking lot would have a singular entrance/exit located where the existing exit is currently located. Vehicles would circulate through the lot in a counter clockwise fashion. The revised entrance places ingress into the East Lot further away from the Dwyer/Grove intersection and would increase stacking capacity within the parking lot. Additionally, six new parking stalls would be added to the East Lot, bringing the total number of spaces within that lot to 24.

Although drop-off and pick-up occurs within both the East and West lots, the primary drop-off/pick-up area is located in the East Lot as this lot is adjacent to the main entrance to the school. Currently, afternoon pick-up involves parents stopping/standing along the west side of Dwyer, which occasionally results in vehicles stopping/standing at the intersection of Dwyer Avenue and Grove Street while they await entry into the queue. Additionally, vehicles have been observed parking on the south side of Grove Street west of Dwyer where parking is prohibited. The modifications to the East Lot will relocate the entrance further south and away from this intersection, which will create more space for cars to stack along Dwyer before they begin to impact the Dwyer/Grove intersection. Stacking capacity within the reconstructed parking lot will increase by approximately 58% (7 vehicles) and along Dwyer by approximately 180% (11 vehicles). These are positive improvements for pick-up and drop-off functions at the school.

Typically, there is congestion in and around the school site beginning approximately 15 minutes before the afternoon pick-up, however, the majority of traffic clears the area within 5-10 minutes after dismissal. It should be noted that both Dwyer and Grove in the vicinity of Westgate School are not heavily travelled streets during morning arrival and afternoon dismissal and they primarily serve local neighborhood traffic.

The School District provided a traffic and parking study from Ericksson Engineering Associates (EEA), which accessed the drop-off/pick-up operations, traffic, and parking for the school. The study was predicated on the School District projections for staffing and enrollment in the year 2026/2027 (661 students and 102 staff), however, it is important to note that the number of classrooms proposed are meant to accommodate capacity at 15% above the 2026/2027 projections to allow for future enrollment “bumps” and potential unanticipated growth. Therefore, the school would be building in capacity to accommodate enrollment beyond the findings as outlined with the EEA study. Staff has concerns that, should enrollment increase to fill the 15% excess capacity within the school, unanticipated traffic, parking, and/or drop-off/pick-up issues could be created. In order to manage possible future problems, a condition has been recommended that would require the School District to demonstrate, to the satisfaction of Village staff, that adequate onsite parking can accommodate peak demand and drop-off/pick-up operations will not create unsafe vehicular or

pedestrian movements. Should it be determined that improvements to the site or modifications to the drop-of/pick up procedures are needed to satisfactorily accommodate an increase beyond 661 students, any such improvements or modifications would need to be implemented upon administrative approval by the Village.

Relative to parking, the site complies with the Zoning Code parking requirements, as shown in **Table I** below:

Table I: Parking Calculations

Location	Use		Ratio	Number of Employees	Number of Classrooms	Number of Students	Parking Required
500 S. Dwyer	Westgate School	Elementary School	1 per employee + 1 per 5 classrooms	102	44	661	111
Total							
						Total Required	111
						Total Provided	120
						Surplus/Deficit	**9**

Both the East and West parking lots are typically at or near capacity during pick-up times and parents will often arrive prior to dismissal and park within the lots to wait for their child to avoid utilizing the loading queue for pick-up. The South Lot is heavily used as well, but not to the same extent as the East and West lots. The EEA study has surveyed each parking lot during the day to determine whether excess capacity exists for staff parking and found that the overall number of parking stalls at the school are used at 70% capacity, which excess capacity should be sufficient to accommodate for the increase in staff associated with the full-day kindergarten.

Per code, 27 bike parking stalls are required. The existing site has approximately 90 bike parking stalls located across several large bike parking racks adjacent to the East Lot.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Special Use Permit to allow a Public Elementary School on the subject property, Amendment to the Comprehensive Plan to reclassify the Single-Family Detached portion of the site into the Schools classification, and the following Variations to Chapter 28 of the Municipal Code:

1. Section 5.1-3.6, to allow a 27' tall building where building heights are restricted to 25'.
2. Section 6.5-2, to allow an accessory structure (play equipment) in an exterior side yard where accessory structures are restricted to rear yards only.
3. Chapter 28, Section 6.5-7b., to allow accessory structures (play equipment) no larger than 850 square feet in size where code restricts the maximum size of accessory structures to 300 square feet.
4. Section 6.15-1.2b, to omit the required landscape islands at each end of the two central rows of parking within the South parking lot.
5. Section 6.15-1.2b, to omit the required landscape islands at the western end of the northern most parking row within the South parking lot, and on both ends of the southern most parking row within the South lot.

6. Section 6.15-1.2b, to omit the requirement for interim landscape islands within parking rows containing more than 20 parking stalls, within the West parking lot.
7. Section 6.15-1.2a.2, to omit the requirement for a 6' tall landscape screen along the western side of the South parking lot.

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

1. If enrollment at Westgate Elementary school exceeds or is projected to exceed 661 students within the proposed building, the school district shall demonstrate, to the satisfaction of Village staff, that adequate onsite parking can accommodate peak demand and drop-off/pick-up operations will not create unsafe vehicular or pedestrian movements. Improvements needed to satisfactorily accommodate such increase shall be implemented upon administrative approval by the Village. If administrative approval is not granted, an amendment to this Special Use Permit shall be required.
2. The petitioner shall continue to work with the Village and neighbors to address any drop-off/pick-up concerns.
3. The petitioner shall continue to work with the Village to provide stormwater information to verify compliance with all MWRD and Village regulations to the satisfaction of the Village.
4. The petitioner shall continue to work with the Village to address suitable emergency vehicle ingress, egress, and circulation within the East Lot.
5. Compliance with the 1-24-23 Design Commission motion shall be required.
6. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies

_____ January 20, 2023
Charles Witherington-Perkins, Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

PLAN
COMMISSION

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

RE: WESTGATE SCHOOL BUILDING EXPANSION - 500 SOUTH DWYER AVENUE - PC #22-016
SPECIAL USE PERMIT TO ALLOW A PUBLIC SCHOOL ON SUBJECT PROPERTY, AMENDMENT TO COMPREHENSIVE PLAN TO RECLASSIFY THE SINGLE-FAMILY DETACHED PORTION OF THE SITE TO SCHOOLS, VARIOUS 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 25th day of January, 2023 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRPERSON DAWSON: All right, Pledge of Allegiance.
(Pledge of Allegiance recited.)
CHAIRPERSON DAWSON: All right, can we do roll call, please?
MR. HUBBARD: Commissioner Cherwin.
COMMISSIONER CHERWIN: Here.
MR. HUBBARD: Commissioner Drost.
COMMISSIONER DROST: Here.
MR. HUBBARD: Commissioner Ennes.
COMMISSIONER ENNES: Here.
MR. HUBBARD: Commissioner Green.
(No response.)
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Here.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Here.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Here.
MR. HUBBARD: Commissioner Warskow.
COMMISSIONER WARSKOW: Here.
MR. HUBBARD: Chair Dawson.
CHAIRPERSON DAWSON: Here.
All right, so the first item on the agenda is approval of the minutes.
COMMISSIONER WARSKOW: I'll make a motion to approve the minutes.
COMMISSIONER ENNES: Second.
COMMISSIONER LORENZINI: I'll second.
CHAIRPERSON DAWSON: All in favor?
(Chorus of ayes.)
CHAIRPERSON DAWSON: Any opposed or abstain?
COMMISSIONER SIGALOS: I have to abstain; I was not at that meeting.
COMMISSIONER JENSEN: I abstain --
CHAIRPERSON DAWSON: Wait, we've got two people talking at once. For the recorder, can we do it once at a time?
COMMISSIONER JENSEN: Yes, I abstain since I wasn't here.
CHAIRPERSON DAWSON: All right, thank you, Commissioner Jensen.
COMMISSIONER SIGALOS: I also abstain; I was not at that meeting.
CHAIRPERSON DAWSON: All right, thank you.
COMMISSIONER DROST: Same here.
CHAIRPERSON DAWSON: You as well, Commissioner Drost?
COMMISSIONER DROST: As well, yes.
CHAIRPERSON DAWSON: All right, thank you.
Okay, let's see, we have our first item on the agenda is the Westgate School Building Expansion. Who is going to be testifying on behalf of Westgate School? Everybody who's coming, everyone who's testifying, if you can come up so I can swear you all in at once, that would be terrific.
All right, first, have all public notices been given?

MR. HUBBARD: They have, yes.
CHAIRPERSON DAWSON: Terrific.
(Witnesses sworn.)
CHAIRPERSON DAWSON: All right, great.
All right, who will be starting the presentation? All right, thank you. Why don't you take us through it? If you could state your name and spell your last name for the record, please?
MR. SCHULZ: Yes. My name is Ryan Schulz, I'm the Director of Facilities Management for Arlington Heights School District. Schulz, S-c-h-u-l-z.
CHAIRPERSON DAWSON: Thank you.
MR. SCHULZ: Good evening. The first project we're here to present tonight is Westgate Elementary School and the associated addition that we have going on for that project.

Just some additional initial background on why this project is going forward, it's primarily driven by the successful referendum that was issued earlier in 2022 to implement a full-day Kindergarten across District 25. So, this is one of the six sites that we'll be looking to expand across the district. The full-day K program is a portion of the addition at this site that it will accommodate. The building is also currently at full capacity, so 100 percent of the classroom spaces are currently used. So, regardless of the full-day K gong forward, this building does need some kind of relief going forward for the general population of the school. So, full-day K plus the full enrollment of the building right now is guiding the additional classrooms.

This building also houses an IS, Integrated Services, program for the entire district. So, a number of students come from across the district and receive services specifically at Westgate for their specific needs. So, that again increases the amount of classroom spaces that are needed for that facility.

Again, our board, when we were looking at this going out to referendum, had a goal to not be coming back occasionally or regularly to come back and ask the voters for more space. So, they took in the fact that they wanted to have some buffer space into the building and that equates to about 15 percent of the rooms are going to be used for buffer space. These rooms are not going to be sitting empty, they're going to be used for support services and other needs of the building, so they'll be regularly used throughout the day for students to go in and flow in and receive services as well.

Again, as I noted, the school hosting will continue to host the Integrated Services program. The board is committed to staying there. Another portion of the project is the school needs a larger PE space, a gym, due to running two sections in the gym at once. Right now, the gym can only accommodate one PE section successfully, so we're looking to expand that gymnasium to make it bigger to allow two sections of PE to be run in the gym at the same time. It's consistent with Olive, Ivy, and Windsor projects, so the size of the gym is very similar to those in scope that we've done over the last several years. Also again, that is kind of the benchmark that we've set and that we'll be using going forward.

Ownership and notification. This is just kind of an outline of our ownership and notification. We have done a title commitment. We do own all the properties that were associated with this project. We did a neighborhood meeting on October 18th. The main focus of that meeting was five attendees.

The main objectives of those from those comments that we received:

- Were there any impact to the classrooms during construction? Again, our response at this

time is no. The existing classrooms will be impacted in the summer of '24, so that's when the shakeout and the reshuffling of the building will happen.

- Will there be any impacts to the playground areas and making them smaller? No, the new playground on the west side of the building was completed several years ago. We do not intend to impact the playground space at the facility, and we're also proposing to replace an existing play structure on the east side of the facility as part of this project.
- What will construction security look like? We intend to fence in the area, have it secured. We have cameras in the building so we'll be able to see a majority of the site security-wise. Again, we relayed to them if they see something they need to be calling the police or notifying the district that they're seeing things that are happening after hours.
- What will construction site logistics and staging look like? We're not fully there yet on what it will fully be like, but we will take over a portion of our site. Trucks will be entering the site most likely off at Dwyer or Grove. Most likely, it will be on Dwyer on the southern end of the facility just based on the site logistics layout, but we'll finalize that with our construction manager going forward.

On October 26th, we had the Conceptual Design Review meeting. We had unanimous support for the project to proceed and go forward. The Design Commission meeting was held last evening. The majority of the comments were regarding colors of the chiller screening and making sure that it was adequately screened, and then the height of the gym structure and how that would look from various elevations and locations on the site.

Tonight, we're here at the Plan Commission to go over the general consensus for the project. The Village Trustee approval will also come after this, and construction is anticipated to commence late this spring or early summer of 2023 for Westgate.

This is just a summary of the things we are proposing to go through tonight. I'm not going to go through all of them, this is just being used as a reference. But again, these are all the requested actions and variations that we're requesting for this site. Just based on the review with Sam and the Village Staff, this is the list of items we are looking to achieve tonight.

The first slide is our site plan giving an overview of the site. The first portion I would like to point out is where the addition is actually going. It is inside the red box on this floor plan. So, down to the southwest side of the site is where the additional classrooms will be going including the gym spaces, Sam is pointing that out there for me now. So, that is where the majority of all the work related to the construction of the site and building will be going.

If we start at the top, I kind of referenced some things in the site and also tried to include where the variations are required. We are showing some new trees in the west existing parking lot. We're requesting the variation to omit landscape islands in the parking lot that is existing to have a similar condition to what we have now. That will enable us to have more parking spaces and we believe that the adequate landscaping around the site is adequate already. The portions that we're adding as well for additional trees will suffice for that area.

We're requesting a variation to allow a new playground structure on the east side of the facility. Right now, the Village ordinance limits that to 300 square feet. We're looking to go up to 850 square feet even though we don't believe the full structure will be that big. We're just giving us a little bit of buffer space at the layout. We believe it will be similar in scope and size to the existing structure that's there.

The next portion I'd like to point out is the parking lot re-configuration on the east side. We are looking to re-configure that lot. The main driver of this re-configuration

is to close the entrance on the north end of the parking lot to vehicular traffic and only allow that for emergency access. What that will do is allow additional queuing space within the parking lot and get more cars off of the street. So, we're looking to have all the cars come in from the southern end, come through the parking lot and queue up, and allow more cars to queue up in the parking lot spacing and then also through the drive aisle. This is similar to what we did at Olive in 2015 and 2016, and it's done very well allowing traffic to flow through the lot.

We're also looking to improve by adding some parking spaces in that location. By re-configuring it, it allows us to have a net increase of six more parking spaces in that lot in addition to the site.

We do have a variation request for height. The height of the gymnasium space is approximately 27 feet where the Village ordinance right now limits that to 25 feet, so we're requesting a variation on the height of the gym.

We're also requesting a variation to omit landscaping on the western edge of the south parking lot. We believe that we need that space to allow snowplowing and maintenance operations to proceed in that location. Again, it's at the end of a drive aisle so there's no cars pulling up and parking in that location, so we believe that's a reasonable request.

We're also showing on this plan the new underground stormwater system. I'll get into that more later in the slides that are further into the presentation, but the underground stormwater system is intended to be a green space so it will be buried underground, and when it's done it will be usable green space for the site.

Finally, we're requesting a variation to omit the landscape islands and/or landscaping and islands in the southern lot and installing permeable pavers in the center of that parking lot to help with stormwater. Again, we believe that this lot in its existing state, it currently does not have the landscaping islands, we believe that permeable pavers are a sustainable way to achieve some stormwater management and also an attractive way to enhance that parking lot. I also want to point out on the east lot that there will be permeable pavers in that area as well, so we're looking to install some along that edge of the parking lot as well.

This is the general floor plan of the existing building with the overlay of the new addition. Again, the orientation has changed, north is now to your right. Again, the building addition is primarily focused on the southwest corner. The orange section are the new classrooms, yellow section the main areas, the gym with some support spaces as well, there will be new restrooms. There will be one new classroom that is built next to the existing gym. Then not clearly shown on this plan but there will be three classrooms built in the existing gym spaces. So, we'll be taking over the existing gym and three of the classrooms that will be constructed will be housed within the existing square footage of the facility.

So, Sam, were you able to point that out for the existing gym space classroom? Right up, yes, correct, up a little bit, your left. Right in that area, right there. So, those are the areas that we'll be taking over the existing gym and turning those into classroom spaces in addition to the new classrooms that are being built ground up.

This is a rendering, a 3D rendering of the addition. Again, this is looking from the southwest up to the northeast. It shows the gymnasium prominently in the center of the screen showing the limestone coping, the clear story windows that are higher up, the brick that matches the existing building. Again, over to the right is the classroom wing, the primary classroom wing that is being constructed. That is again all new ground-up construction classroom section. Then over to the left, you can see there is a lower portion or lower roof section, that is a newer section that will be housing classroom spaces, and the higher section is

the existing gym spaces that will be re-converted into classroom spaces by adding the limestone coping across there and new windows as well to give light into the space.

Again, the same kind of concept in the elevation plane, again just showing the different elevations of the facility in a 2D rendering. The one thing I do want to point out is on the second one, the elevation number two, west elevation, on the left side there is a chiller screen wall and that was the portion that the Design Commission was commenting on last evening. They recommended to change that from the sand tone color to a bronze tone color. So, we agreed that we would proceed with that as planned, to go forward with the bronze tone color.

In general, the elevations are very similar to the existing building. The design incorporates cues from the existing building and carries them along to the west side while enhancing the elevation a little bit. Where the gym sits currently, it's a large brick wall, lighting the windows and the stone coping, it helps break that up a little bit and make it more aesthetic.

Enrollment and staffing projections. As Sam said or we talked about earlier, the number of students will be going up at this facility, primarily driven by the full-day Kindergarten enrollment and then some enrollment growth in that neighborhood. So, a large majority of this is due to Kindergarten. The thing we see in District 25 is that Kindergarten enrollment is significantly lower than first grade, and that's primarily because we do have a half-day program now. So, parents seek outside services to have their kids in Kindergarten, and then once first grade begins and the full-day program begins for first grade, their students begin attending District 25. So, we anticipate a large portion of the students currently not attending Kindergarten will come to our schools now beginning in K.

So, again, the enrollment currently is around 600 students. We anticipate that to go up to 661 by the '26-'27 school year. The number of staff again, we're currently at 95 and we're projecting that to go up to 102 to just support the full-day Kindergarten and other enrollment needs of the facility.

The chart on the right side shows our current classroom availability of 34. The red bar is our current of what it will go to up to 44. Again, the gap between the red bar and the gray bars is the buffer that the board would like to see at our buildings for the foreseeable future so that we're not overfilling them.

Traffic and parking. Traffic again is a major concern around our schools with the capacity of students that we service and the times of day when they come into the buildings. So, I want to touch base on the drones, the traffic study with the aerial drone footage, the Village of Arlington Heights Traffic Engineering input, and the Village of Arlington Heights Police Department provided their input as well for the site. They did not see any current traffic problems that are outside the norms of a school. They don't see this as a high traffic area related to accidents, and they do not believe that the addition will provide any other concerns regarding traffic beyond what is normal for a school.

Parking at the site is current set up in three parking lots. The parking lot to the west is a drop-off and pickup aisle. The parking lot to the east is also a drop-off and pickup aisle with parking. The parking lot to the south is primarily used for staff. We do not use that parking lot for drop-off and pickup.

So, the total parking capacity at the site is 51 currently in the west lot. It's currently 18 in the east lot, we're going to be up to 24. The parking on the south lot is currently 45 and we look to maintain that. We believe that we'll have 120 parking spaces on site,

it will meet the requirement of 111 from the Village requirements.

During our parking survey currently, we believe 70 percent of the parking spaces were occupied throughout the day. Again, that was a spot check of capacity that we did through a traffic study. We also have two buses and eight taxis at the school. Again, with the large number of students that are serviced throughout the district, that's why we have the larger amount of taxis than we would at a typical school throughout the rest of the district.

This is kind of a stacking map of what we currently have for traffic arrival, again primarily using the west lot and the east lot for this traffic area, just using the pink line to kind of give you a dimensional view of the way it flows now. I also want to go over to the drone footage. So, this was done in September of 2022, giving drone footage of the traffic flow on the site. Again, it's just meant to give a general overview of how cars are flowing into the lot.

So, again, the drone is sitting up on the northeast corner of the site looking back to the southwest towards the main entrance of the school. You can primarily see the east main drop-off area of the school in this picture. If you look back to the west kind of tucked behind the trees, you'll see cars coming off of Grove and snaking into the parking lot along the west side as well.

So, in general, this is the typical flow in the morning. Again, this was done in September when the weather was pretty well, so again there could be a significant amount of cars more in the winter. We're aware of that but we have not encountered a major backup or concern at the arrival time at the school just based on this flow and the way the traffic flows into the site.

So, again, the arrival runs very smoothly at this facility by using two drop-off areas. It really helps break it up. Our concern at this site is always this intersection that the camera is currently sitting at. It's the intersection of Dwyer and Grove, that's where the intersection gets a little more congested at certain points of the day.

I am going to move on. I think that was relatively the time that students use, so that was, again, the time period was about 8:50 to 9:05 was the end of the video.

Traffic departure is a little bit different. The main difference in departure is that parents queue up earlier. So, the school releases at 3:35, you could have parents queuing up at 3:00 o'clock. It's a wide range of when parents get there and want to pick up their kids.

So, in general, this map was designed to show where, about eight minutes or so before student pickup is where the cars are really stacked up pretty heavily, right. So, the main majority of the stacking occurs on Dwyer, in the east drop-off and pickup lot, the west drop-off and pickup lot, and a little bit along Grove Street on the south side of Grove. There are some cars to the west of our site on Grove, and there's also some cars to the east assuming that the parents want to go that way towards the east after school. So, they park on the south side of Grove, east of Dwyer, because they're pointing to the east and most likely would head somewhere to the east after school.

The bus only parking is an indented area on Grove where the buses park. Again, we only have two buses, so they do both queue up in that area. It works well, it keeps them off the street and it doesn't interrupt the overall flow of this site for the flow into the drop-off and pickup lanes.

I'm going to move over to the departure video. Again, this was the same date in September showing the queuing and where the locations are for departure time.

Again, if you note the time, it's about 3:30 right now. You can see that cars are starting queue up on Dwyer and getting very close to the Grove intersection. That's why we feel that the enhancement to that parking lot will particularly help the departure time of the day by getting cars down farther on Dwyer and into our parking lot and allowing cars to stack up in the parking lot.

At that time, students are now being released at about 3:35, so we're a couple of minutes into that. You can see the traffic starting to flow through that east lot, and also cars are flowing through the west lot if you can see them kind of coming out of the back parking lot.

The intersection here at Grove and Dwyer is also controlled by a crossing guard as you can see. So, we do have traffic control measures in place in that location.

As you can see, it's about 3:45 and the site is generally relieved of traffic problems or traffic congestion in the site.

I wanted to show a stacking diagram, again what we have currently on the left versus what we propose on the right. Currently, we believe there's about 35 cars that can stack on site and a little bit on Dwyer. With the proposed additional queuing area, we believe that that will increase up to 53 total cars in kind of the general vicinity and the same areas. So, we believe that the re-configuration of the east parking lot will drastically enhance the amount of cars that can cue on our site and reduce congestion on Dwyer and up to the Grove intersection.

Again, this is just an aerial footage of how we believe this will work. Again, we're going to close it off where the red line is, that lot or that entrance will be closed off to vehicular traffic and only be allowed for emergency vehicles. It will allow cars to park in that location and queue up for the afternoon departure. Then cars will also be able to snake through the parking lot through the south entrance through the lot and back over to the drop-off and pickup lane.

I did just include again an aerial of Olive just to show what that looks like a little bit, how the orientation of that lot will work to give you a better understanding of how cars will flow through the lot. Again, this will be completed in '26. Again, you can kind of see where we close off the entrance, where students are walking up on the larger sidewalk areas. We're proposing that we'd have a concrete apron in that location with a gate that would allow fire and police access and emergency access in that location, but again allowing cars to enter the south and exit on the south and flow through the parking lot that way.

Just another view of the drone just put in a different location to see that.

The main portion that we're trying to accommodate on the site is stormwater and sustainability. Currently, stormwater actually flows tributary to the off-site Wilke-Kirchoff basin. Actually, the driving range that the Park District uses is where our water flows currently. So, we have water storage permitted there from the original construction of this basin. We have approximately two acre feet of storage allowed in that facility.

Working with the Village Engineering, they do not believe that there is any other capacity left in that facility based on high water rainfall events, so we will be proposing to install an underwater storm trap system on the site. On the right side, you can kind of see the southern end of our site. I highlighted that in a green box, kind of where we're proposing to put the underground storm trap. Below, you can kind of see again an accompanying rendering of what that would look like, somewhere out west I believe, but we would be looking to put a grass space over that area of the storm trap to make sure it's usable and flat for our students to use in the community.

So, again, we're looking to, the offset that we need for our site, that we need to accommodate on our site, we're looking to put that all on the storm trap system. In addition, we're looking to have the permeable pavers to help offset that as well, again so the water can infiltrate into the soil and doesn't have to flow through the Village system at all. So, again this system is meant to detain the water for a period of time, slow it down so it doesn't inundate the Village system once a storm event happens.

For sustainability, we will be implementing LED lighting throughout the site. Beyond the scope that we're doing here, we're looking to do extensive renovations at the facility to do LED lighting throughout. We're looking to do high efficiency HVAC with building automation, so we're looking to make sure that we could control the HVAC system, low flow plumbing fixtures, sections of permeable pavers as we talked about. We have several acres of green space that we're going to maintain so we have a large area of green space that people can enjoy and utilize throughout this site.

We have adequate bike storage and ridership. A lot of kids like to ride their bikes to our schools and we have tons of bike racks for them to use. Then we're also exploring future exploration of solar panels. Our board is exploring that future. We are not proposing that with this project. We'll be maybe looking at that further to offset some of the energy needs for the facility into the future. So, solar is something that we are exploring.

That is our presentation for the Westgate Elementary School project. We're open to any questions that you may have after Sam speaks.

CHAIRPERSON DAWSON: Okay, thank you so much for your presentation. Have you read through the Staff report and do you agree on the conditions of approval?

MR. SCHULZ: Yes, we do.

CHAIRPERSON DAWSON: Okay, great.

Sam, Staff report please?

MR. HUBBARD: Sure. Thank you, Chair Dawson.

All right, so all schools in the R-3 district which is where Westgate is located within the Village of Arlington Heights are required to receive a special use permit. Historically, Westgate Elementary has never received a special use permit, and so that requirement is triggered by the proposed building addition. Granting that special use permit will put them into compliance with the zoning code, and Staff is supportive of the request. It is the reason they are before you this evening for a public hearing.

In addition to the requested special use permit, they are, at the request of Staff, agreeable to amending the Comprehensive Plan which classifies a small portion of the southern part of their site as suitable for single-family detached residential. The remaining balance of the site is classified as schools in the Comprehensive Plan. The Village thinks that, to better align the existing uses and future uses of this site with what's envisioned in the Comprehensive Plan, that small portion of single family at the south of the site should be reclassified into schools classification.

Additionally, they are requesting seven variations which I will highlight and discuss, and Ryan did a great job of pointing these out as well during his presentation.

The District has undertaken three different activities to get them to the point they're at this evening. Again, you've heard about the neighborhood meeting that was held in October. They also appeared in front of the Conceptual Plan Review Committee in October as well, and there were no major concerns identified at that point. They received a recommendation

to move forward with a Plan Commission application.

Last night, they appeared in front of the Design Commission and they did receive a recommendation of approval. There were two items that the Design Commission commented on. One was a requirement to change the color of the RTU screen to a dark bronze, and they also recommended, but did not require, that the school district look into improving the existing RTU on the site with some screening.

So, here's an aerial of the site. You can see it bounded in yellow. The portion at the bottom of the site shaded in yellow, that's the portion that is currently within the single-family detached classification in the Comprehensive Plan that would be switched to schools to unify the classification within the Comprehensive Plan. The area shaded in red is where the proposed building addition would be. As you can see, the building addition is centrally located on the site and behind the building and between the building and the neighboring playground.

This is a corner lot, so by code, technically, the shorter of the frontages along the public street is considered the front yard. Although practically speaking, most people would probably consider the Dwyer side, the east side of the site, as the front yard, but from a code standpoint the front yard is on the north. I would point out that there are no setback variations requested as part of the approvals by the school district this evening.

Here's an aerial of the neighborhood. You can see it's overwhelmingly residential. A little bit farther on the west there is Princeton. So, on the west you can see Princeton. Harvard is to the south, and then farther down you'll see Kirchoff. Then of course to the north is Grove Street, and on the east side is Dwyer.

Here is the site plan. The colored area is where the proposed building addition will be located, which Ryan has already discussed. I'll point out some of the variations again. First, there is the variation for the playground equipment. Technically, the front yard is to the north, making this area the side yard. Playground structures are classified as accessory structures which are required to be located behind the rear of the building. This location being the side yard, it requires a variation. Staff is supportive of this variation because it is over 100 feet from Dwyer Avenue, it's screened to the north by the building, and it will not cause any undue adverse impacts on neighboring areas.

Additionally, there is the square footage variation requested. Accessory structures are limited to 300 square feet by code. A maximum of 850 square feet is proposed for this playground equipment. It will meet the 15-foot height maximum required by code, and the rubber area for the play area is going to limit the overall size of that equipment. So, Staff is supportive of that variation as well. We think it's very likely that it won't even get close to the requested 850 square-foot size.

You heard about the underground detention area, that area is shaded in blue on the site plan. Then you've heard about the revised parking lot area which currently enters in this way and exits that way. It's going to be re-constructed, closing off the north entrance, allowing for more stacking along Dwyer, and then cars circulating through the site will create more stacking room for pickup operations.

One of the things that Staff and the Fire Department worked with the school district on was the fire access through here. One of the conditions of approval as identified in the Staff report was to ask the school district to continue working with us on some circulation and egress issues. They have proposed keeping this entrance open which was originally proposed to be closed, as you can see here in this site plan, but they will be keeping

this entrance open and putting a gate here. Their most recent plans show the gate being within the public right-of-way. So, keeping this entrance open has addressed our concerns about circulation and egress for emergency services into the East parking lot, and so we're recommending an adjustment to that condition of approval just to keep that gate on the west side of the sidewalk and on the school district property.

Again, you can see here the building elevations. They are requesting a variation for the height of the gymnasium. It's proposed at 27 feet tall, code limits the maximum height to 25 feet tall, so it's a two-foot overage above code requirements. We are supportive of this variation. There is a legitimate need for quality indoor recreation opportunities for students which this gym would provide. Again, it's centrally located in the site, it's not immediately abutting any single-family homes, and then the minor scope of the variation at only two feet above code leads to the Village support.

Here's the landscape plan. I'll point out some of the variations again. You can see the first variation, code requires that any stretch of 20 parking spaces have interim landscape islands. The existing parking lot here will be re-constructed, triggering the need to update to code requirements which would require a median landscape island in the center because these two rows contain over 20 parking spaces in the row. We are supportive of this variation. The existing parking lot is constrained by the building to the east, property line to the west, and building at the south. So, there's not much room to expand it while keeping the same number of parking spaces but also providing the code-required island.

There is a legitimate need to maintain these parking spaces here. The parents use this parking lot for parking for pickup in the afternoons. So, to have these parking spaces, to have as many parking spaces as possible, will help to reduce some of the stacking along Grove Street. Additionally, there is substantial greenery in this area. There's a large, mature row of arborvitae on the west side of the parking lot, in addition to parking lot islands on the north and south of the row, and so we are supportive of that variation as well.

The other variations relate to the south parking lot. There is the screening required at the western side of the parking lot, and then there are landscape islands which are required by code. You can kind of see it a little bit better here on the zoom in of the plan, again the screen required on the west side of the parking lot and the islands in these locations within the parking lot.

We are supportive of these variations as well. As you've heard, this will be a permeable paver installation which has a better aesthetic than pavement and can slightly mitigate for the loss of the shade trees and parking lot landscape islands. Additionally, the expansive open space to the west of the south parking lot justifies the variation to the screening, so we are supportive of that as well.

Finally, drop-off, pickup and parking: Relative to code requirements, the site complies with code. 120 spaces are required, I'm sorry, are provided, and 111 are required, leading to a nine-space surplus compared to code.

You've heard about some of the drop-off and pick-up and stacking issues. You know, with the introduction of more students and the full-day Kindergarten, that's only going to further contribute to the existing congestion during peak times. One of the main items that Staff noted in review of the traffic study was that it was based on the 2026-2027 enrollment numbers showing 661 students and 39 classrooms. But as you've heard, the school district is building out beyond that estimate, 15 percent beyond that to include up to 44 classrooms. So, the traffic study was based on the scenario that's likely expected, but the school

is building out capacity for 15% beyond that.

So, Staff had a little concern that given the additional traffic for the Kindergarten, and then the potential for the school to have 15 percent over projected volumes as outlined in the traffic study, that there could be unforeseen traffic issues. So, as a condition of approval, we are recommending that if the school district finds this site to exceed the projected 661 peak student capacity, that they be required to notify us and meet and determine if there are going to be any drop-off/pickup issues or parking issues. If they can adequately address that with Staff, then that will be fine. But if we can't reach an agreement as far as, you know, there being issues and their ability to address those, then they would be required to amend the special use permit.

Otherwise, we are supportive of this application, recommending approval subject to the conditions within the Staff report and summarized here. Again, you'll notice that condition number four has been slightly adjusted to reflect the resolution of the egress and emergency service vehicle circulation within that east lot. So, that concludes my presentation and I'm happy to answer questions.

CHAIRPERSON DAWSON: Thank you, Sam.

All right, Commissioners, do I have a motion to include the Staff report into the record?

COMMISSIONER CHERWIN: I'll move to include the Staff report and the Petitioner's report.

COMMISSIONER DROST: And I'll make the second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed or abstain?

(No response.)

CHAIRPERSON DAWSON: Okay, great.

Okay, so before we open to public commentary, do you have any initial questions for the Petitioner? Let's start down here.

COMMISSIONER CHERWIN: Yes, I do have one question I guess as it relates to the traffic.

Ryan, I guess I would ask you if the new traffic flow that you have where everything is funneling into the southerly egress point or access point on that site, when you showed your lines of movements, you were kind of showing everything kind of coming down from the north and then snaking in. Are we going to, there is permitted left-hand movements into that drive, and are there permitted left-hand movements out of that drive?

MR. SCHULZ: I know for sure in.

Steve, do you have any opinion on the out of the drive? Is there a left-turn permitted out of that drive? Steve Corcoran is our Traffic Engineer.

CHAIRPERSON DAWSON: Right. Could you come up to the microphone if you're answering? Yes, and just again, say your --

MR. SCHULZ: But, again, I do believe we anticipate that there would be left-turn permitted in the parking lot. I believe that we'd be open to discussing the left-turn out.

COMMISSIONER ENNES: Can we get his name in the record?

MR. SCHULZ: Although we've seen that there, even with as much sign as we can and as much as we try to enforce it to prohibit the left-turn out of a parking lot or whatever way we're trying to, it's very, very, very hard to enforce unless the police are there regularly.

COMMISSIONER CHERWIN: Yes, and so my question would be, and maybe this is better suited for Steve, the setup you're putting in is, you know, let's call it free movement in and out. Has that been working? It sounds like that's probably been working in and out because it looks like you're replicating what's going on at Olive because it hasn't caused any issues at Olive so they may not cause any issues here. I'm sorry, Steve, you need to check in.

CHAIRPERSON DAWSON: Yes, sorry. Before you speak, if you could say and spell your last name for the record?

MR. CORCORAN: Sure.

CHAIRPERSON DAWSON: Thank you.

MR. CORCORAN: Good evening. My name is Stephen Corcoran, C-o-r-c-o-r-a-n. I'm Director of Traffic Engineering at Eriksson Engineering Associates out of Grayslake.

To answer your question, the left-turn in is prohibited, the left-turn out is not prohibited, but from our traffic counts, it was I think five or seven cars making that left in illegally, so it's not really being violated very much at this point.

COMMISSIONER CHERWIN: And it has not caused any issues at Olive to date since we've made that change?

MR. CORCORAN: I don't think, there's no turn restrictions at Olive.

COMMISSIONER CHERWIN: I guess that would be my question. So, thank you, Steve. I appreciate that insight. I'm sorry, I did have, I just have one more question.

I guess my other question would be for Sam here. On condition number one, I mean, if District 25 has an increase in students, there's not a whole lot they can do about it. I mean, the referendum people have spoken and we've got to go with some more space in the school. If it hits the 661, I mean, what are we going to do about it? We're going to meet with them and then, I mean, it's not like they have more land I mean to, I would imagine they're going to come to you, they're going to work with you and they're going to figure out, okay, this isn't working, we need to change the flow here. But, you know, if administrative approval is not granted, an amendment to the special use permit shall be required, I don't know what we expect the school to do. I mean, there's going so many kids, they've got the building they've got, we're going to work with them to try to enhance this, but I think it's a tough standard to hold the school district to in my opinion, and I don't know how we would even, what would we ask them to come back and do for a special permit?

I mean, it's going to increase traffic, right, there's more people, it's going to increase traffic, we know that. There may be more stacking, but what can we do about it?

MR. HUBBARD: Sure. No, it's a fair point. I mean, I guess it's just for a worst case scenario; let's say their traffic exceeds all forecasted estimates and, you know, even with enrollment at 661 students, it's creating issues that we can't resolve. They meet with us, they say we're actually going beyond 661, and we say, okay, well, in order to address that, you need to do A and B. They say, well, we don't think we can do A, and B might not be feasible. So, in that case it would be, okay, you don't agree with Staff, we can't reach a resolution, now let's take it to the Plan Commission and the Village Board and see what we can resolve that way and potentially add, you know, additional conditions or analyses to solve that issue.

COMMISSIONER CHERWIN: And Ryan, you indicated that that condition is okay with the school district?

MR. SCHULZ: Yes, we're accepting of that.

COMMISSIONER CHERWIN: Thank you.

CHAIRPERSON DAWSON: Any other questions before public commentary?

(No response.)

CHAIRPERSON DAWSON: No? How about on this end?

Yes, Commissioner Warskow.

COMMISSIONER WARSKOW: Yes, I understand what you're saying about the new traffic flow and I had the same question as Commissioner Cherwin.

What is the population of Westgate compared to Olive?

MR. SCHULZ: The overall, you're just asking the overall enrollment?

COMMISSIONER WARSKOW: Yes, greater, lesser, what?

MR. SCHULZ: It is very close, but I believe Westgate is slightly more. Let me pull that up. I think it's very close.

COMMISSIONER WARSKOW: Okay, so it's not significantly more.

MR. SCHULZ: No, it's very close.

COMMISSIONER WARSKOW: That the traffic would be somewhat different and you might have more instances of people violating turns and causing accidents?

MR. SCHULZ: Yes, go ahead.

MR. CORCORAN: Sorry. The difference between Westgate and Olive is Olive only has one parking lot for the drop-off. Here we have two. Currently, the west lot is only being used for the half-day Kindergarten drop-off. No one else is supposed to be back there in terms of the other grades. So, with the inclusion of that, anyone is going to be able to use the west lot and so they don't have to go through the east side. If they're coming from the west, obviously that's ideal. Then, obviously, we're making improvements to those lots --

COMMISSIONER WARSKOW: I'm a little skeptical about the west, yes, the west lot for everybody pickup because you do have the Integrated Services, and that's where the taxis are. I know there was a lot of discussion, I live in that neighborhood, my kids went to school there, there was a lot of discussion about restricting it because of age of the kids, how long it takes them to get into the car, the Integrated Services. I'm a little bit skeptical that you're going to open that all up and it's going to work A-OK, but I'll give you that. That was my only question as of right now.

CHAIRPERSON DAWSON: Any other comments?

(No response.)

CHAIRPERSON DAWSON: Okay. All right, so then what we'll do is we'll open up to public commentary. Okay, so we're opening up for public commentary, I am not sure how many people are here to speak on Westgate or if you're just listening or if you're here for the next petition. So, what I'll do is start on this side.

Is there anyone here on the front row who wishes to speak on the Westgate petition? Front row?

Okay, if you could state your name, spell your last name for us, and if you're willing to give us your address it's optional, but it helps us to understand where you are in relation to the project.

PUBLIC COMMENTARY ON PC#22-016

MS. MUHR: Sure. I'm Christine Muhr, M-u-h-r. I live at 441 South Princeton, so backing up to the Westgate playground area. First of all, I want to say I am

impressed with just all the thoughtful planning that's gone into the project. I love Arlington Heights, I love living near Westgate. It's always been, for the most part, a very pleasant experience.

I just want to give the point of view of a neighbor to a really large addition to the school. I understand why, you know, 10 classrooms and a very tall gymnasium, but it will affect the neighbors around. There's a lot of noise that like ricochets off the wall of the back of Westgate, and the people on Princeton, we hear that. So, I am anticipating that that will, you know, be even more because we have even now, the building will be much closer to our homes and taller. So, I just wanted to bring up just that.

I'm glad to hear that the drainage situation is being addressed with the additional square on the property. I've lived in my home 21 years, so I was there when the whole thing was flooded numerous times. So, the additional drainage that has been put in around the playground area has seemed to work really well. So, I just wanted to say I hope that will stay where it is and I'm glad that we have additional drainage coming as well.

One question I had is based on the population of the school, what is the recommended blacktop square footage for a population of Westgate? I'm very happy about the east side playground going in. I think that will accommodate some of the students which I think is wonderful, because it is very, very, very loud on the west side of Westgate during recess and even after school and so on. There are a lot of students out there playing, and right along all of our backyards, right up to the fences, hanging on the trees, you know, all of that.

So, I'm glad to hear that there is that additional playground being put in. I do have a question. Is that going to be just for Kindergartners or will that also accommodate the older grades? Because if it would accommodate some of the older grades, that would be kind of nice to offset some of the population on the west side.

I don't know if this is the right place to bring this up but I'm glad to hear that there are some additional trees going in. I noticed that the kids don't really have too many places to go when it's really hot and sunny, and they end up congregating underneath our trees which are not that impressive. So, I'd love to see some trees for the kids.

I did hear tonight that the bushes are going to be taken out around the staff lot which I know is accommodating more space for cars and that's very important. But just for the natural aesthetics of the property, I hope that some bushes or trees will be put in as many places as possible just to help the area just look a little bit nicer.

That might be the end of it. I just had another question. So, the other three schools that have the gyms that have been put in recently, are those 25 feet tall or did those get special permits to be 27 feet tall? I'm just curious if this is taller than the other ones or is it the same height as the other ones.

Again, I just want to say that I'm very pleased with District 25 and Ryan's planning, but these were just some of the concerns and questions that I wanted to offer from a neighbor's perspective. Thank you.

CHAIRPERSON DAWSON: Okay, thank you.

Anyone else in that front row? Come on up. Again, state your name, spell your last name, and if you're willing to provide your address, please do.

MS. DOHENY: Nancy, last name is Doheny, D-o-h-e-n-y. I live at 501 South Princeton, also backing straight up to the playground at Westgate.

Again, I just wanted to say the same things that Christine said. There is a large echo that comes off those buildings right into our backyard. We don't have any bushes

covering our backyard. We have a wire, you know, fence, and I feel like with the building addition, it will push the kids closer to our property lines.

Right now I work from home and I do have to go outside and tell the kids to get off my fence because they do jump on it. They play football and they hit my fence. My fence is starting to show spots and wear from where the kids have fallen back into the fence. I just feel like if we remove that portion of the playground where the new addition will be, it will push the kids closer to our property line.

I don't know if there's any other areas to bring the kids out because there is, the land is not exactly flat. Again, like Christine said, with the trees and the shade, they do congregate towards our property line because we do have the shade that they are looking for during the hot days. So, I didn't know if there was any other investigation for possible shade structures for them, but again, I just wanted to give some comments from a neighbor's perspective.

CHAIRPERSON DAWSON: Okay, thank you.

All right, anyone else in that row? All right, how about any of the rows behind there? Anyone?

Hi, all right. State your name, spell your last name, and provide your address if you're willing to do so.

MS. CAYER: Melissa Cayer, C-a-y-e-r. Did District 25 pay for the building permits --

CHAIRPERSON DAWSON: We're just --

MS. CAYER: -- or are they free?

CHAIRPERSON DAWSON: We'll address questions and comments. You know, it's just, if you could give your public comment, we'll address everything after.

MS. CAYER: All right. Also, I see a lot of these water retention/detention holes around Arlington Heights that look empty most of the time, and they have very little water in them. I'm worried about losing so much topsoil. What happens to all that topsoil? So, I would maybe get a second opinion about that. Thanks.

CHAIRPERSON DAWSON: Thank you.

Anyone else on this side of the room? All right, then I'll go over onto this side of the room. I think front row is all school district people. So, anyone in the back interested in coming up and speaking on the Westgate project?

Yes, come on up. Again, state your name, spell your last name and provide your address if you're so willing.

MR. BOODRO: William Boodro, B-o-o-d-r-o. I live on 827 South Roosevelt. I'm really hear to speak about the Dryden project but I do want to make a couple of statements about Westgate.

First of all, I looked at the plans for Dryden, and now I've noticed that I didn't find them in Westgate regarding this retention area. I was here in 2011 when this place was full with people who were complaining about the after effects and the deluge that we had in which there was massive flooding, not only on my street but particularly in the Westgate area. Now, one of the people who came up and spoke basically said it seemed like every two or three years Westgate was flooding.

A massive production like this is going to make flooding even worse. I read through some of the stuff online and I didn't see anything about what's the capacity, how much water can this retention, the storm retention, you know, take in. At the same time, I also

noticed that it not just that it takes it in, it slows it down, but it's still putting it out into the sewer system. So, there's still going to be flooding.

Back then in 2011, the Board of Trustees talked about some, I forget what name it was, but there was some report from the 1970s that I think they had to get out of storage. Essentially, this has all been basically predicted because of the way the sewer system is set up in the downtown area over here by Westgate and over here by Roosevelt, is that when we get a major storm, there's going to be massive flooding, okay.

I don't think this little storm pit, French drain, whatever you want to call it, is going to do anything to prevent that, not just for Westgate, but also over at Dryden. So, that's number one. So, I don't think, until you get more information, you're in a position to give District 25 any type of variances or permits, special use permits for either Westgate or Dryden.

Also, the population of both, of Westgate has decreased. I noticed that the figures that they used were from 2021, and I think they said there was 600 students at Westgate and the building is being perfectly utilized, 100 percent utilized. Well, that was from the year before. This year, there's 586 students at Westgate, so you've got a drop of 14, okay. In fact, the 661, I don't know where they get these numbers, but I have attended a couple of school board meetings and I will continue to go to the school board meetings because I guess I want to, I look at my tax bill, there are 16 entities that tax my property and the biggest one is District 25.

Just got my bills, 37 percent of my overall bill is for District 25. So, the number that they're using is down. In fact, if you go back, and this is from their own presentation, it's online, you can check it out, but the highest number of students they've had is 621 at Westgate and that's back in 2015. You're putting in, and the total number of Kindergarten students for this year for all of District 25 is 412. That's down from last year when it was 469. So, I don't know where the numbers are, where they're coming up with these numbers saying they're going to 600 and some odd.

This is like the field of dreams, build it and they will come. Well, I'm not so sure that's actually true. With the way that, you know, the storm is and the flooding may be, it may be wet fields of dreams as opposed to anything else.

But in addition to that, I don't know if, Jay over here talked about the referendum, okay. Well, the referendum, I'll be perfectly honest with you, I'm still trying to figure out how it passed, how we went from, I voted no. The reason I voted no was, as a friend of mine would say, there are things you need to have and there are things that are nice to have. Well, we have half-day Kindergarten.

I've been here since 2000, so I've been a resident for 22 years. Never heard an issue about half-day Kindergarten, but now we want to do full-day Kindergarten. So, now we've gone from something that we need to have to something that's nice to have. So, if you look at 412 students, you don't need 25 classrooms for 412 students if you put them full time. At most you need maybe 10 more classrooms.

But the reason I'm going back to the voting is because the voting, only 28 percent of the registered voters in Arlington Heights voted in the election. The yes votes came out 50 ahead, so 50 votes. So, this isn't something overwhelming. In fact, I was talking to one of the Village Trustees, he was telling me a few years ago, before my time, 1999, the Village had a referendum regarding I guess video gambling at the Arlington Racetrack. It won 51 to 49, but they still turned it down. So, they didn't have video gambling at the racetrack because it was too divisive an issue.

Well, I spoke at the school board; I was actually quoted in the Daily

Herald. You know, just because you can do something doesn't mean you should do something. They never should have sold the bonds that they sold but they did. Now, and the way it was set up for us was that it's going to raise your property rates on a $400,000 home $300. Well, it's always interesting how you use dollars when the dollars are low instead of percentages. When the percentages are low and the dollars are high, you use percentages. So, for the next 20 years, the average $400,000 house in Arlington Heights is going to be assessed $300. That's a 7.2 percent increase over prior year's assessment, okay.

In addition, they're going to also tax us 5.7 percent in the next budget. So, that $300 is going to turn out to be about $600. So, you're going to get a 12.7 percent increase, okay, and that 7.2 is for the next 20 years, and that 5.7 percent is basically cost of interest. So, then when you add these 25 rooms and you add, I think, I was at the meeting last night, they were saying it's going to add $1.3 million per year for teachers for the full-day Kindergarten, okay. It's also going to add about $970,000 I believe per year for custodians. So, you're talking about $1.4 million that nobody told us.

So, the question really is would this referendum have passed had people known that they were going to have a 10 to 12 percent increase? That doesn't include the new re-assessment we're going to all have this year. Based on one of the properties that I looked at, it's going up about 409 to 470, so there could be a 15 percent increase next year on our property taxes. 37 percent of the overall tax rate is District 25. That means you're going to have five percent, so look at your tax bill from last year from December when you paid it and multiply it by your overall by five percent. Now, of course that doesn't include the Forest Preserve which got $21 or $20 which is a 33 percent increase.

So, the point is you don't have enough information here to grant these variances to District 25 and you shouldn't do it now until you know exactly how much stormwater, this stupid contraption, I call it a stupid contraption because I don't understand it, but what that can do. All it reminds me of is, I don't know if you remember back in the day, I think it was Mayor Daley when they had the constrictors that they put in the sewer lines in Chicago that was supposed to slow the flow into the storm drain. Well, everybody's basement flooded back in the 90's, didn't work.

I don't see how you can go forward with any of this stuff, particularly in light of the fact that, one, I think you have pie in the sky, illusory projections as to what the actual need is. You're overbuilding. You have 15 percent, so you're putting 10 classrooms at Westgate and four at Dryden, and you're not going to use it. So, you're going to have, so you're going to be building out space on projections that really don't meet what's actually happened because we never come close to what they're saying they project over the next five years as far as new population on any of these schools in District 25.

So, those are my comments. Thank you.

CHAIRPERSON DAWSON: All right, thank you.

Anyone else on that side of the room?

(No response.)

CHAIRPERSON DAWSON: Okay, with that, we're going to close public commentary. So, we're re-opening then for questions. I know I have a list I wrote down of some of the various questions that were asked by the public. I'm hoping, I'm assuming some of us will be asking for information.

Why don't we start down then with you Commissioner Jensen?

COMMISSIONER JENSEN: Well, at this point, I only have one question. I'd

like to have Sam comment on how the issue of stormwater is going to be treated, what the Village does, what the engineers do and so forth that might at least explain the process so we'll have some clue as to whether we're going to have anywhere close to the capacity built that we need.

MR. HUBBARD: Sure. So, there's been extensive work done on the stormwater issue to date. You know, there have been calculations on the expected stormwater runoff with the detention volume as required in order to meet codes, both Village codes and MWRD codes. The design put forth meets both Village and MWRD requirements given the underground detention basin which will capture water and store it before it slowly releases it into the Village system so that during high rain events when the Village system is at capacity, the water generated at Westgate will be stored on site there. Then when the high rain events start to drain through the Village system, stormwater is slowly released from the Westgate site into our system when our system is not at capacity.

So, we're supportive of the design at this point and we don't anticipate this to, you know, have any exacerbation on, you know, flooding or stormwater in the neighborhood. Oftentimes, it will improve. I know they're putting in a curb I believe on the western edge of the parking lot which will help with stormwater runoff towards the west. So, a lot of times these projects will actually improve drainage and runoff.

COMMISSIONER JENSEN: And I guess I do have one other question. Is there anything the Village can do or require to mitigate the noise that was mentioned by a couple of our residents? Whether requiring some landscaping beyond what's there in terms of trees or whatever, is there anything that we can do that will help with that noise issue and the issue of the kids climbing on fences, wire fences that are there?

MR. HUBBARD: I mean, I think that primarily, you know, with the climbing and noise, it's going to be up to enforcement of the school district and the teachers that are out there monitoring the kids' activities. The Village could certainly look into and ask the school district to consider some additional landscape treatments on the western side on the site. They could install a fence, which may only have a minimal impact on the noise and ricocheting echo effect, but I mean, any landscaping or fence, unless it is an 8’ tall solid masonry fence, is probably going to have only a minimal effect on noise.

COMMISSIONER JENSEN: So, at this point, I'll defer to others.

COMMISSIONER WARSKOW: Yes, to continue on to both items that Commissioner Jensen brought up, for one of the residents, it is an underground detention so it is not like some of the other detention basins where, you know, you actually see the detention. This is flat. It's all an underground system so there is not that empty look.

The other item was, is the arborvitae going all the way down to the southernmost portion of the property line or does it only go as far as like the concrete area?

MR. SCHULZ: The arborvitaes are existing. If you see the asphalt play area on the west side of the building, just past that, just slightly past the playground. So, right where Sam is, right there, roughly in that location is where the arborvitaes are at right now. I believe that the arborvitaes were installed when the addition was put on in the mid-90's, again, as a screening to the parking lot and the main asphalt play area. So, I think that was the condition that was done in the mid-90's on why the arborvitaes had to be put in.

COMMISSIONER WARSKOW: Okay, well, to address issues that maybe you're hearing for the first time from residents, I would ask that you consider putting additional arborvitae all the way down to the southernmost edge of the property line.

MR. SCHULZ: We would be open to exploring that. Again, we will get

varying opinions from different neighbors on their views, so we would have to take that into consideration as well. Some may not want it, some will want it, so we would take that into consideration if we would continue to explore that.

COMMISSIONER LORENZINI: I've got a few questions for the school district. Mr. Boodro made some good points about the projections. Can we hear your side of the argument?

MR. SCHULZ: You're just asking for how did we get to what we're showing that are projections?

COMMISSIONER LORENZINI: Yes.

MR. SCHULZ: We use a professional demographer every two years or so. We hire a professional demographer to look at everything in Arlington Heights, and specifically for each school. They take into account changeover in housing new housing that will be coming in, birth rates, housing turnover, various numbers of calculations that go into this program. We've been using, they give us a range of where the projections will come in at, and we typically have been going with the projections for enrollment at the facilities.

So, we anticipate that these numbers will pan out. Again, a large portion of these numbers coming in will be from the Kindergarten enrollment bump that we're going to be seeing coming in from the facility from Kindergarten program to get up to that 661 in several years. We believe in year one that we won't have that full match with the first grade. We think it will still be probably a little bit short of that first grade number because people will be getting used to the new Kindergarten full-day program. But we anticipate by years two, three and so forth that that number will get extremely close to matching the first grade enrollment.

I'll have Stacey Mallek add any comments that she may have, Assistant Superintendent for Business for District 25.

CHAIRPERSON DAWSON: Could you just state your name, spell your last name? Thank you.

MS. MALLEK: Yes. Stacey Mallek, M-a-l-l-e-k. I'm the Assistant Superintendent for Business for the school district.

The enrollment increase at Westgate is also due to, over the next five years, a number of new developments that have already been approved by the Village. We work with the Village to estimate the student counts based on a variety of formulas, but then our demographer also considers that information in that area. So, out of those developments, I believe there's about 50 additional students coming just out of those new developments over the next five years.

COMMISSIONER LORENZINI: Okay, thank you for that. Could you also, the Integrated Services, could you tell me what that's all about? Some examples?

MS. MALLEK: So, Integrated Services is one of our special education programs. It's students all over the district that meet the, have the needs that are serviced by the Integrated Services program where they spend a portion of their day in an instructional classroom. Special ed classrooms are limited in the number of students they can have for class, anywhere from seven to 10 is the maximum number of students, special ed students that can be in a classroom. For a portion of the day, they are then integrated with their typical peers in either a regular classroom if that's something that works for them, or into art, music and PE so they can have the best experience that they can have with their typical peers but then get their regular instruction in the environment in which they best are serviced.

COMMISSIONER LORENZINI: Okay, thank you.

Sam, a couple of questions. Going back to the stormwater, so the building, I assume the building is pretty well designed. Is there some hiccups that went into satisfying the stormwater requirements?

MR. HUBBARD: No. On a preliminary basis, we're very comfortable with what we've seen. Final engineering has not completed so the final design has not been finalized, but it's substantially there and we're comfortable with it meeting all of our requirements.

COMMISSIONER LORENZINI: Okay, and we've had a lot of meetings amongst us about landscaping and we're very strict on landscaping requirements, especially the islands with trees in them. Now, you mentioned that some of the south end is being waived because of the landscaping that's there already or that exists, but could you explain again on the northwest parking lot, why we're giving --

MR. HUBBARD: Yes, so it's an existing parking lot. You know, there is a requirement for two landscape islands, one on each row right here. It would be hard to extend the parking lot any and expand it so that you could maintain the number of parking spaces while also installing the code-required islands. So, we felt that was a hardship. There is a very mature dense row of arborvitae on the west side that provide some screening for the parking lot already, and there are landscape islands on both ends of the parking row that provide the code-required tree.

So, we felt, given that this is just a re-construction of an existing lot, they're not expanding it and they really don't have any room to expand it, we felt they met the standards for approval.

COMMISSIONER LORENZINI: Okay, and why do we have to go 27-foot for the gym here and only 25 for Dryden?

MR. HUBBARD: I guess that will be a better question for the school district in the design.

MR. SCHULZ: Yes, 27 feet is the standard for a gymnasium clearance. Again, Don or, maybe he'll answer that a little bit further for relative heights in the gym. 25 feet at Dryden is matching existing, so that's why. That's currently an existing gym and the structure is already there, so we're matching the height that's existing at Dryden already. You've heard of the grade, that's the height at Dryden, so that's the difference. Don Hansen would best --

COMMISSIONER LORENZINI: No, that's fine, that's fine. Thank you.

MR. SCHULZ: Okay, sure.

CHAIRPERSON DAWSON: Could you, just to piggyback on it, there's another question about comparison to other additions, 27 versus 25.

MR. SCHULZ: Yes. To my recollection, there were variations requested on other sites for the heights of the gyms.

CHAIRPERSON DAWSON: If you can answer that, if you could state your name and spell your last name for us?

MR. HANSEN: I'm Don Hansen, H-a-n-s-e-n. I'm with STR Partners, Architects.

So, the gymnasium at Olive School was at 25 feet. The gymnasium at Thomas Middle School was actually at 30 feet. So, there we met the volleyball clearances below the structure.

You know, the Westgate gym, it's just a little bit higher than the existing gym and we think the height will help with athletic activities and physical education.

CHAIRPERSON DAWSON: Do you recall the Windsor height?

MR. HANSEN: I don't recall the height. We matched the existing height of the school.

CHAIRPERSON DAWSON: Oh, so that one may have also been 25.

MR. HANSEN: Quite possibly.

CHAIRPERSON DAWSON: Likely, okay.

MR. HANSEN: I don't know that it exceeded 25.

CHAIRPERSON DAWSON: Okay, any other questions?

Commissioner Drost?

COMMISSIONER DROST: Just a couple of technical questions, maybe Mr. Corcoran, one on traffic and the circulation. Are there any apps that are available to parents to kind of stage the pickup of their children? The point is that some, you know, park at 3:00 o'clock and some, you know, come later. So, if there is any way that there's some communication or some technology that can lessen the concentration to some of the congestion?

MR. CORCORAN: A couple of my, excuse me, a couple of my school district clients do have apps specific for their school where when the parent gets to the pickup area, they get the number in the app that shows up in a gymnasium. That number comes up and a teacher then sends that child or family out to get picked up.

We haven't investigated that for this location. I think the difficulty may be that normally, the ones I've seen it done have a gym that has doors adjacent to the parking lot pickup area so the kids can all wait in the gym en masse. I'm not sure the building here is quite set up for that, for the two drop-offs that we have.

So, that's an operational thing we can look at, but --

COMMISSIONER DROST: Yes, I'm just looking, you know, in the future, you know, you're building for today but, you know, that can be 15 or 20 years that --

MR. CORCORAN: Oh, 15-20 years --

COMMISSIONER DROST: -- making sure you get the right child, the security issues, the whole waterfall of, you know, those issues.

CHAIRPERSON DAWSON: If I can just interject on the parents' communication? As a mom at Windsor, but not any longer, it's been years, believe me, the school continually tried to express to parents to not arrive early. Good luck telling parents not to do it. So, the school tried and tried and tried, there were constantly e-mails, and the parents still continued to show up. So, unless we can get the police I guess, I don't even know if we could, I would say the school district and the schools are very good at trying to alleviate that.

COMMISSIONER DROST: Good to know. Then on the demographics, when you're looking at projections and sort of solidifying what you are preaching right now, thank you, is there any way from past history to prove out the consultant's prophecies? Give us some re-assurance that when you're coming up with 661 and, you know, making these projections into 2026, that something in the past was there to support those calculations.

MR. SCHULZ: Yes, I believe seven or eight years ago, a different demographer was used for some of the studies and we saw that their numbers weren't accurate. So, they went back to Carta, and his numbers have been highly accurate on the E level of projections for the district, across the district at various buildings. Also, they have been very close. Again, I don't know off the top of my head what percentage range, but it's usually within several students that he's been accurate for all of our elementary schools and middle schools.

So, again, using that demographer is very helpful. He's been very valid and helps us on staffing, helps on projecting with building usage. So, again, those numbers

have been very accurate and helpful.

COMMISSIONER DROST: Yes, I think that's important, you know, when you're looking at taxpayers and, you know, I think most of us pay real estate taxes here, that that's important as an issue.

Last question is with regard to the noise, and this is the noise-o-meter technology. Isn't there a way to kind of control that? I'm thinking of the neighbor, not Christine but Nancy, and this probably goes along the whole block on Princeton. If the noise level, there's ways to regulate those and that somebody is supervising, you can almost have an immediate reaction to when things get out of hand. So, it's really an enforcement issue and it seems simple if you've got the technology. Again, working on the technology side of this stuff. So, if she can call or press the button where you've got a decibel reading that says, hey, it's too high.

MR. SCHULZ: I mean, it was tried at one of our middle, or elementary lunch rooms. There was a stoplight that would go on and turn red when the loud sound got to a certain level. It just wasn't enforced properly and it was actually removed. So, it wasn't effective. Again, I'm not aware of anything. We'll have to look at the building administration on that a little bit more. I'm not fully versed on how they would enforce that more at recess.

COMMISSIONER DROST: Yes, it's a management issue.

MR. SCHULZ: It is.

COMMISSIONER DROST: I mean, those are solvable because, you know, you can maybe control the kids, but we like the idea, too, of them using the bikes and walking and getting healthy and getting together again, making this post-pandemic experience meaningful and official. That's it.

CHAIRPERSON DAWSON: Commissioner Ennes?

COMMISSIONER ENNES: Yes, I have, Mr. Schulz, one question, and more out of general curiosity with the whole referendum for the full-day school. It seems like there's a lot of additional stuff that's been added into that. It's not just the full-day school, right?

MR. SCHULZ: The referendum was intended to again support these additions to do the full-day Kindergarten. The other portion of it is to maintain our existing buildings. So, there's a large capital spend that will be coming with this to renovate the interior buildings that are in need of repair, from galvanized piping to HVAC to flooring, a large thing, roofing, a large contingent of items across the district that are being addressed with that money as well. So, again, a portion of it is to support full-day K but another large portion is to support the existing buildings that we have to get them up and make sure that they're maintained into the future.

COMMISSIONER ENNES: Okay, and with this school, the 10 additional classrooms, are those going to actually be used by the Kindergarten classes or will some of your overflow be in those?

MR. SCHULZ: Not necessarily. So, again, we are building these classrooms to be K-5 classrooms. They will not be solely dedicated to Kindergarten. It will be up to the building administration on how they want to stack their building and where Kindergarten needs to go in relation to restrooms or where it works for them to flow into the building. So, we don't know that yet, but again the building, the classrooms are to provide capacity for the building. Where the administration decides to stack K through 5, that will be up to their decision and where to put their support services and things like that. Again, we don't know where those all will be right now but we know they need the spaces.

COMMISSIONER ENNES: Okay, so these 10 classrooms might not be

used for the Kindergarten program at all.

MR. SCHULZ: May not.

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

COMMISSIONER SIGALOS: I have no further questions. My questions have been already addressed.

CHAIRPERSON DAWSON: Okay, Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes, I have just a few follow-ups on what some of our neighbors have said here. One, if I may ask Ryan, I think there's a question of permit payment. I mean, I don't know if that's something you can --

MR. SCHULZ: Yes. So, again, as a public school district of Illinois, we do not seek a building permit per se through the Village. We seek that through the Regional Office of Education which is an Illinois body. We do seek permits for stormwater and other things that are in the public right-of-way, so we do have a payment that we typically make on permitting for those types of items. So, again it's usually limited in scope, so the amount is very low in general because, again, we're not seeking a formal building permit which is done through the state.

COMMISSIONER CHERWIN: Okay, and there was also a question about topsoil runoff. I guess my thought would be, you know, with development and everything, you have to apply for a stormwater pollution prevention plan. Is that going to be part of the whole process?

MR. SCHULZ: Yes, that will be with our construction manager, and that's to maintain any silt fencing or any other pollution prevention or requirements through the construction process will be part of that.

COMMISSIONER CHERWIN: And a question quick for Sam, we talked about stormwater a couple of times. We have an underground vault coming in. You're comfortable with the engineering plans the Petitioner has put together with their technical experts. Our folks have reviewed it at least at this point in the process, and then I guess the Metropolitan Water Reclamation District as well. Those are all right now in line with expectations?

MR. HUBBARD: Yes. In our review of their preliminary engineering plans, we are satisfied and comfortable with them moving forward at this point.

COMMISSIONER CHERWIN: So, I think, you know, from our perspective, with the level of technical expertise, we are required to, you know, rely on those and, you know, so I think that's very helpful.

The other, you know, as far as the noise, I guess I'd follow up on George's issue, you know, I want to know how you parent your kids because if you can keep them that quiet, I need to know because my house is very, very loud.

COMMISSIONER DROST: Yes, well, the solution here in our family is duct tape.

COMMISSIONER CHERWIN: Duct tape, okay, I appreciate that.

COMMISSIONER DROST: Both around the wrists and the mouth.

COMMISSIONER CHERWIN: I appreciate that, George, that's on the record. So, you know, I just don't, I mean, this is like a school, so noise, lights, traffic, you know, if it's a huge problem you just move somewhere else. You know, you're like moving next to a school, so there's naturally going to be a lot of that, I think we just have to understand that. I do agree that we should make an effort to accommodate the neighbors to the extent we can on landscaping.

I think one of our neighbors had mentioned, too, some additional

trees, and I think we really addressed that. But consider, even maybe if it's on the westerly side of that south parking lot, some tree lines that might give them some, you know, shade that we talked about, and I think those are some simple accommodations we can make to maybe mitigate that. Then as Mary Jo said with the arborvitaes coming south, I hope that you can work with the neighbors and the Staff to do that.

Then, I mean, the last thing I would say is, you know, to be addressed is, you know, this issue about the referendum and everything. I mean, that's, you know, at this point, we're not here to litigate the propriety of that referendum. The referendum passed and that's, you know, the school district, I mean, will have to act on that, and that's what they're doing here.

I think the demographics, this is not an exact science. They're doing I think the best they can with the expert to project. I guess one last question I have on the demographics, I mean, these things kind of fluctuate. I mean, one person with like a huge family moves out, that could throw things off. So, I think, you know, you're doing the best you can to accommodate for future needs. It's not always going to be optimal, sometimes it's going to be sub-optimal but that's just, you know, you can't just build every time you have. You know, you're building for what could time.

With demographics, there's a giant, I mean, doesn't Westgate go all the way up to Northwest Highway? My understanding is the boundary of Westgate comes --

MR. SCHULZ: It's very close, yes. It's very close.

COMMISSIONER CHERWIN: Okay, so there's a lot of like apartment buildings, condo buildings, people moving in and out.

MR. SCHULZ: Yes.

COMMISSIONER CHERWIN: I mean, a giant vacant parcel of property here that could bring a lot more people into Westgate at some point. Is that even, is that accounted for in the demographics?

MR. SCHULZ: Yes, that is being accounted. Again, as Stacey mentioned, we reach out to Village Staff and we look at when those are projected to be implemented. So, those are included in the demographer's study.

COMMISSIONER CHERWIN: So, I think one thing to keep in mind is when you have a lot of housing, you know, like that, there's some volatility in that, right? People moving in, they have families, maybe they don't have families, it's really hard to project when you have that many units.

MR. SCHULZ: Yes. So, they look at the units like what they're projected to have.

COMMISSIONER CHERWIN: Yes.

MR. SCHULZ: One-bedroom studio, you know, two-bedroom, and they take that out, the demographer takes that all into account as projections.

COMMISSIONER CHERWIN: I think that's the best they can do, but it's not going to be a perfect science. So, I think you guys are doing the best you can. That's all I have to say. Sorry.

CHAIRPERSON DAWSON: No, no, no. Thank you, that's what we're here for. Okay, so just a couple of comments or questions that didn't get addressed yet.

There was questions about the playground and whether or not that was going to be the new playground and how that was going to be allocated. One just for Kindergarten? Would that be spread out?

MR. SCHULZ: Again, I think you're talking specifically about the east playground, the one that's already there?

CHAIRPERSON DAWSON: Yes.

MR. SCHULZ: That will, right now we're intending that that would be dedicated to Kindergarten just on the play structure size. That is way – now, but that's what our intent is, so that would be pretty much solely a Kindergarten playground. If the building administration sees a need or want to go over there, they could use it, but again, the intent is to relieve some of the Kindergarten, kind of giving them a more dedicated space.

CHAIRPERSON DAWSON: Okay. All right, so one of the comments was that might alleviate some of the noise and congestion, so something for you to consider and look into.

MR. SCHULZ: Yes.

CHAIRPERSON DAWSON: One of the comments that was somewhat, you know, not concerning but I think should be addressed is the kids damaging the fence. So, I know it's hard to monitor these kids and all of that, but I would presume that there's a way for the neighbors to communicate to the school district the damage to the fence is taking place and to have that remedied?

MR. SCHULZ: Now that we're aware, we'll bring it up to the building administration to see if they can monitor that more. Again, I would encourage them to contact the school if the notice that when it occurs, and then we can review it in more detail. But we will bring it up to the administration of the building.

CHAIRPERSON DAWSON: Okay.

COMMISSIONER CHERWIN: Chair Dawson, I just note, too, that maybe with the screening that might take care of that as well, if you put some arborvitae or whatever south of there that may limit access to the fence.

CHAIRPERSON DAWSON: It might. I just have a tendency to, I'll rely on the school district to know the best, but trees are not necessarily always the best thing when you have kids running around. They have a tendency to like to hide behind them and it becomes a better place for, you know, their games and all of that, and climbing trees can then become a nuisance and, you know, or maybe not. I'm not an expert in that area.

COMMISSIONER CHERWIN: Full disclosure, in the mid-80's, I jumped over those fences a lot because we played baseball.

CHAIRPERSON DAWSON: Right, I was going to say, I mean, you know, these are kids and we have to rely on the school district to know what's best for the safety of the children, but also keeping in mind the issues and concerns of the neighborhood around them for sure. So, working with the neighbors I think is important.

There was a question about the recommended blacktop square footage, how do you determine based on size how much blacktop?

MR. SCHULZ: Yes, there definitely isn't a standard on that. We've done to take a look at it from a district standpoint, we feel that that's a pretty good metric, so we looked across the district, kind of averaging out by the number of students. We actually feel that Westgate is a little bit short of where we'd want to be to give them adequate space for primarily when there's bad weather. I mean, that's the primary when you need it type of area, right? If there's not bad weather, you can send them out in the grass and they can pretty much go anywhere, but when the weather is bad it gets muddy.

So, we are looking at a little bit of asphalt space in the grassy area of

the current playground. You can see there's a little island of grass there that we're looking to put it there. The reason that we're looking to put it there now with the addition going in, we'll have a clear sight line to monitor that. The reason when we did the addition or the playground renovation in 2018 that we didn't put a playground out there was because it was really hard to monitor with the large U-shape. So, again, we're looking to get that a little bit closer to give them some more space for the muddy time to give them that space for the asphalt.

CHAIRPERSON DAWSON: Okay, so one question that was asked that is concerning to me that it was even asked was that why are we changing from half-day to full-day Kindergarten. I don't know if the school district wants to speak to that. I know how I feel about that.

MR. SCHULZ: Programmatically?

CHAIRPERSON DAWSON: Yes. I mean, that was just one of the questions that was asked. Why are we bringing that in?

MR. SCHULZ: Yes, I can't speak to that in my role particularly, but again, maybe Stacey can add a little bit of feedback on why that decision was made.

MS. MALLEK: Yes, again this was the, I think third time, I've been in the district since 2006, I think this was the third time that it was brought to the superintendent and the board to investigate implementing and moving forward with full-day Kindergarten. I know back in 2015 when we did some of those building additions, we made it very clear at that point we are not building for future full-day Kindergarten because at that time there was not, based on initial surveys done, we didn't feel there was community support. But at this time around, there was more and more input to the board and the superintendent that they wanted the district to pursue this. I believe it was actually an issue during the board elections the last go around, a big topic of conversation as if you're brought in, will you support a full-day Kindergarten program?

So, the board talked about it for, we started conversations I think in late spring of, I don't know, with the referendum in '22, late spring of '21. We talked about it through the referendum in June of '22. So, that's my understanding is it was from the community as it had been previously before but just hadn't moved forward.

CHAIRPERSON DAWSON: So, as a working mom of three kids, who put three kids through the half-day Kindergarten, I absolutely applaud the school district for bringing in full-day Kindergarten. The burden on two working families with just half-day Kindergarten is extreme, and that burden falls largely on the moms. I experienced that personally and I struggled with that personally, and I am so happy that finally the school district is waking up to the need and the burden on working moms and our need for full-day Kindergarten.

What I'm hearing is that the school district was open to it previously and the community was not supporting it. So, I am really thrilled to hear that our community is now recognizing that impact on the families with two working parents and how difficult it is to raise children without full-day Kindergarten. So, thank you for that. I very much appreciate that and I'm very concerned that anyone with concern would question whether or not there was a need for that in this community.

Some of us can afford to pay for full-day Kindergarten. Many people who live in this community cannot afford to pay for full-day Kindergarten and very much need those dollars that they miss out when their kids cannot be in school. So, I applaud the school district for that.

The only other question that I had was the new addition that you're putting in, does it allow for if it was needed to build up if additional space was needed? Windsor

being a school that has two floors, so I was very familiar with kids going up and down in elementary, but I know many of the schools don't have that.

MR. SCHULZ: I do not believe we are incorporating any second floor potential with this building. Some of the other sites we are just based on the way the staircases are, the elevators and how the building orients. This addition in particular we are not proposing that just based on the orientation of the site.

So, again, if that would ever come to fruition down the road, hopefully a long, long, long time, we'd have to look at other options.

CHAIRPERSON DAWSON: Okay, because at some point you're going to run out of room to expand.

MR. SCHULZ: Correct.

CHAIRPERSON DAWSON: And the only way to go is up.

MR. SCHULZ: Possibly, yes.

CHAIRPERSON DAWSON: Okay. All right, that is all my questions and comments.

Any other additional questions, comments?

COMMISSIONER WARSKOW: Yes, I have a couple of other things. Just in terms of the stormwater, I do also want to remind everybody that in addition to the underground detention, they are also putting in permeable pavers which do take in a significant amount of stormwater. So, it is not just the detention that is helping with that.

Someone also made a comment about that we shouldn't approve the variances because of, you know, the number of classrooms and all. I would just like Sam maybe to comment that the variations they are requesting have nothing really to do with the classrooms, and if it wasn't parking lot or traffic flow or whatever --

CHAIRPERSON DAWSON: Or height of the gym.

COMMISSIONER WARSKOW: -- we wouldn't even be here. They would be able to add those classrooms without requiring variations?

MR. HUBBARD: Well, they would need to go before the Plan Commission for these new classrooms just for the simple fact that it doesn't have a special use permit.

COMMISSIONER WARSKOW: Okay, but in terms of variations like, you know, the amount of open space and the size of the classrooms and setbacks and all of that, that none of that, outside of the fact that this is a special use is --

MR. HUBBARD: Right. If they could have potentially designed the building addition to comply completely with codes, the only building related variation was relative to the height of the gym. Otherwise, all of the other variations were for the site; the playgrounds and the landscaping and so forth.

COMMISSIONER WARSKOW: And then the last thing I wanted to ask in terms of the issue that Commissioner Cherwin had, that if it does become a problem at 661 students, what could you possibly do? Could you possibly, based on the balance of populations at schools, move the Integrated Services from Westgate to another school that maybe wasn't at as much capacity?

MR. SCHULZ: I mean, that's always an option. It just depends on the capacity of the rest of the buildings, right? But we just don't --

COMMISSIONER WARSKOW: Okay, but that is something that could potentially be done?

MR. SCHULZ: Again, it was explored for even this referendum. The board

made the decision that the staff and this was the best site to host it, so it has been looked at. Again, you just have to make sure that you have the space to supplement it somewhere else.

COMMISSIONER WARSKOW: Those are all my comments.

CHAIRPERSON DAWSON: All right, any other comments or a motion?

COMMISSIONER CHERWIN: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC#22-016, a Special Use Permit to allow a public elementary school on the subject property, an Amendment to the Comprehensive Plan to reclassify the single-family detached portion of the site into the schools classification, and the following Variations:

1. **Chapter 28, Section 5.1-3.6, to allow a 27-foot tall building where building heights are restricted to 25 feet.**
2. **Chapter 28, Section 6.5-2, to allow an accessory structure (play equipment) in an exterior side yard where accessory structures are restricted to rear yards only.**
3. **Chapter 28, Section 6.5-7B, to allow accessory structures (play equipment) no larger than 850 square feet in size where code restricts the maximum size of accessory structures to 300 square feet.**
4. **Chapter 28, Section 6.15-1.2B, to omit the required landscape islands at each end of the two central rows of parking within the south parking lot.**
5. **Chapter 28, Section 6.15-1.2B, to omit the required landscape islands at the western end of the northernmost parking row within the south parking lot, and on both ends of the southernmost parking row within the south lot.**
6. **Chapter 28, Section 6.15-1.2B, to omit the requirement for interim landscape islands within parking rows containing more than 20 parking stalls within the west parking lot.**
7. **Chapter 28, Section 6.15-1.2A.2, to omit the requirement for a six-foot tall landscape screen along the western side of the south parking lot.**

This recommendation is subject to the following conditions:

1. **If enrollment at Westgate Elementary School exceeds or is projected to exceed 661 students within the proposed building, the school district shall demonstrate to the satisfaction of the Village Staff that adequate onsite parking can accommodate peak demand and drop-off/pickup operations will not create unsafe vehicular or pedestrian movements. Improvements needed to satisfactorily accommodate such increase shall be implemented upon administrative approval by the Village. If administrative approval is not granted, an amendment to this special use permit shall be required.**
2. **The Petitioner shall continue to work with the Village and neighbors to address any drop-off/pickup concerns.**
3. **The Petitioner shall continue to work with the Village to provide stormwater information to verify compliance with all MWRD and Village regulations to the satisfaction of the Village.**
4. **The Petitioner shall revise the proposed gate for the northern emergency access drive within the east lot to be on the west side of the sidewalk and on school district**

property.

5. **Compliance with the 1/24/23 Design Commission motion shall be required.**
6. **The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

COMMISSIONER DROST: I'll second that motion.
CHAIRPERSON DAWSON: Any discussion before we go to vote?
(No response.)
CHAIRPERSON DAWSON: Sam?
MR. HUBBARD: Commissioner Cherwin.
COMMISSIONER CHERWIN: Yes.
MR. HUBBARD: Commissioner Drost.
COMMISSIONER DROST: Aye.
MR. HUBBARD: Commissioner Ennes.
COMMISSIONER ENNES: 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, so on the Westgate presentation, you have unanimous approval. Again, we are just a recommending body and the purview that we focus on is much smaller than what the Village Trustees consider when going through the application. So, you'll be moving forward to the next stage. Sam will let you know about that.

(Whereupon, at 8:58 p.m., the public hearing on the above-mentioned petition was adjourned.)


W Grove St
S Harvard Ave
S Princeton Ave
S Dwyer Ave
S Patton Ave
S Kennicott Ave
S Kaspar Ave
W Park St
S Yale Ave
S Allen Ln
W Fairview St
S Reuter Dr
S Harvard Ave

STR PARTNERS LLC
350 West Ontario Street
Suite 200
Chicago IL 60654
312.464.1444
www.strpartners.com

WRITTEN JUSTIFICATION

SPECIAL USE AND VARIATION

PETITIONER NAME:	Don Hansen, STR Partners LLC Architects
OWNER:	Arlington Heights School District 25 (Contact: Ryan Schulz)
DATE:	~~November 21, 2022 Revised January 6, 2023~~ Revised January 18, 2023 Revised January 18, 2023
PROJECT:	Westgate Elementary School
LOCATION:	500 S. Dwyer Ave.

- **An amendment to the Special Use Permit for a Public Elementary School in the R-3, One-Family Dwelling District, is requested to allow an addition to the existing school.**

That said special use is deemed necessary for the public convenience at this location.

Westgate Elementary School provides education to school-age children of the surrounding area and is of benefit to the community. An addition will allow the school to accommodate students now housed in modular trailer classrooms as well as increased enrollment.

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.

The school is regularly inspected for health/life safety in accordance with Illinois State Board of Education requirements. Proposed additions will comply with current building, life safety and ADA accessibility codes.

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.

The use will not change with the addition. Elementary Schools are a permitted Special Use in an R-3 Use District per Chapter 28, 5.5-1 Permitted Use Table.

- **An amendment to the Comprehensive Plan is requested to reclassify the Single-Family Detached portion of the site into the Schools classification.**

The reclassification will align the entire site with the future land use.

- **A Variation is requested from Chapter 28, Section 5.1-3.6, Schools, to allow a 27-foot tall building where building height is limited to 25 feet.**

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 new gym is of a similar height to the existing gym and is over 150 ft. from the property line.

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 larger gymnasium is need for increased enrollment.

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

The new gym is of a similar height to the existing gym.

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

The height is necessary for athletic activities.

- **A Variation is requested from Chapter 28, Section 6.5-2, to allow an accessory structure (play equipment) in an exterior side yard where accessory structures are restricted to rear yards only.**

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

Existing play equipment is in this side yard. Proposed play equipment is a replacement.

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 variation allows the school district to continue use of their currently full facility.

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

The play equipment is a replacement of existing and in the same side yard.

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

Use of existing facilities is essential to continued school operations and sound financial planning. The play equipment supports outdoor play.

- **A Variation is requested from Chapter 28, Section 6.15-1.2b to omit the required landscape islands at each end of the two central rows of parking within the South parking lot, but only if permeable pavers are used for these two parking rows.**

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 parking lot is a replacement and the character will be improved with permeable pavers being installed at the two central rows of parking.

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.

Use of existing facilities, including parking similar to existing, is necessary for school operations.

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

Maintaining the same parking areas will not change this aspect of the use of the property.

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

Use of existing facilities is essential to continued school operations and sound financial planning. Maintaining a similar parking count to existing will allow the school to continue use of the property.

- **A Variation is requested from Chapter 28, Section 6.15-1.2b to omit the requirement for interim landscape islands within parking rows containing more than 20 parking stalls, with the West parking lot.**

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 parking lot is a replacement and the character will be improved with compliance with the landscape island requirement at ends of the parking lot, but we seek a variance for the internal landscape islands.

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.

Use of existing facilities, including parking similar to existing, is necessary for school operations.

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

Maintaining the same parking areas will not change this aspect of the use of the property.

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

Use of existing facilities is essential to continued school operations and sound financial planning. Maintaining a similar parking count to existing will allow the school to continue use of the property.

- **A Variation is requested from Chapter 28, Section 6.15-1.2a.2 to omit the requirement for a 6' tall landscape screen along the western side of the South parking lot.**

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

Existing screening conditions will stay in place.

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.

Use of existing facilities is necessary for school operations.

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

Existing conditions will stay in place.

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

Use of existing facilities is essential to continued school operations and sound financial planning.

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Conceptual Project Narrative

Petitioner Name:	Arlington Heights School District 25
Contact:	Ryan Schulz, LEED AP Director of Facilities Management
Date:	October 5, 2022, Rev. 10/20/22, Rev 1/6/23
Project:	Westgate Elementary School Addition and Renovations
Location:	500 S. Dwyer Ave., Arlington Heights, IL 60005

The addition to Westgate Elementary School is necessary to support Arlington Heights School District 25 transition from the current half-day kindergarten program into a full day kindergarten program as a result of the recent successful community referendum. The full-day program is scheduled to be implemented for the 2024/25 school year. Due to this transition into a full-day program, additional classrooms are necessary since in the current half-day model classrooms are shared between the morning and afternoon sections of Kindergarten classes. For example, in the half-day model, (2) sections of kindergarten could utilize (1) classroom space due to the scheduling of a morning section and an afternoon section in that classroom. In the full-day model, these (2) sections will each need their classroom for the duration of the school day and classrooms are unable to be shared between sections.

Westgate requires a net increase of (10) new classrooms due to the building currently being at full capacity (no open available rooms), to accommodate the full-day kindergarten program, anticipated future enrollment growth, and to allow the building to have the appropriate occupancy rates to ensure the building can absorb future enrollment variations and support District provided programs at the facility. In particular, Westgate houses a Districtwide special education program that requires a variety of spaces for self-contained and joint instruction classrooms in addition to the necessary support services for these students. The additional classrooms and ancillary spaces were calculated taking into account the existing number of classrooms that are occupied, classrooms used for support services, current enrollment, future enrollment, full-day kindergarten program, and program needs for Westgate.

The addition to Westgate Elementary School consists of ten classrooms, a gymnasium, with associated storage, an art room with associated storage and equipment, a small group room, an exterior accessed storage room, and associated circulation spaces. The addition of the classrooms is required to accommodate the full-day Kindergarten program.

The classroom addition will be one story at a height of approximately 13'-6" and the gymnasium will be approximately 27'-0" high. The addition will be the same or similar

materials as the existing school building. Exterior materials include matching red brick, a cast stone fascia resembling limestone, windows to match the existing windows, and a dark bronze metal coping.

Completion of the project is planned for August 2024 at the beginning of the 2024-2025 school year. Construction is anticipated to begin in the early spring of 2023.

Walls will typically be constructed of brick and concrete blocks which are long-lasting materials. Efficient LED lighting will be used in the addition. The quality of materials will be similar to those of the other recent additions in Arlington Heights School District 25.

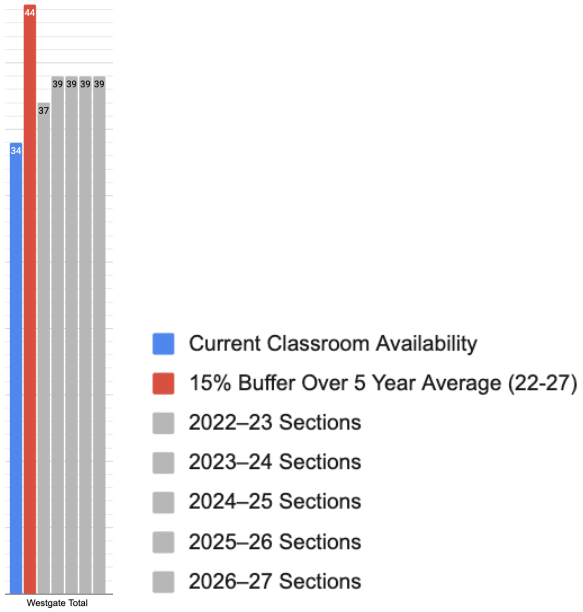
Rev. 1/6/23 For the site, the swings / climber in the mulch area on the west side of the existing building are at the end of their useful life and are not intended to be reinstalled after their removal. We are exploring the installation of a replacement playground structure on the east side of the school near the existing small playground location and intend to install the equipment in a manner consistent with the Village's past practice "...there are no zoning issues with the playground modifications as this is an existing accessory use to the main School function".

We do not anticipate any changes to the main playground structure currently installed on the west side of the school building.

To support sustainability, the expansion of Westgate will implement energy efficient design, LED light fixtures, low flow plumbing fixtures, and exploring the implementation of rooftop solar that supports a sustainable expansion.

Full Day Kindergarten Additional Classroom Needs Calculation

Westgate +10 Classroom Spaces


44
37
39
39
39
34
Westgate Total
Current Classroom Availability
15% Buffer Over 5 Year Average (22-27)
2022–23 Sections
2023–24 Sections
2024–25 Sections
2025–26 Sections
2026–27 Sections

Number of Staff

2021/2022			Anticipated 2026/2027		
K	**1st-5th / Support**	**Total**	**K**	**1st-5th / Support**	**Total**
3 fulltime	77 fulltime 15 parttime	**95**	8 fulltime	79 fulltime 15 parttime	**102**

Changes in staff is an addition of 7 new staff. Of the part-time staff, 4 of the 15 individuals work less than 2 hours per week, and another 3 of the 15 work 1 day per week. Also, 2 of the full-time staff are evening custodians who start their shift at the end of the school day.

Number of Students

2021/2022			Anticipated 2026/2027		
K	**1st-5th**	**Total**	**K**	**1st-5th**	**Total**
98	502	**600**	111	550	**661**

Changes of the total number of students is a total of 61. Westgate typically picks up about 10-15 students between kindergarten and 1st grade due to those families choosing private school options for kindergarten. Those students are anticipated to start in D25 in kindergarten. The additional increase is projected population growth based on new developments in the area.

Number of Classrooms

2021/2022			Anticipated 2026/2027		
K	**1st-5th / Support**	**Total**	**K**	**1st-5th / Support**	**Total**
3	31	**34**	8	36	**44**

Changes of the number of classrooms is a total of 10, of which 5 are for full-day kindergarten, 2 are for projected enrollment growth and 3 are to provide capacity for special program needs and enrollment bumps.

Approximate Building Area

	2021/2022	Area Added	Total
1st Floor	68,182 SF	20,460 SF	**88,642 SF**
2nd Floor	8,670 SF	1,700 SF	**10,370 SF**
Total	**76,852 SF**	**22,160 SF**	**99,012 SF**

The proposed addition will add approximately 22,160 square feet to the existing building for a total of approximately 99,012 square feet. The maximum floor area is under 50% of the lot area of 341,132 SF.

Number of Parking Spaces

			2021/2022			Anticipated 2026/2027
Parking Supply	**Standard**	**HC**	**Total**	**Standard**	**HC**	**Total**
West Lot	49	2	**51**	49	2	**51**
East Lot	17	1	**18**	23	1	**24**
South Lot	43	2	**45**	43	2	**45**
Total	**106**	**5**	**114**	**115**	**5**	**120**
Village Requirement						**Classroom Requirement = 9** **Staff Requirement = 102** **TOTAL = 111**

The existing school meets the on-site parking requirement of 102 spaces with 114 available spaces in the existing condition. The proposed on-site parking does meet the zoning code requirements of 111 spaces. The parking survey indicates 120 spaces are adequate. Redesign of the east parking lot will add approximately 6 additional parking spaces to accommodate the increase of staffing at the building and exceed the Village parking requirements.

Number of Buses

2021/2022		Anticipated 2026/2027
Large	2	2
Small	0	0

No changes to the number/size of buses.

Variations Requested (Rev. 1/6/23)

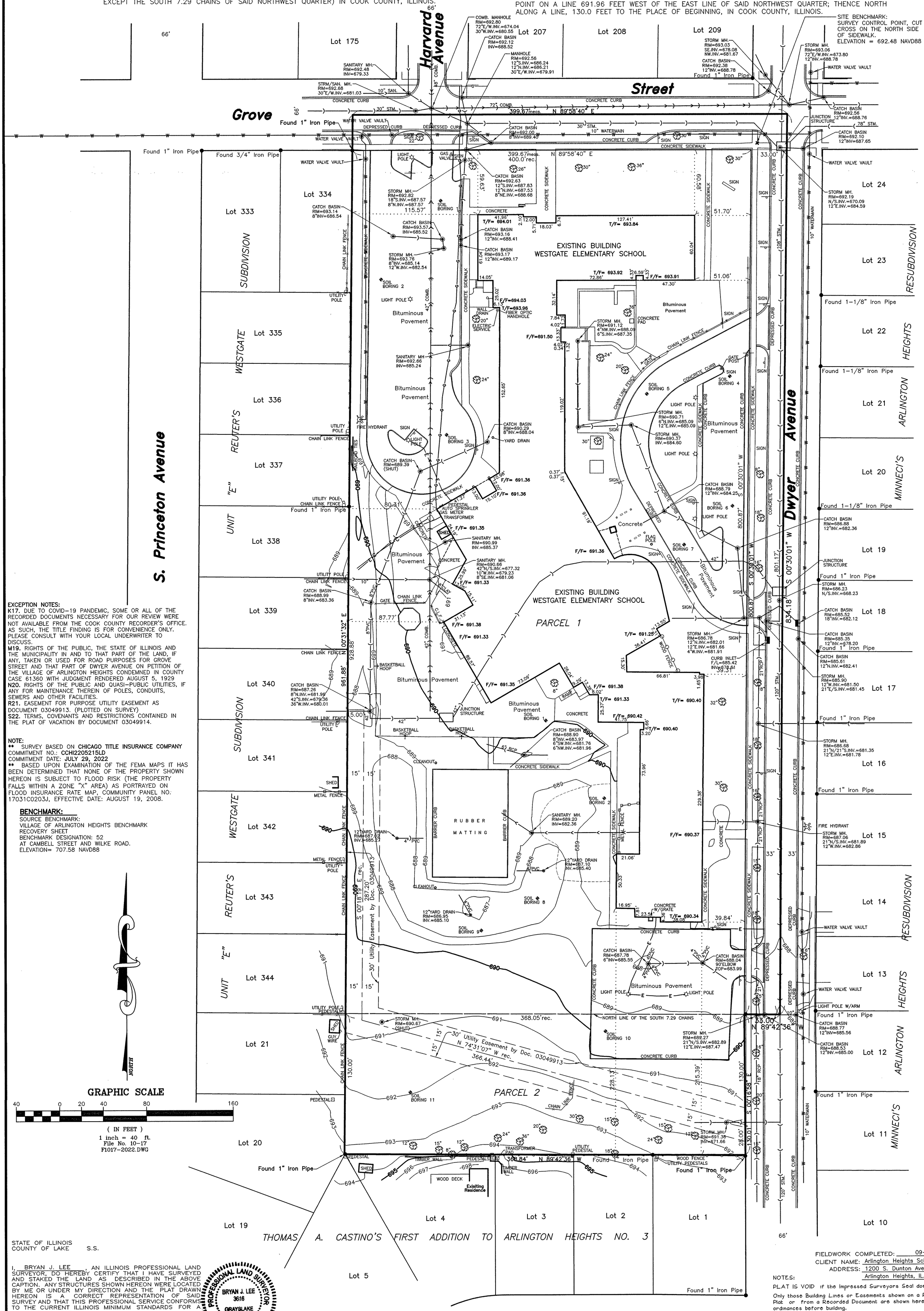
- Special Use Permit to allow a Public Elementary School on the subject property.
- Amendment to the Comprehensive Plan to reclassify the Single-Family Detached portion of the site into the School classification.
- Variation to Chapter 28, Section 5.1-3.6, to allow a 27' tall building where building heights are restricted to 25'.

THE PREMISES COMMONLY KNOWN AS:
500 S DWYER AVENUE, ARLINGTON HEIGHTS, IL. 60005
PARCEL AREA = 8.744 ACRES, 380,867 S.F. GROSS AREA
7.834 ACRES, 341,246 S.F. NET AREA
PINS: 03-31-100-022
03-31-100-043

PLAT OF SURVEY
OF
WESTGATE ELEMENTARY SCHOOL

PARCEL 1: THE EAST 400.0 FEET OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF THE SOUTH 7.87 CHAINS OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP AND RANGE AFORESAID, WHICH POINT IS 30.16 CHAINS EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30 TO A POINT IN THE NORTHWEST QUARTER OF SAID SECTION 31, WHICH IS 7.29 CHAINS NORTH OF THE SOUTH LINE AND 10.0 CHAINS WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 (EXCEPT THEREFROM THE NORTH 1319.95 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID NORTHWEST QUARTER AND EXCEPT THE SOUTH 7.29 CHAINS OF SAID NORTHWEST QUARTER) IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING A POINT ON THE NORTH LINE OF THE SOUTH 7.29 CHAINS OF THE NORTHWEST QUARTER OF SAID SECTION 31, 691.96 FEET WEST, AS MEASURED ALONG SAID LINE, OF THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE WEST ALONG NORTH LINE OF THE SOUTH 7.29 CHAINS AS AFORESAID, 368.05 FEET TO THE SOUTHEAST CORNER OF LOT 344 IN UNIT T OF REUTER'S WESTGATE SUBDIVISION, NO. 2, BEING A SUBDIVISION IN THE WEST HALF OF SAID SECTION 31; THENCE SOUTH ALONG AN EXTENSION OF THE EAST LINE OF SAID LOT 344 EXTENDED SOUTH, 130.0 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE SOUTH 7.29 CHAINS, AS AFORESAID, 368.84 FEET TO A POINT ON A LINE 691.96 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH ALONG A LINE, 130.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.



EXCEPTION NOTES:
K17. DUE TO COVID-19 PANDEMIC, SOME OR ALL OF THE RECORDED DOCUMENTS NECESSARY FOR OUR REVIEW WERE NOT AVAILABLE FROM THE COOK COUNTY RECORDER'S OFFICE. AS SUCH, THE TITLE FINDING IS FOR CONVENIENCE ONLY. PLEASE CONSULT WITH YOUR LOCAL UNDERWRITER TO DISCUSS.
M19. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES FOR GROVE STREET AND THAT PART OF DWYER AVENUE ON PETITION OF THE VILLAGE OF ARLINGTON HEIGHTS CONDEMNED IN COUNTY CASE 61360 WITH JUDGMENT RENDERED AUGUST 5, 1929
N20. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES.
R21. EASEMENT FOR PURPOSE UTILITY EASEMENT AS DOCUMENT 03049913. (PLOTTED ON SURVEY)
S22. TERMS, COVENANTS AND RESTRICTIONS CONTAINED IN THE PLAT OF VACATION BY DOCUMENT 03049914.

NOTE:
** SURVEY BASED ON **CHICAGO TITLE INSURANCE COMPANY** COMMITMENT NO.: **CCHI2205215LD**
COMMITMENT DATE: **JULY 29, 2022**
** BASED UPON EXAMINATION OF THE FEMA MAPS IT HAS BEEN DETERMINED THAT NONE OF THE PROPERTY SHOWN HEREON IS SUBJECT TO FLOOD RISK (THE PROPERTY FALLS WITHIN A ZONE "X" AREA) AS PORTRAYED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO: 17031C0203J, EFFECTIVE DATE: AUGUST 19, 2008.

BENCHMARK:
SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS BENCHMARK RECOVERY SHEET
BENCHMARK DESIGNATION: 52
AT CAMBELL STREET AND WILKE ROAD.
ELEVATION= 707.58 NAVD88

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 29th DAY OF DECEMBER, A.D. 20 22.

PROFESSIONAL LAND SURVEYOR BRYAN J. LEE 3616 GRAYSLAKE ILLINOIS STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-24
PROFESSIONAL DESIGN FIRM NO. 184-002732

REVISED SURVEY WITH TITLE POLICY 12-30-2022 B.J.L.

UNDERGROUND UTILITY LINE LEGEND
W W W = WATERMAIN
G G G = GAS
E E E = ELECTRIC
C C C = CABLE

FIELDWORK COMPLETED: 09-22-2022
CLIENT NAME: Arlington Heights School District 25
ADDRESS: 1200 S. Dunton Avenue
Arlington Heights, IL. 60005

NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

To: Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights

RECEIVED
NOV 22 2022
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

From: Ryan Schulz
Director of Facilities Management
Arlington Heights School District 25

Date: November 18th, 2022

Re: Westgate Expansion Neighborhood Meeting October 18th, 2022

Sam,

On October 18th, 2022 at 6:00 pm, we hosted the required neighborhood meeting for property owners within 250' of the subject property to give a brief overview of the project scope and answer any questions they may have. The meeting was held in the commons at Westgate Elementary School. Below are the questions attendees asked during the presentation and our initial response based on the current progress of the design. I have also included a copy of the sign-in sheet as well as the presentation that was used for the neighbors.

- **Will there be any impact on the existing classrooms during construction?**
  - At this time, we do not anticipate any existing classrooms will be impacted by construction until the summer of 2024 when school is on summer break. Emergency exiting from the building may be rerouted temporarily during construction based on the location where work is occurring.
- **Will there be any impacts to playground areas and making them smaller?**
  - We do not anticipate material changes to the playground spaces at the building. There is an older swing set and climber that will be removed to make way for the new gym, and we are still having conversations to determine if they will be reinstalled on a different portion of the playground. The intent at the time of the new playground installation in 2018 is that the older swings and climber structure could be removed in the future and not need to be replaced.
- **What will construction security look like?**
  - The site will have appropriate fencing surrounding impacted areas to prohibit individuals from the community from freely accessing the site. In addition, AHSD25 has a number of existing exterior cameras to monitor the construction site in the event of concern. In general, if neighbors or community members witness people trespassing into the construction areas, they should contact 911 and allow the police to investigate.
- **What will construction site logistics and staging look like?**

- We are still in the early stages of determining where construction staging will take place for the Westgate site and the other projects within AHSD25. Additional conversations will occur with our Construction Manager and their subcontractors regarding the best place for material and equipment staging to take place. In initial conversations, we discussed using areas south of the building for the necessary staging to take place, but additional details will be developed in the coming months prior to construction.

- **Will a restroom be added on the second floor in the existing buildings since currently only the boys' restroom is located on the second floor?**
  - We are exploring the possibility of adding an additional girls' restroom to the second floor of the existing building. Due to the current restroom configuration near the commons on the first floor and the north-end restrooms on the first floor, the existing girls' restroom on the first floor in the northern wing may be removed and transitioned into a small group or office space.
- **Will the commons or LMC be expanded?**
  - At this time, we do not anticipate any expansion of the existing commons or LMC space since we believe they are right-sized even based on the additional building enrollment and programs. In addition, the new gym will be larger and allow for more space in the event an all-school assembly or other larger events take place.
- **Will the northwest parking lot be redone?**
  - We intend for this parking lot to be re-paved as part of our regular capital plan with the earliest possible renovation for the parking lot to take place in 2024.
- **What is the general plan to address stormwater from the site?**
  - We are currently in conversation with the Village of Arlington Heights to have stormwater from the Westgate property flow to the Village regional detention facility at Wilke / Kirchoff. We are also having our engineer explore adding the additional stormwater at Westgate in an underground storage facility to allow the maximum available flat usable greenspace to remain usable for the school and community.
- **Could you clarify the change in drop-off entry/exit off of Dwyer?**
  - For the east parking lot near the main entrance to the building, our traffic engineer is proposing to close the current northern entrance to the parking lot to allow for additional parking spaces and more onsite queueing to remove additional vehicles from Dwyer during times of drop-off and pick-up. This will result in a one-way, counterclockwise traffic flow through the parking lot and reduce congestion on Dwyer as well as the Dwyer / Grove intersection. Our engineer will have a final report, drone footage, and additional information as the project progresses in the approval process.

AHSD25 Meeting Attendees: Dr. Lori Bein, Superintendent, Mrs. Stacey Mallek, Assistant Superintendent for Business, Dr. Ann Buch, Westgate Principal, Ryan Schulz, Director of Facilities Management.

Sincerely,

Ryan Schulz
Director of Facilities Management

Arlington Heights School District 25 - Neighborhood Meeting Sign In Sheet

Meeting: Westgate Elementary School Addition

Facilitator: Arlington Heights School District 25

Place/Room: Westgate Elementary School Commons

Date: October 18th, 2022

Time: 6:00 pm

PRINT NAME	Address	Phone
1. Bernadette Burke	1219 W. Grove Street (60005)	
2. Don Fiems	1302 W Grove	
3. Stacy Uden	437 S Dwyer Ave	
4. BRIAN MANNING	527 STRINGETON AVE	
5. Katie Campbell	441 S Dwyer Ave	
6.		
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Westgate Expansion

Neighborhood Review Meeting

October 18th, 2022

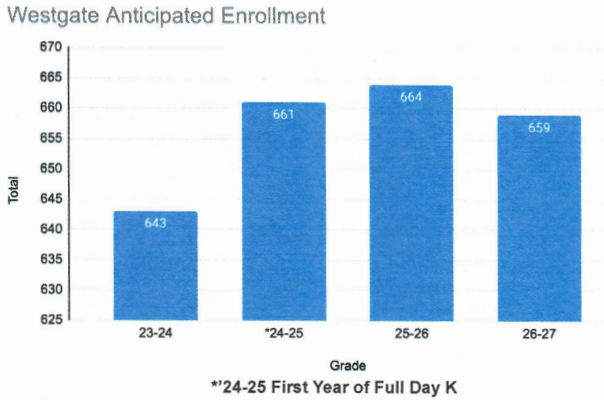


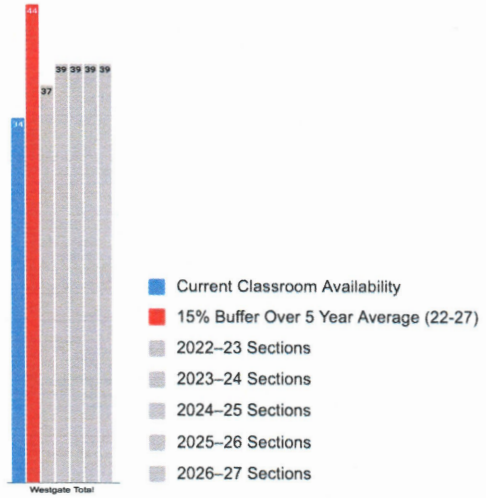
Westgate Expansion

Why Now?

- Full Day Kindergarten Program
- Currently at 100% capacity. No classrooms are open.
- Anticipated enrollment increase in the coming years
- Westgate hosts District wide Integrated Services Program that requires their own space needs
- Current Westgate gym is undersized for section requirements

Proposed addition will support future enrollment, full day K, Integrated Services, and allow building flexibility in their programming and support services.





Westgate Elementary School

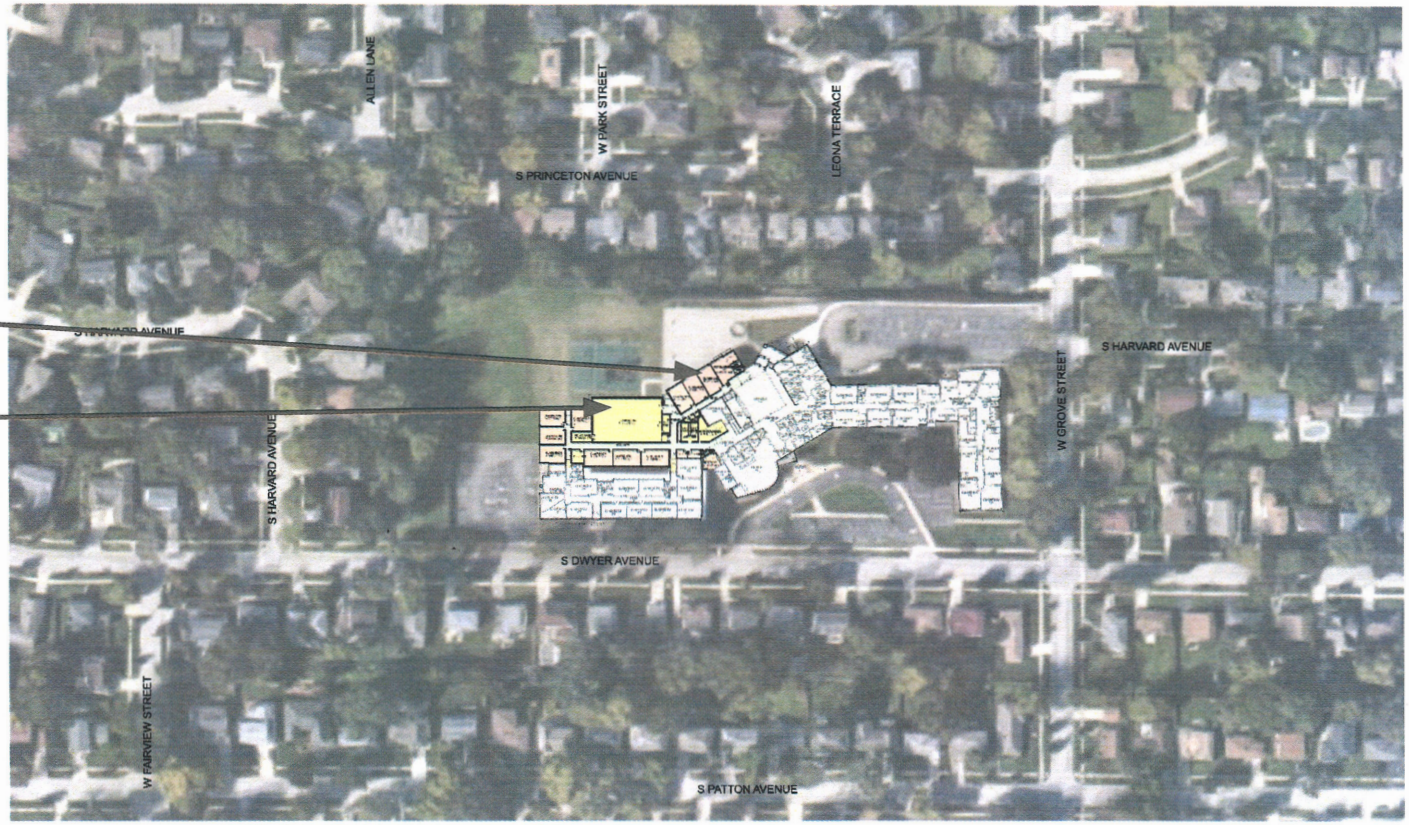
500 S. Dwyer Avenue | Arlington Heights, IL 60005

Westgate Expansion

Summary

- **Net increase of +10 classrooms**
  - 3 of the classrooms will be constructed in the existing gymnasium
- **New gymnasium**
- **Restrooms**
- **Small Group and Offices**

Additional interior renovations of the existing building are also scheduled to be completed in 2023-2024



CONCEPTUAL LOCATION MAP

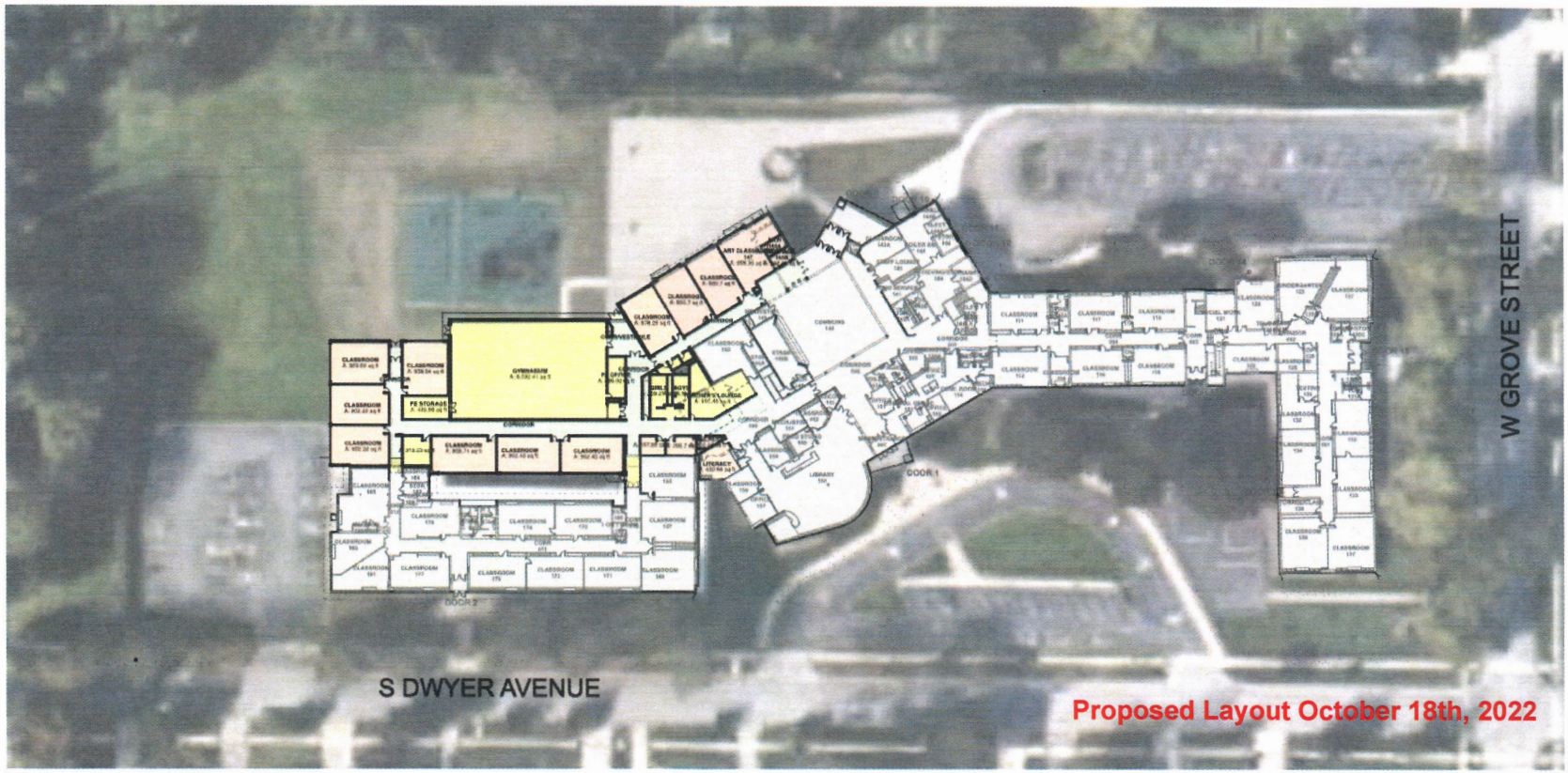
STR Partners, LLC
330 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

October 18th, 2022

WESTGATE ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
500 South Dwyer Avenue, Arlington Heights, IL 60005
ARLINGTON HEIGHTS SCHOOL DISTRICT 25

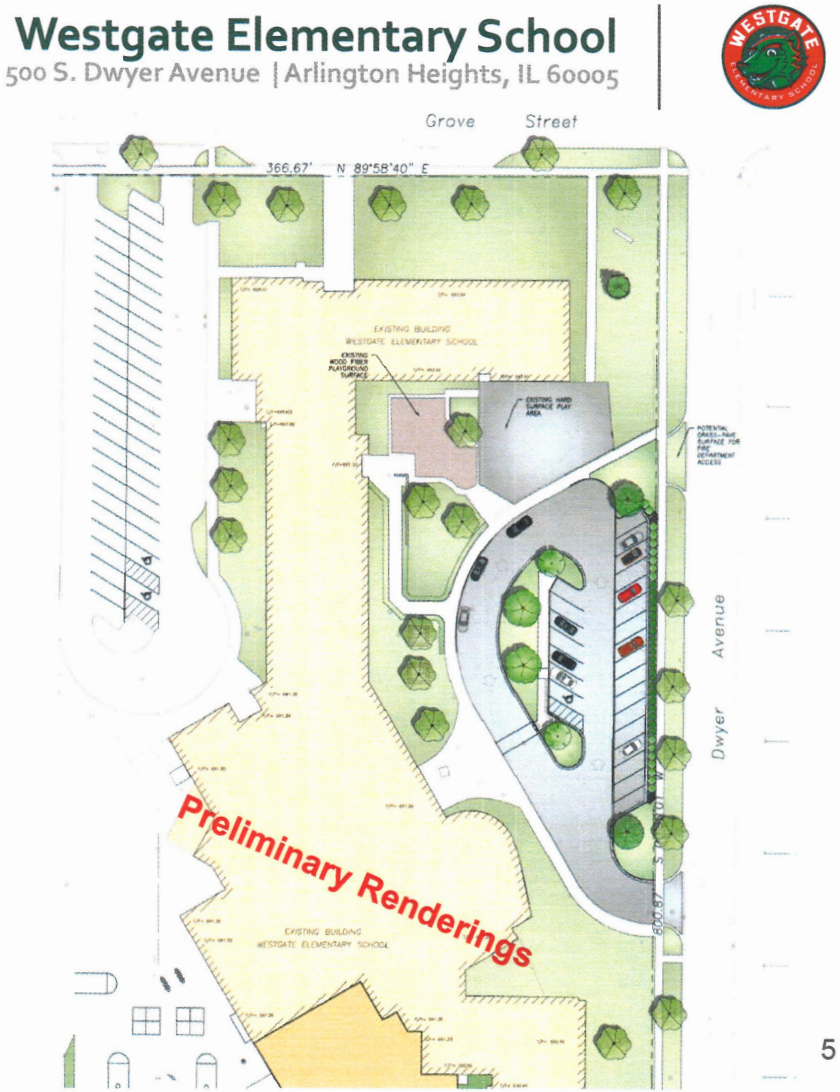
Westgate Elementary School

500 S. Dwyer Avenue | Arlington Heights, IL 60005



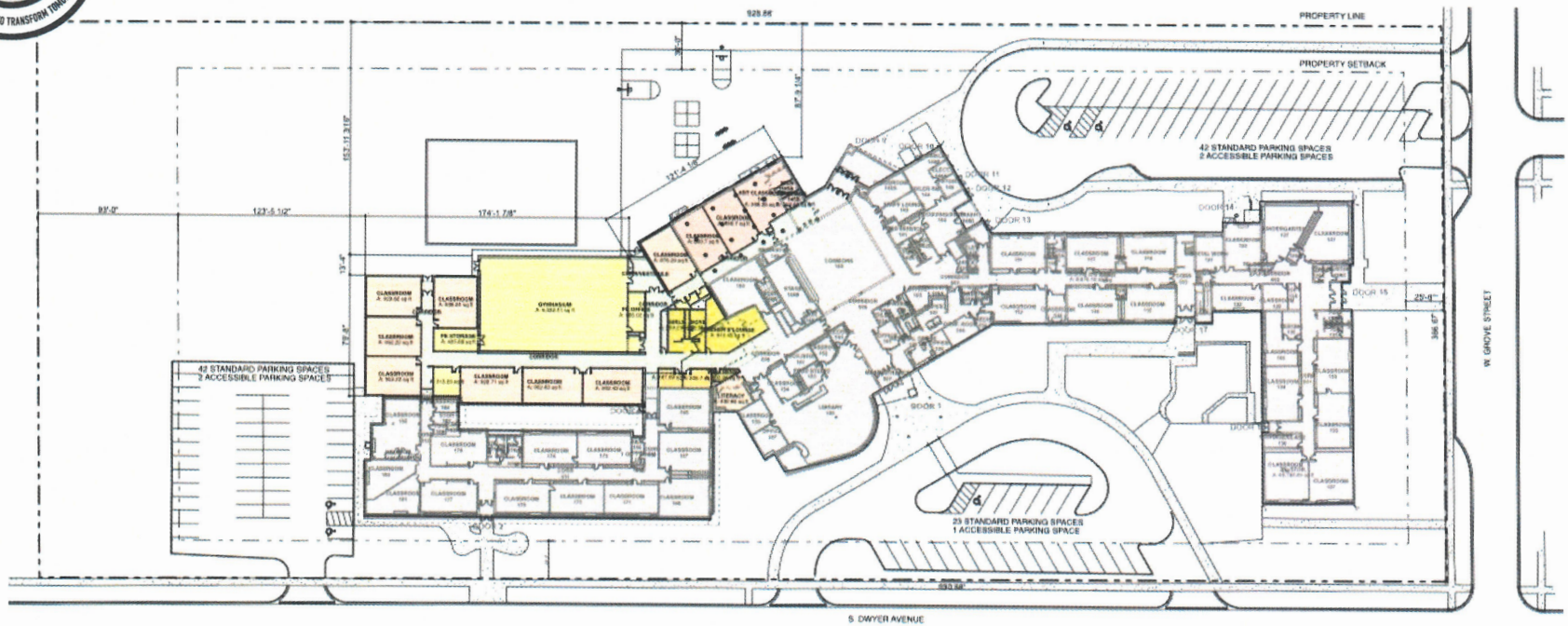
Parking and Traffic

- AHSD25 is proposing to add (6) additional parking spaces in the east parking lot.
    - Additional parking spaces would exceed daily school need and satisfy VAH elementary school requirement.
- Revise layout of east arrival and dismissal parking lot to reduce cars queuing on street during arrival and dismissal.



Westgate Elementary School

500 S. Dwyer Avenue | Arlington Heights, IL 60005



1 SITE PLAN

SITE PLAN - CONCEPTUAL

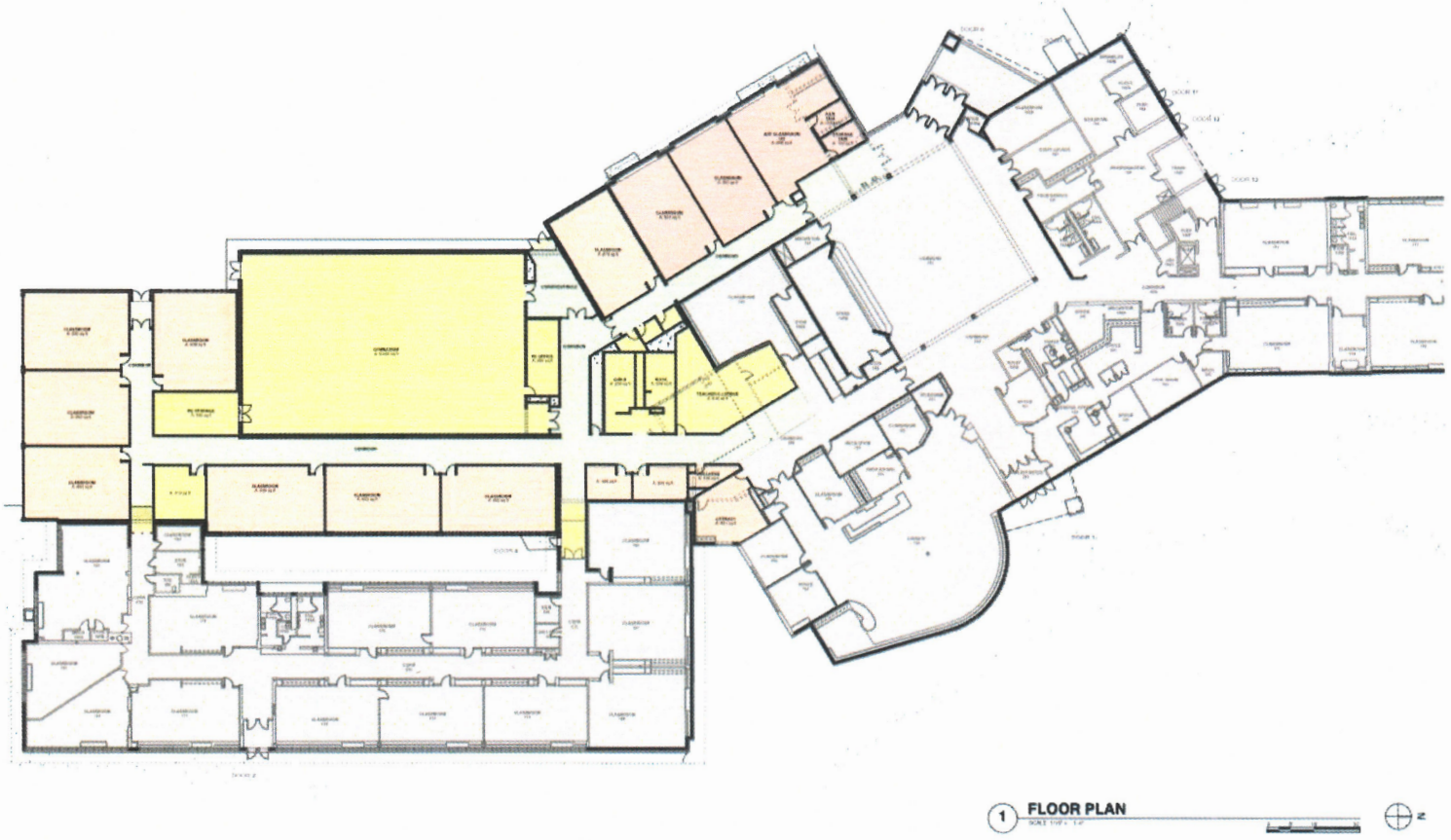
STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

October 18th, 2022

WESTGATE ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
500 South Dwyer Avenue, Arlington Heights, IL 60005
ARLINGTON HEIGHTS SCHOOL DISTRICT 25

Westgate Elementary School

500 S. Dwyer Avenue | Arlington Heights, IL 60005



1 FLOOR PLAN

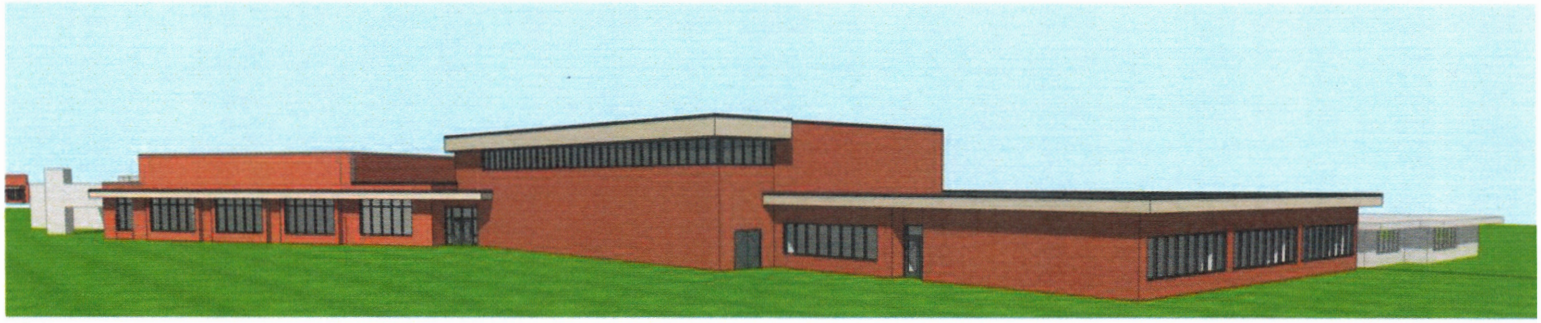
FLOOR PLAN - CONCEPTUAL

STR
STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

October 18th, 2022

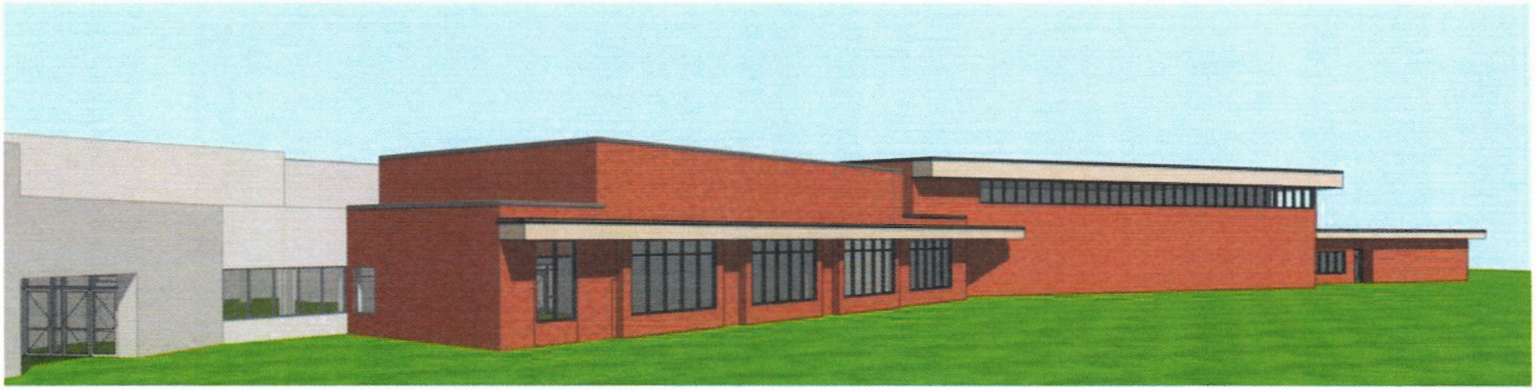
Westgate Elementary School

500 S. Dwyer Avenue | Arlington Heights, IL 60005



VIEW 1

Preliminary Renderings Subject to Change



VIEW 2

COLOR VIEWS

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350 West Ontario Street | Suite 200
Chicago, IL 60654
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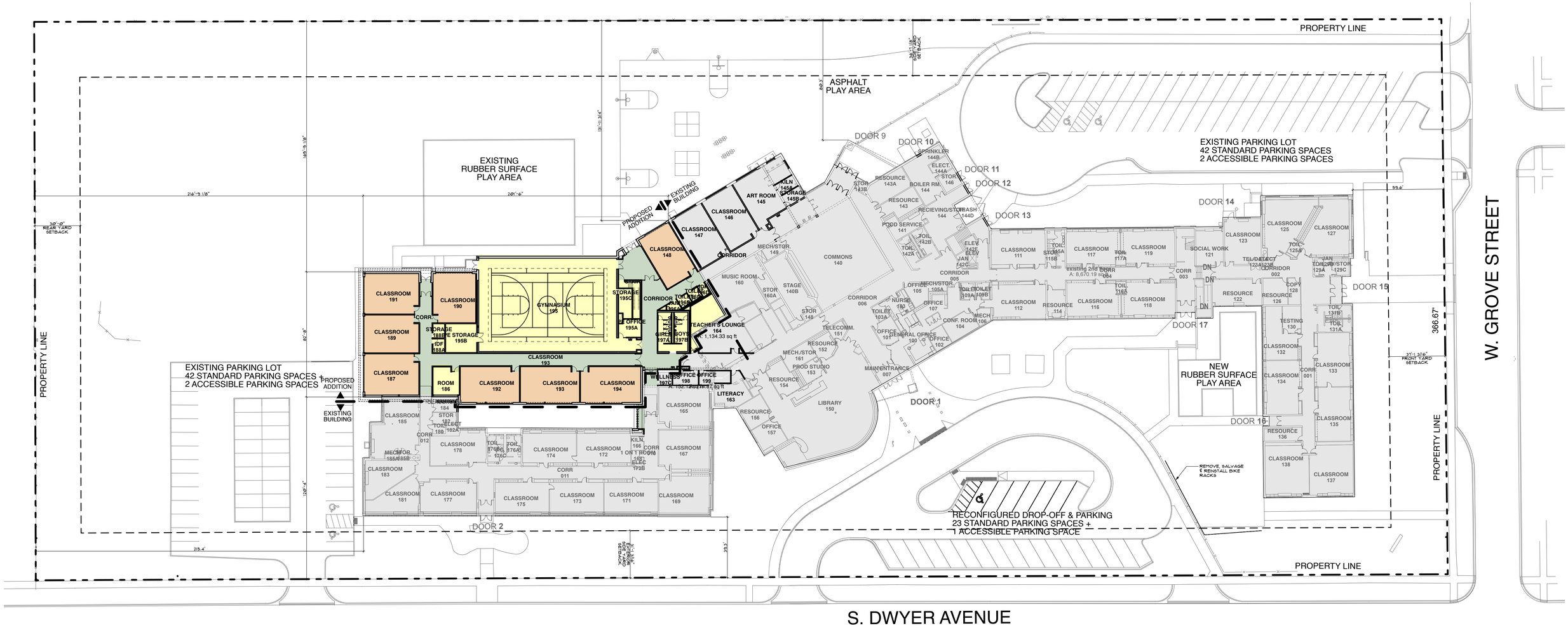
October 18th, 2022

Next Steps

- VAH Staff, Committee and Trustee reviews
- Continued design development
- Project(s) out to bid in spring of 2023
- Break ground Spring 2023
- Projects complete Fall 2024
    - Full Day Kindergarten begins Fall of 2024

Questions?





1 **SITE PLAN**
SCALE: 1" = 30'

0 30' 60'

N

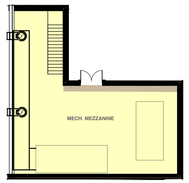
SITE PLAN

STR

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350 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

WESTGATE ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
500 South Dwyer Avenue, Arlington Heights, IL 60005

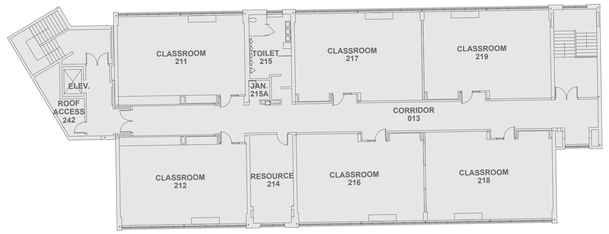
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
1/6/23



2 MEZZANINE PLAN

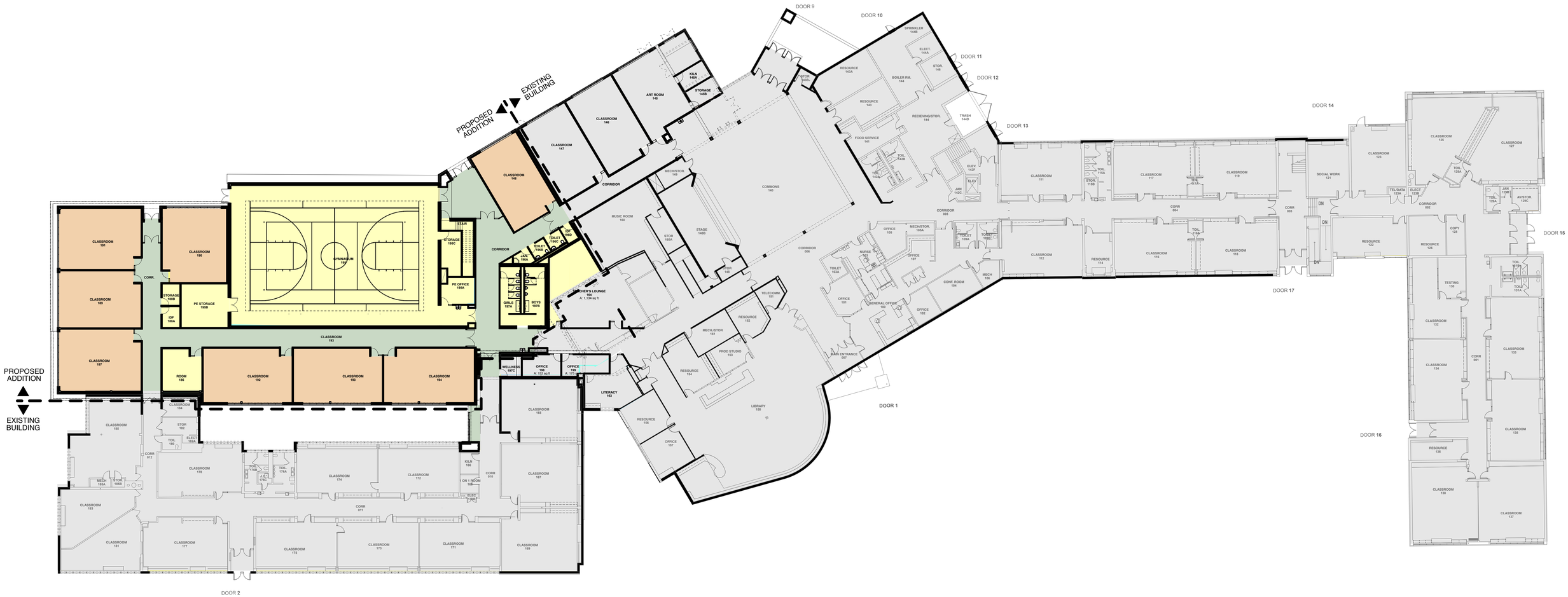
SCALE: 1" = 20'

0 10' 20' 40'



3 SECOND FLOOR PLAN

SCALE: 1" = 20'



1 FIRST FLOOR PLAN

SCALE: 1" = 20'

0 10' 20' 40'

N

FLOOR PLANS

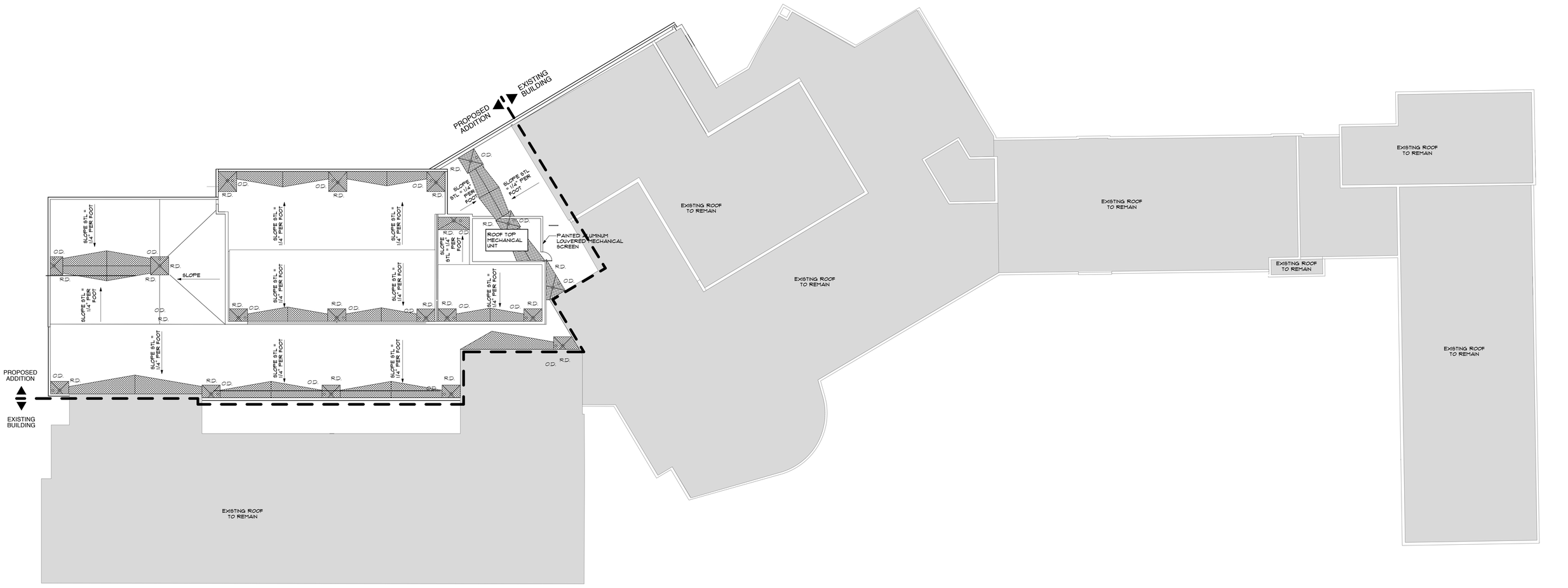
STR

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350 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

WESTGATE ELEMENTARY SCHOOL ADDITION AND RENOVATIONS

500 South Dwyer Avenue, Arlington Heights, IL 60005

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
1/6/23



1 **ROOF PLAN**
SCALE: 1" = 20'

0 10' 20' 40'

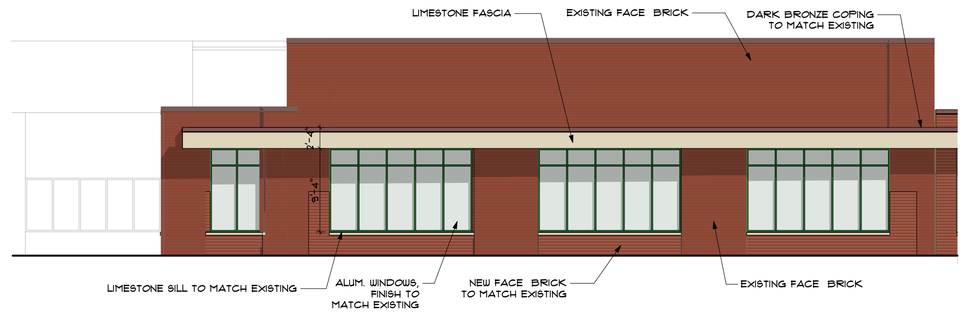
N

ROOF PLAN

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350 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

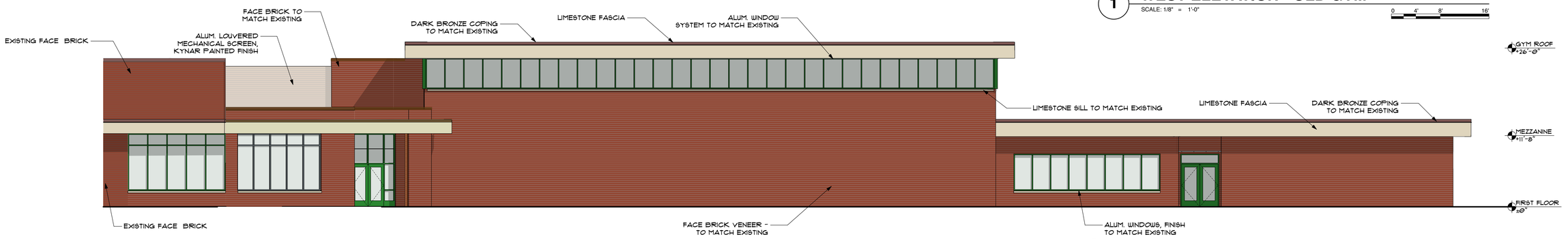
WESTGATE ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
500 South Dwyer Avenue, Arlington Heights, IL 60005

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
11/21/22



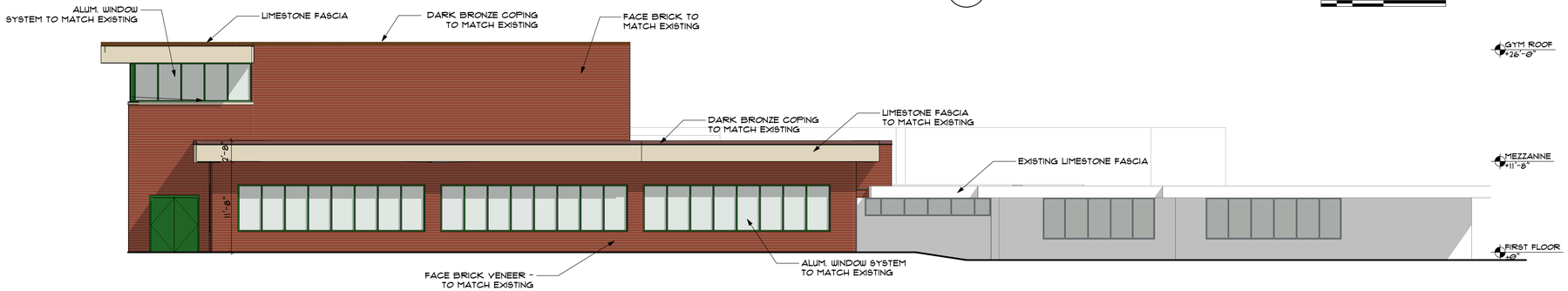
1 WEST ELEVATION - OLD GYM

SCALE: 1/8" = 1'-0"



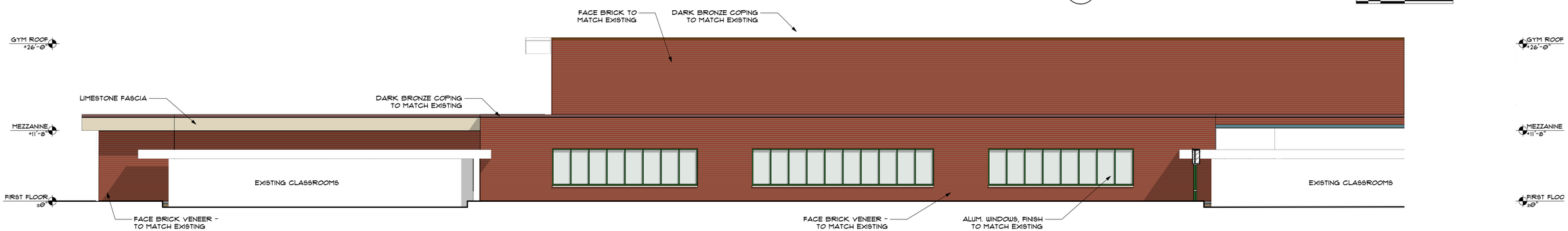
2 WEST ELEVATION - NEW GYM

SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



4 EAST ELEVATION - COURTYARD

SCALE: 1/8" = 1'-0"

BUILDING ELEVATIONS/COLOR RENDERING

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Chicago, IL 60654
www.strpartners.com

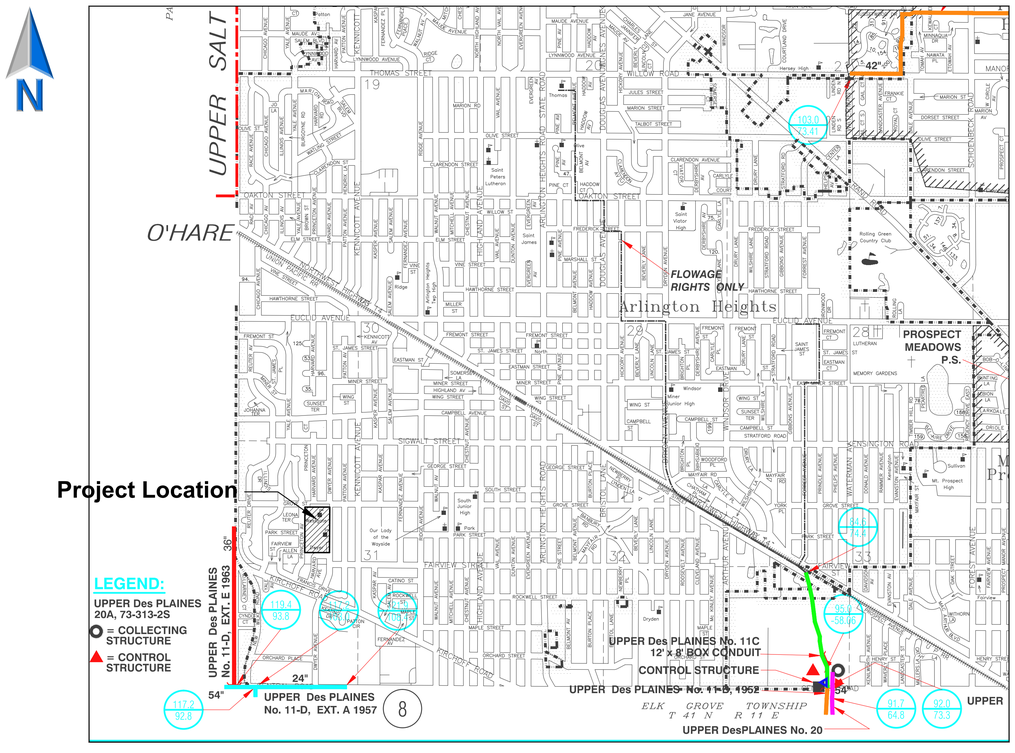
WESTGATE ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
500 South Dwyer Avenue, Arlington Heights, IL 60005

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
11/21/22

WESTGATE ELEMENTARY SCHOOL
BUILDING ADDITION AND RENOVATIONS
500 S. Dwyer Avenue
Arlington Heights, IL 60005

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org



CIVIL SHEET INDEX

C000	CIVIL COVER SHEET
C001	TOPOGRAPHICAL SURVEY
C002	MWRD GENERAL NOTES
C101	SITE DEMOLITION PLAN
C102	SITE DEMOLITION PLAN
C201	SITE GEOMETRY PLAN
C202	SITE GEOMETRY PLAN
C301	SITE UTILITY PLAN
C302	SITE UTILITY PLAN
C401	SITE GRADING AND PAVING PLAN
C402	SITE GRADING AND PAVING PLAN
C501	SITE EROSION AND CONTROL PLAN
C502	SITE EROSION AND CONTROL PLAN
C601	SITE WORK DETAILS
C602	SITE WORK DETAILS

LANDSCAPE SHEET INDEX

L100	LANDSCAPE PLAN
L200	PRELIMINARY LANDSCAPE DETAILS

EXHIBIT INDEX

Provided Under Separate Cover	CX101	EXISTING VS. PROPOSED SITE COVERAGE
	CX201	EXISTING VS. PROPOSED DEVELOPMENT AREA (VILLAGE SWM)
	CX202	EXISTING VS. PROPOSED DEVELOPMENT AREA (MWRD SWM)
	CX301	TRIBUTARY AREA EXHIBIT
	CX401	VILLAGE FIRE TRUCK EXHIBIT

SURVEY PROVIDED BY:

Topographical Survey Provided By R.E. Allen and Associates, Ltd. For Arlington Heights School District 25 On September 22, 2022. File Number 10-17.

PROJECT BENCHMARKS

SOURCE BENCHMARK:
Village Of Arlington Heights Benchmark Recovery Sheet
Benchmark Designation: 52
At Cambell Street And Wike Road
Elevation = 707.58 NAVD88

SITE BENCHMARK:
Survey Control Point, Cut Cross On The North Side Of Sidewalk.
Elevation = 692.48 NAVD88
Easting: 1075381.81
Northing: 1970965.92

J.U.L.I.E.

Note: The Exact Location Of All Utilities Shall Be Verified By The Contractor Prior To Construction Activities. For Utility Locations Call: J.U.L.I.E. 1 (800) 892-0123

DRAINAGE STATEMENT

To The Best Of Our Knowledge And Belief, It Is Our Professional Opinion That The Proposed Improvements On The Property Are Not Within One-Hundred (100) Feet Of A Known Flood Protection Area. The Drainage Of The Surface Waters Will Not Be Changed By The Construction Of This Development Or Any Part Thereof, Or That If Such Surface Water Drainage Will Be Changed, Reasonable Provisions Have Been Made For The Collection And Diversion Of Such Surface Waters Into Public Areas Or Drains Which The Property Owner Has A Right To Use, And That Such Surface Waters Will Be Planned For In Accordance With Generally Accepted Engineering Practices So As To Reduce The Likelihood Of Damage To The Adjoining Property Because Of The Construction Of The Development.

NOT FOR CONSTRUCTION

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO.: 184-003220
EXPIRES: 04/30/2023

WESTGATE ELEMENTARY SCHOOL
BUILDING ADDITION AND RENOVATIONS
500 S. DWYER AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

No.	Date	Description
	11/17/22	ISSUE FOR PLAN COMMISSION
1	01/06/23	REVISED FOR PLAN COMMISSION
2	01/18/23	REVISED FOR PLAN COMMISSION

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Design By:	Approved By:	Date:
JC	TH	11/17/22

Sheet Title:
CIVIL COVER SHEET

Sheet No:
C000

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3	01/16/23	REVISED FOR PLAN COMMISSION

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Design By: JC | Approved By: TH | Date: 11/17/22

Sheet Title: TOPOGRAPHICAL SURVEY

Sheet No: C001

NOT FOR CONSTRUCTION

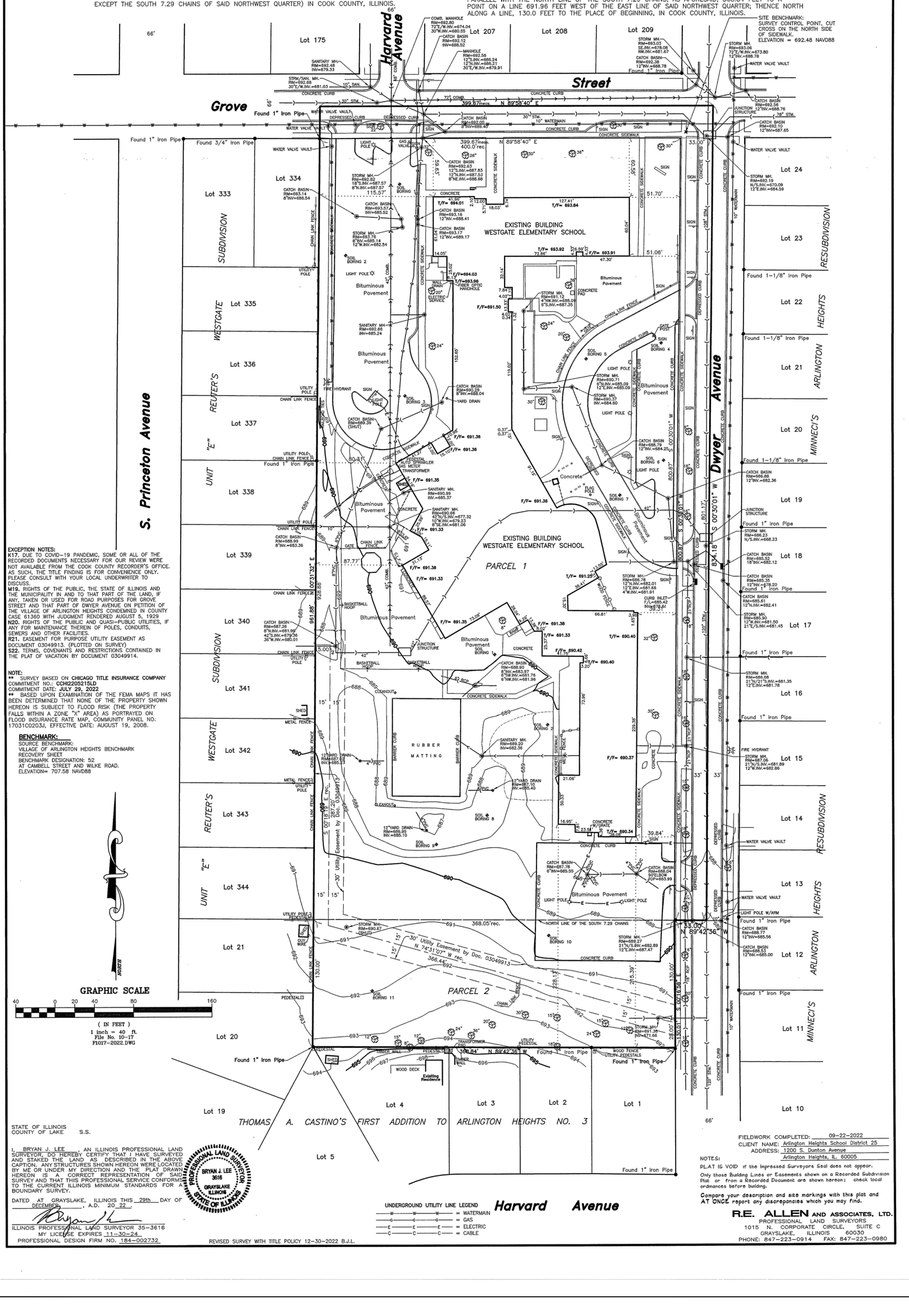
PLAT OF SURVEY
OF
WESTGATE ELEMENTARY SCHOOL

THE PREMISES COMMONLY KNOWN AS:
500 S DWYER AVENUE, ARLINGTON HEIGHTS, IL. 60005
PARCEL AREA = 8.744 ACRES, 380,867 S.F. GROSS AREA
7.834 ACRES, 341,246 S.F. NET AREA
PINS: 03-31-100-022
03-31-100-043

PARCEL 1: THE EAST 400.0 FEET OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF THE SOUTH 7.87 CHAINS OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP AND RANGE AFORESAID, WHICH POINT IS 30.16 CHAINS EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30 TO A POINT IN THE NORTHWEST QUARTER OF SAID SECTION 31, WHICH IS 7.29 CHAINS NORTH OF THE SOUTH LINE AND 10.0 CHAINS WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 (EXCEPT THEREFROM THE NORTH 1319.95 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID NORTHWEST QUARTER AND EXCEPT THE SOUTH 7.29 CHAINS OF SAID NORTHWEST QUARTER) IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING A POINT ON THE NORTH LINE OF THE SOUTH 7.29 CHAINS OF THE NORTHWEST QUARTER OF SAID SECTION 31, 691.96 FEET WEST, AS MEASURED ALONG SAID LINE, OF THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE WEST ALONG NORTH LINE OF THE SOUTH 7.29 CHAINS AS AFORESAID, 368.05 FEET TO THE SOUTHEAST CORNER OF LOT 344 IN UNIT T OF REUTER'S WESTGATE SUBDIVISION, NO. 2, BEING A SUBDIVISION IN THE WEST HALF OF SAID SECTION 31; THENCE SOUTH ALONG AN EXTENSION OF THE EAST LINE OF SAID LOT 344 EXTENDED SOUTH, 130.0 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE SOUTH 7.29 CHAINS, AS AFORESAID, 368.84 FEET TO A POINT ON A LINE 691.96 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH ALONG A LINE, 130.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SITE BENCHMARK:
SURVEY CONTROL POINT, CUT CROSS ON THE NORTH SIDE OF SIDEWALK.
ELEVATION = 692.48 NAVD88



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.
File No. 10-17
F1017-2022.DWG

EXCEPTION NOTES:
K17. DUE TO COVID-19 PANDEMIC, SOME OR ALL OF THE RECORDED DOCUMENTS NECESSARY FOR OUR REVIEW WERE NOT AVAILABLE FROM THE COOK COUNTY RECORDER'S OFFICE. AS SUCH, THE TITLE FINDING IS FOR CONVENIENCE ONLY. PLEASE CONSULT WITH YOUR LOCAL UNDERWRITER TO DISCUSS.
M19. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES FOR GROVE STREET AND THAT PART OF DWYER AVENUE ON PETITION OF THE VILLAGE OF ARLINGTON HEIGHTS CONDEMNED IN COUNTY CASE 61360 WITH JUDGMENT RENDERED AUGUST 5, 1929
N20. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES.
R21. EASEMENT FOR PURPOSE UTILITY EASEMENT AS DOCUMENT 03049913. (PLOTTED ON SURVEY)
S22. TERMS, COVENANTS AND RESTRICTIONS CONTAINED IN THE PLAT OF VACATION BY DOCUMENT 03049914.

NOTE:
** SURVEY BASED ON **CHICAGO TITLE INSURANCE COMPANY** COMMITMENT NO.: **CCHI2025215LD**
COMMITMENT DATE: **JULY 29, 2022**
** BASED UPON EXAMINATION OF THE FEMA MAPS IT HAS BEEN DETERMINED THAT NONE OF THE PROPERTY SHOWN HEREON IS SUBJECT TO FLOOD RISK (THE PROPERTY FALLS WITHIN A ZONE "X" AREA) AS PORTRAYED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO: 17031C0203J, EFFECTIVE DATE: AUGUST 19, 2008.

BENCHMARK:
SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS BENCHMARK RECOVERY SHEET
BENCHMARK DESIGNATION: 52
AT CAMBELL STREET AND WILKE ROAD.
ELEVATION= 707.58 NAVD88

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 29th DAY OF DECEMBER, A.D. 20 22 .

PROFESSIONAL LAND SURVEYOR
BRYAN J. LEE
3616
GRAYSLAKE
ILLINOIS
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-24
PROFESSIONAL DESIGN FIRM NO. 184-002732

REVISED SURVEY WITH TITLE POLICY 12-30-2022 B.J.L.

UNDERGROUND UTILITY LINE LEGEND
W W W = WATERMAIN
G G G = GAS
E E E = ELECTRIC
C C C = CABLE

Harvard Avenue

FIELDWORK COMPLETED: 09-22-2022
CLIENT NAME: Arlington Heights School District 25
ADDRESS: 1200 S. Dunton Avenue
Arlington Heights, IL. 60005

NOTES:
PLAT IS VOID if the impressed Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF _____ MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF _____ ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _____ FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
    a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
    b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

10/13/2022

MWRD GENERAL NOTES

STD. DWG. NO.18

PAGE NO. 19

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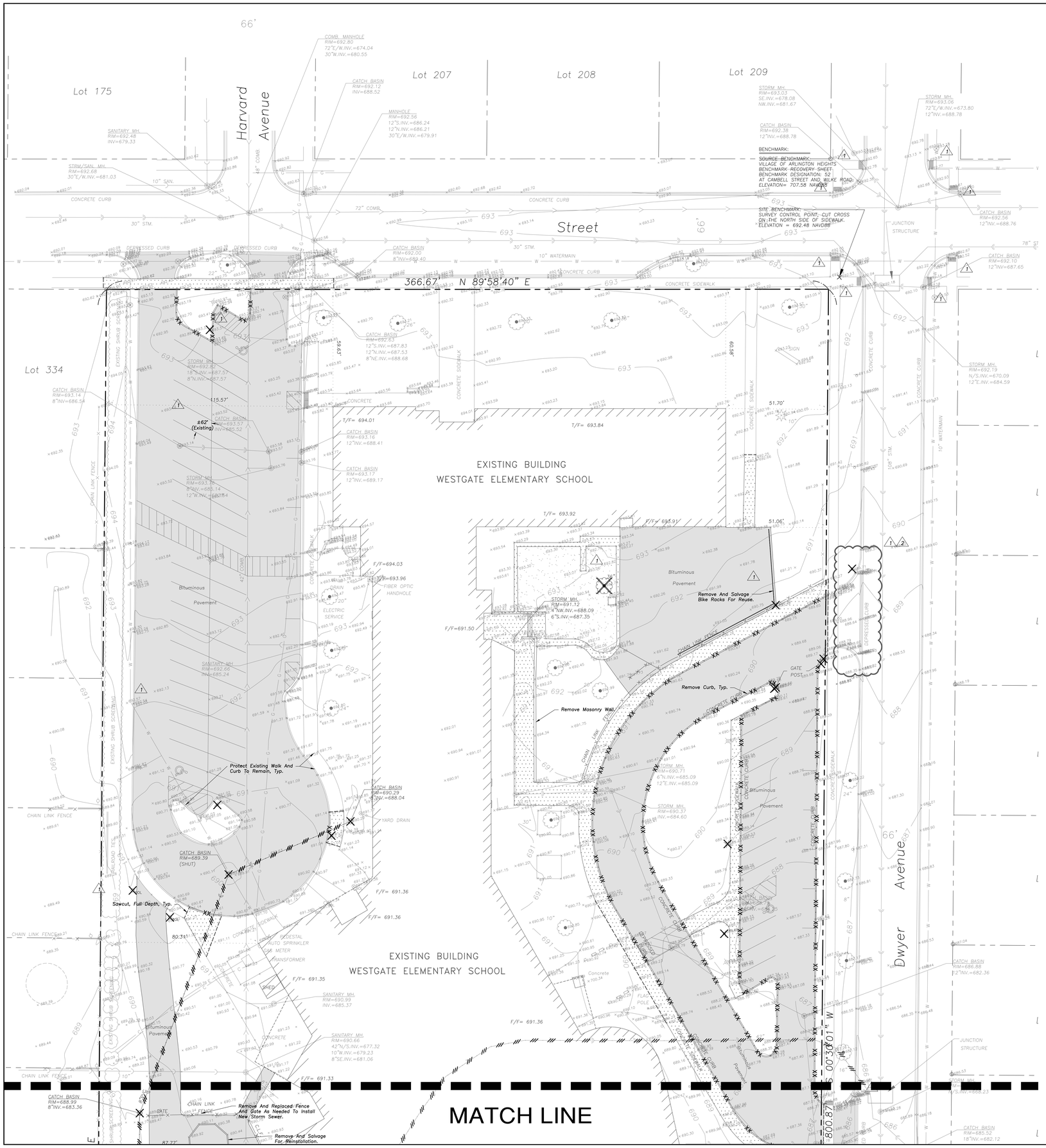
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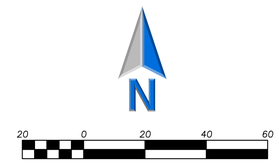
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Design By:	Approved By:	Date:
JC	TH	11/17/22

Sheet Title:
MWRD GENERAL NOTES

Sheet No:
C002





DEMOLITION NOTES

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DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Gravel Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
O_{CO}	Clean Out	O_{CO}
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
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× 784.0	Ground Elevation	× 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
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Benchmark Designation: 52
At Cambell Street And Wilke Road
Elevation = 707.58 NAVD88

SITE BENCHMARK:
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Elevation = 692.48 NAVD88
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Northing: 1970965.92

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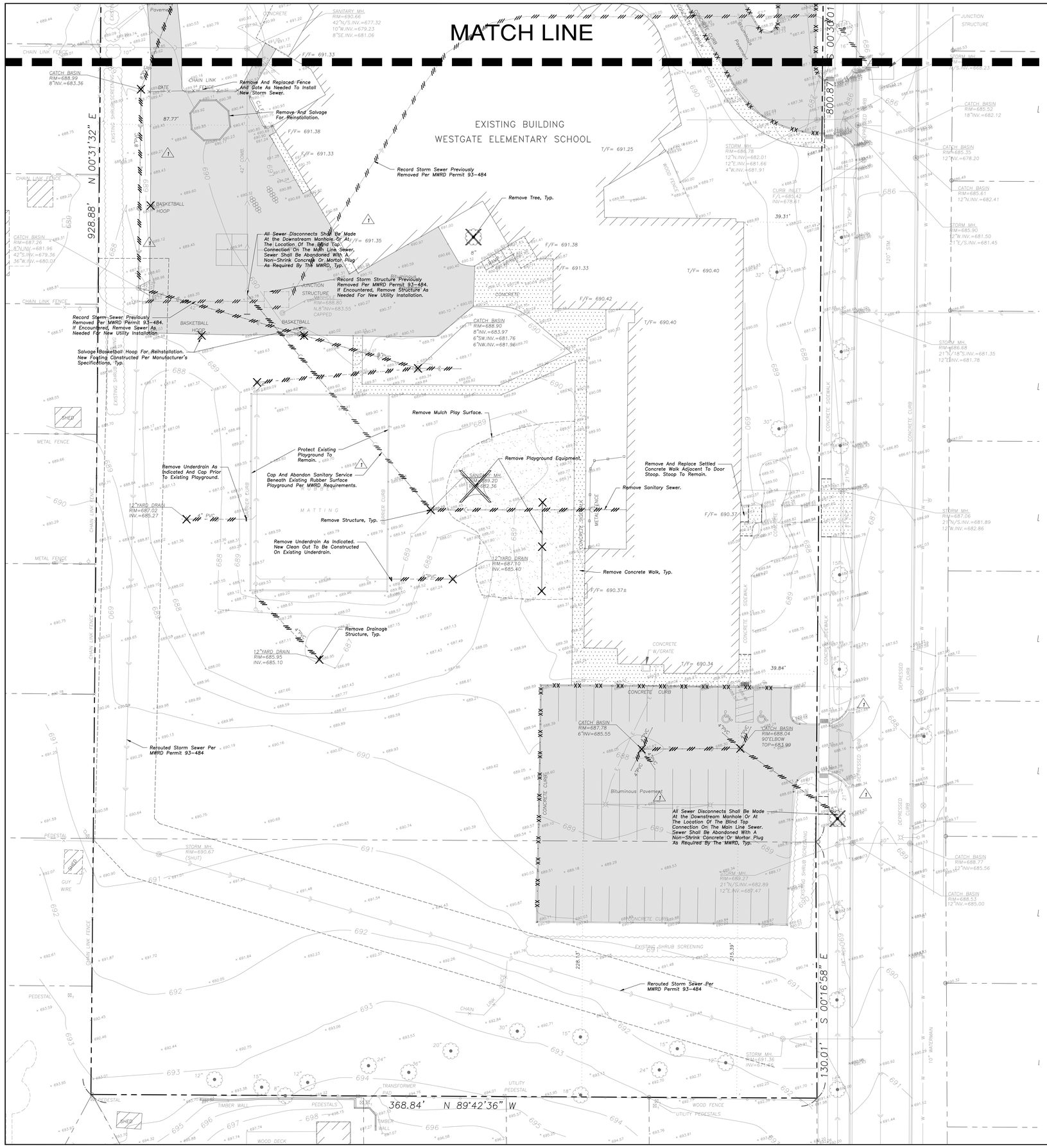
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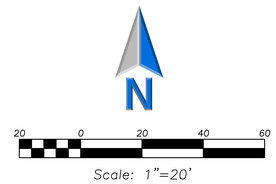
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SITE DEMOLITION PLAN

Sheet No:

C101





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DEMOLITION LEGEND

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- *Curb & Gutter Removal*
- *Structure Removal*
- *Tree Removal*

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
CO	Clean Out	CO
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
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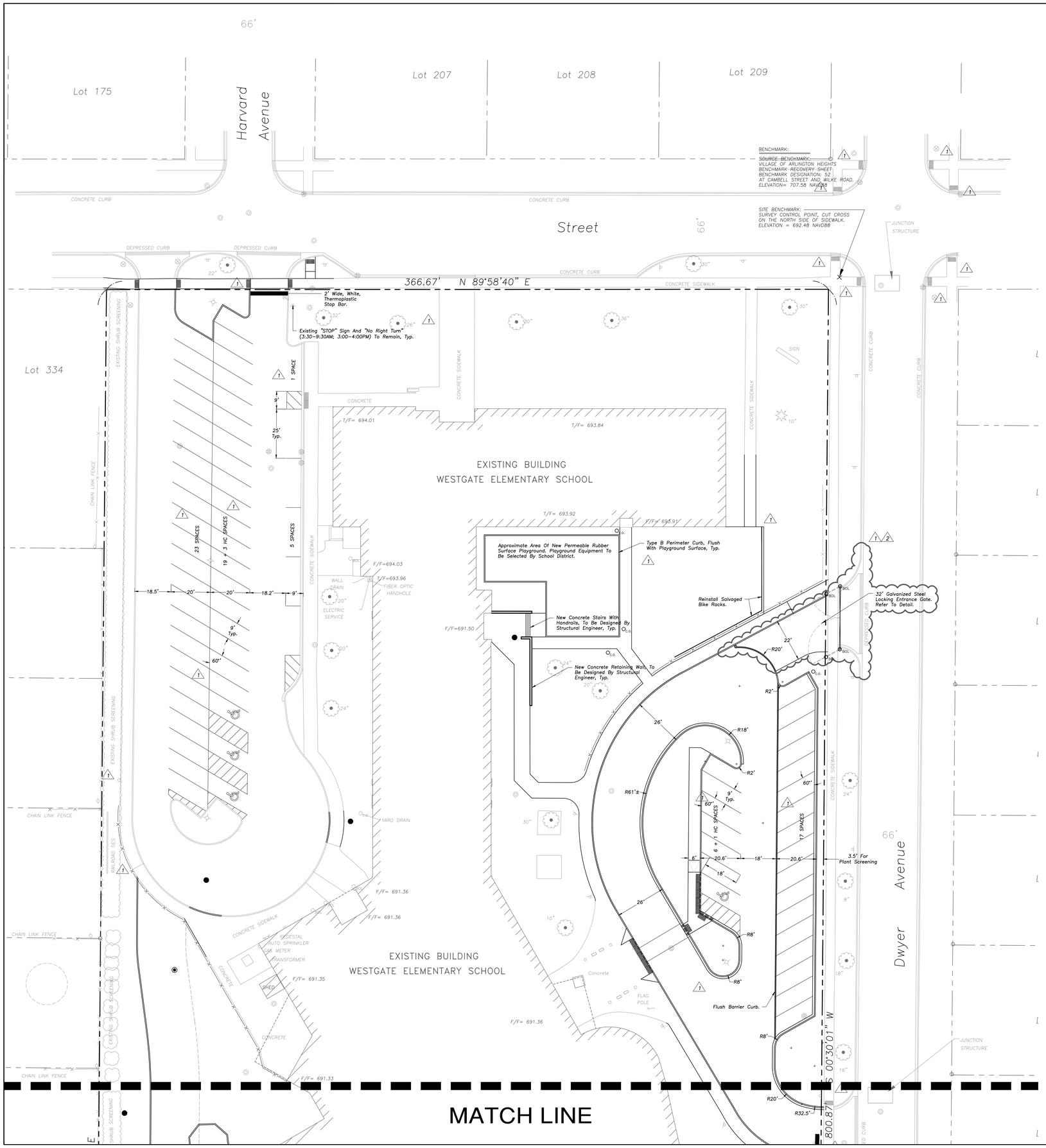
Design By:	Approved By:	Date:
JC	TH	11/17/22

Sheet Title:

SITE DEMOLITION PLAN

Sheet No:

C102





GEOMETRY NOTES

1. *All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.*
2. *All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, **Two Coats for Latex Paints.** All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.*
3. *All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.*
4. *Refer to Architectural Drawings for Exact Locations of All Buildings.*
5. *Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.*
6. *Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.*

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
O_{CO}	Clean Out	O_{CO}
	Flared End Section	
	Storm Sewer	
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	Combined Sewer	
W	Water Main	W
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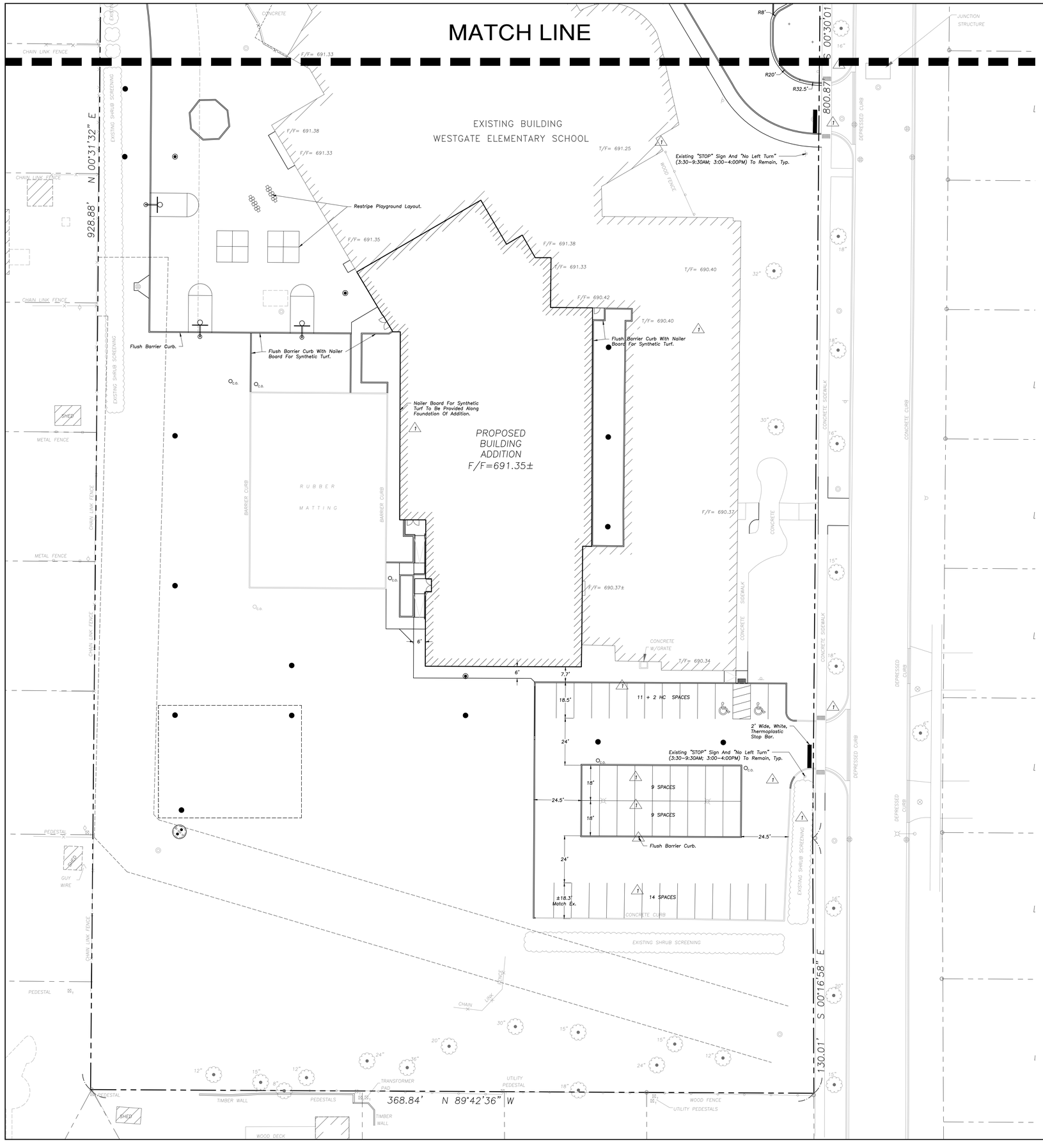
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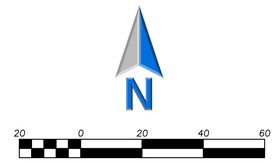
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JC	TH	11/17/22

Sheet Title:
SITE GEOMETRY PLAN

Sheet No:
C201





GEOMETRY NOTES

1. *All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.*
2. *All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats for Latex Paints. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.*
3. *All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.*
4. *Refer to Architectural Drawings for Exact Locations of All Buildings.*
5. *Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.*
6. *Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/Ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.*

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The* ***Village of Arlington Heights*** *A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly.* ***Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.***
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9. ***Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.***
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

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EXPIRES: 04/30/2023

WESTGATE ELEMENTARY SCHOOL BUILDING ADDITION AND RENOVATIONS

500 S. DWYER AVENUE
ARLINGTON HEIGHTS, ILLINOIS

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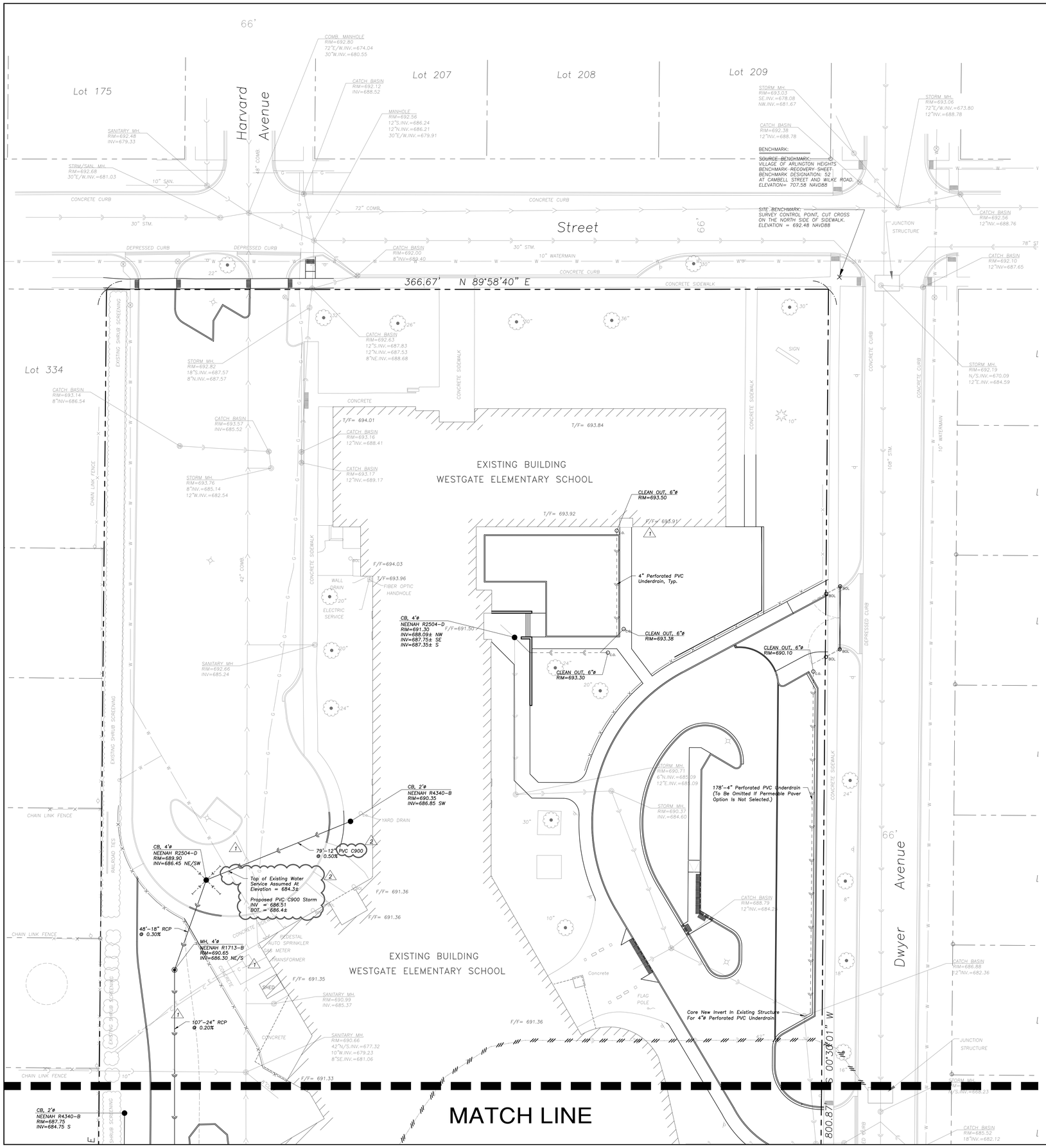
Design By:	Approved By:	Date:
JC	TH	11/17/22

Sheet Title:

SITE GEOMETRY PLAN

Sheet No:

C202



N

20 0 20 40 60

Scale: 1"=20'

UTILITY NOTES

1. *Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.*
2. *Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.*
3. *Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.*
4. *Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.*
5. *All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.*
6. *Protection of water supplies shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.*
7. *Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.*
8. *Provide Adequate Coupling Device and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewer.*
9. *The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.*
10. ***Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.***

STRUCTURE NOTES

1. *All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.*
2. *All Catch Basins to Be Installed in Landscaped Areas Shall Have* ***Neenah R4340-B Frame & Grate*** *or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:*
   - *4" Diameter Structure- 4"*
   - *5' Diameter Structure- 6"*
   - *6' Diameter Structure- 8"*
3. *All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.*
4. *All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.*
5. *Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It Is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.*
6. *All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.*
7. *For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.*
8. *All Flared End Sections 12" and Larger Shall Include an IDOT Standard Grate.*
9. *All Flared End Sections Shall Be Concrete.*
10. *All Sanitary Manholes Shall Include a Chimney Seal.*

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
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SURVEY PROVIDED BY:

Topographical Survey Provided By R.E. Allen and Associates, Ltd. For Arlington Heights School District 25 On September 22, 2022. File Number 10-17.

PROJECT BENCHMARKS

SOURCE BENCHMARK:
Village Of Arlington Heights Benchmark Recovery Sheet
Benchmark Designation: 52
At Cambell Street And Wilke Road
Elevation = 707.58 NAVD88

SITE BENCHMARK:
Survey Control Point, Cut Cross On The North Side Of Sidewalk.
Elevation = 692.48 NAVD88
Easting: 1075381.81
Northing: 1970965.92

J.U.L.I.E.

Note: The Exact Location Of All Utilities Shall Be Verified By The Contractor Prior To Construction Activities. For Utility Locations Call: J.U.L.I.E. 1 (800) 892-0123

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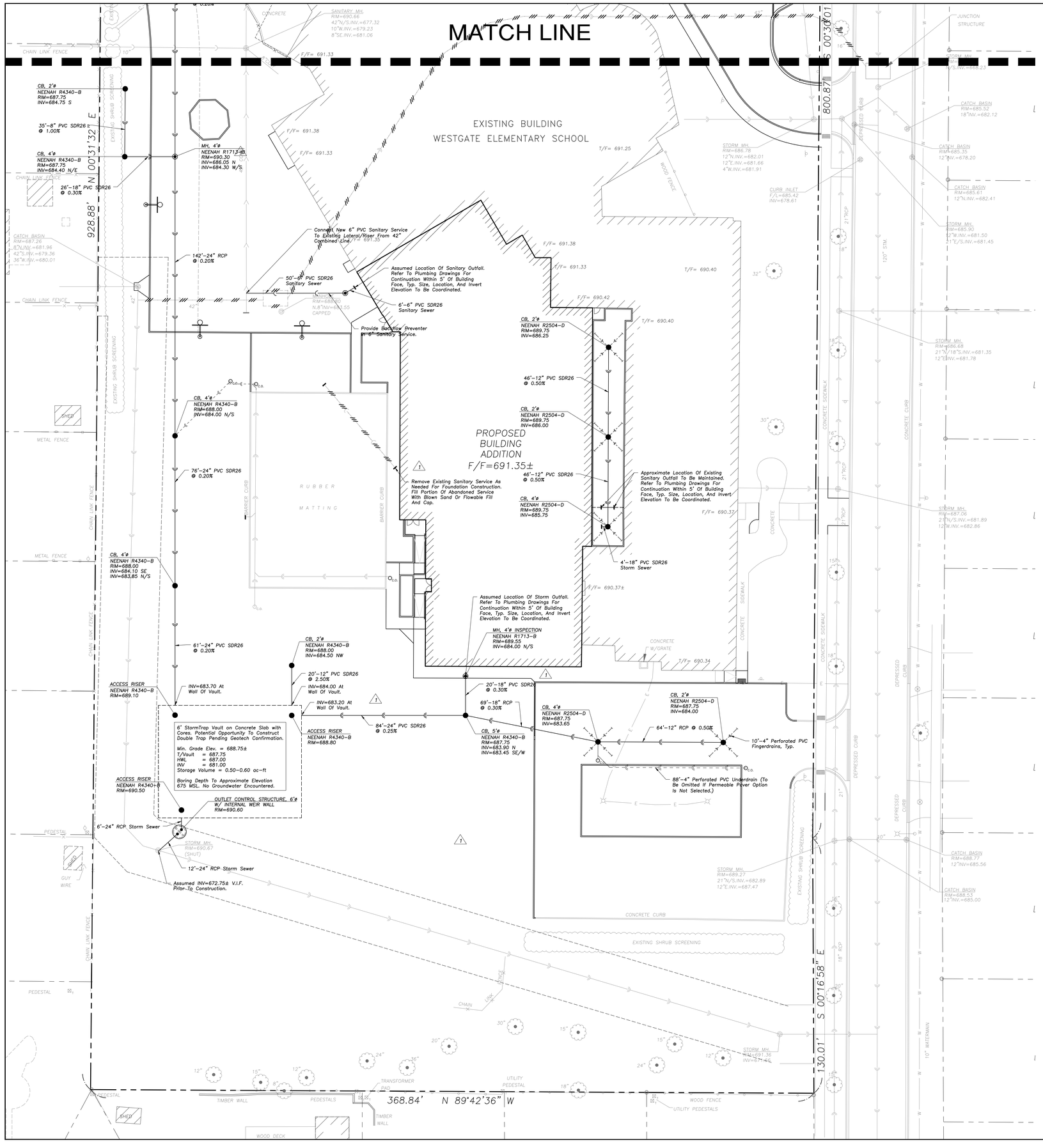
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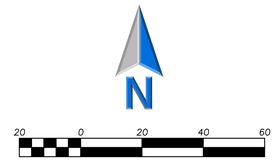
Sheet Title:

SITE UTILITY PLAN

Sheet No:

C301





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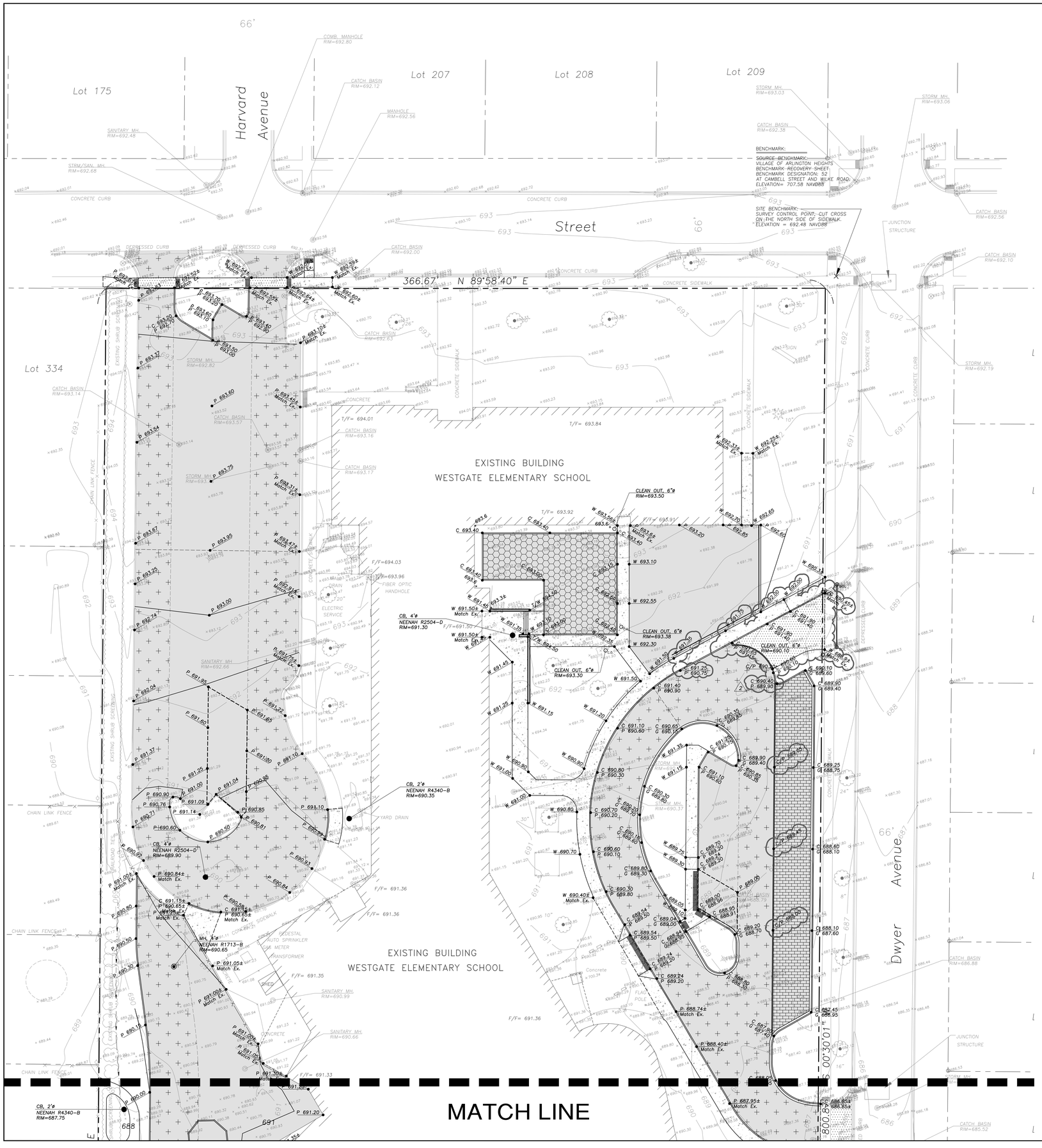
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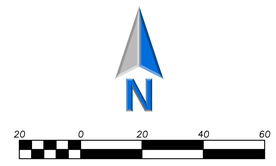
SITE UTILITY PLAN

Sheet No:

C302

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GRADING NOTES

1. ***<<if not included with erosion control notes>>Install And Maintain Silt Fence at the Perimeter of the Construction Zone.***
2. *The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.*
3. *All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Sodded Unless Noted Otherwise On The Landscape Drawings.*
4. *Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.*
5. *Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% In Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.*
6. ***Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.***

PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
4" Aggregate Base Course, Type B, Crushed, CA-6
4" Drainage Course, CA-7
Non-Woven Geotextile Fabric, 5 oz/sy
***ADD ALTERNATE:** Tensar GeoGrid TX160*
(Installed per Manufacturers Specifications)

Concrete Driveway Section
8" Portland Cement Concrete
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed
(Omit Welded Wire Fabric In Public ROW)

Concrete Sidewalk Section
5" Portland Cement Concrete
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed
(Omit Welded Wire Fabric In Public ROW)

Heavy-Duty (Fire Lane) Asphalt Pavement Section
2" Hot Mix Asphalt Surface,Mix D, IL-9.5, N50
2 1/4" Hot Mix Asphalt Binder, IL-19.0, N50
5" Hot Mix Asphalt Binder, IL-19.0, N30
Prime Coat (0.25 gal/sq yd)
4" Aggregate Base Course, Type B, Crushed
***ADD ALTERNATE:** Tensar GeoGrid TX160*
(Installed per Manufacturers Specifications)

BASE BID: Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
4" Aggregate Base Course, Type B, Crushed, CA-6
4" Drainage Course, CA-7
Non-Woven Geotextile Fabric, 5 oz/sy
***ADD ALTERNATE:** Tensar GeoGrid TX160*
(Installed per Manufacturers Specifications)
Flush Band Curb Omitted If Base Bid Is Selected.

ALTERNATE: UniLock Eco-Priora™ Permeable Paver
Large or Small Square (TBD by Architect And/Or Owner)
Color: Heritage Brown
3-1/8" Paver Depth
1-1/2" CA-16 Setting Bed
6" Min. CA-7 (Variable Based On Pavement Slope)
12" CA-1 Permeable Subbase
Aggregate Subbase Stone Shall Be Wrapped In Non-Woven Geotextile Fabric As Required By The MWRD, Typ.

Surface America PlayBound™
Pour-In-Place Rubber Playground Surface
1/2" Recycled EPDM
3" Basemat Thickness
5" CA-7 Aggregate Base Course, Type B, Crushed
PlayBound Poured-In-Place Primber
Per Supplier Specifications

Stormwater Overland Flow Path

Ridge Line/High Point

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
C 782.50	Curb Elevation	C 782.50
G 782.00	Gutter Elevation	G 782.00
P 783.25	Pavement Elevation	P 783.25
W 782.10	Sidewalk Elevation	W 782.10
784.0	Ground Elevation	784.0
T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The* ***Village of Arlington Heights*** *A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly.* ***Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.***
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9. ***Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.***
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

SURVEY PROVIDED BY:

Topographical Survey Provided By R.E. Allen and Associates, Ltd. For Arlington Heights School District 25 On September 22, 2022. File Number 10-17.

PROJECT BENCHMARKS

SOURCE BENCHMARK:
Village Of Arlington Heights Benchmark Recovery Sheet
Benchmark Designation: 52
At Cambell Street And Wilke Road
Elevation = 707.58 NAVD88

SITE BENCHMARK:
Survey Control Point, Cut Cross On The North Side Of Sidewalk.
Elevation = 692.48 NAVD88
Easting: 1075381.81
Northing: 1970965.92

J.U.L.I.E.

Note: The Exact Location Of All Utilities Shall Be Verified By The Contractor Prior To Construction Activities. For Utility Locations Call: J.U.L.I.E. 1 (800) 892-0123

NOT FOR CONSTRUCTION

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WESTGATE ELEMENTARY SCHOOL BUILDING ADDITION AND RENOVATIONS

500 S. DWYER AVENUE
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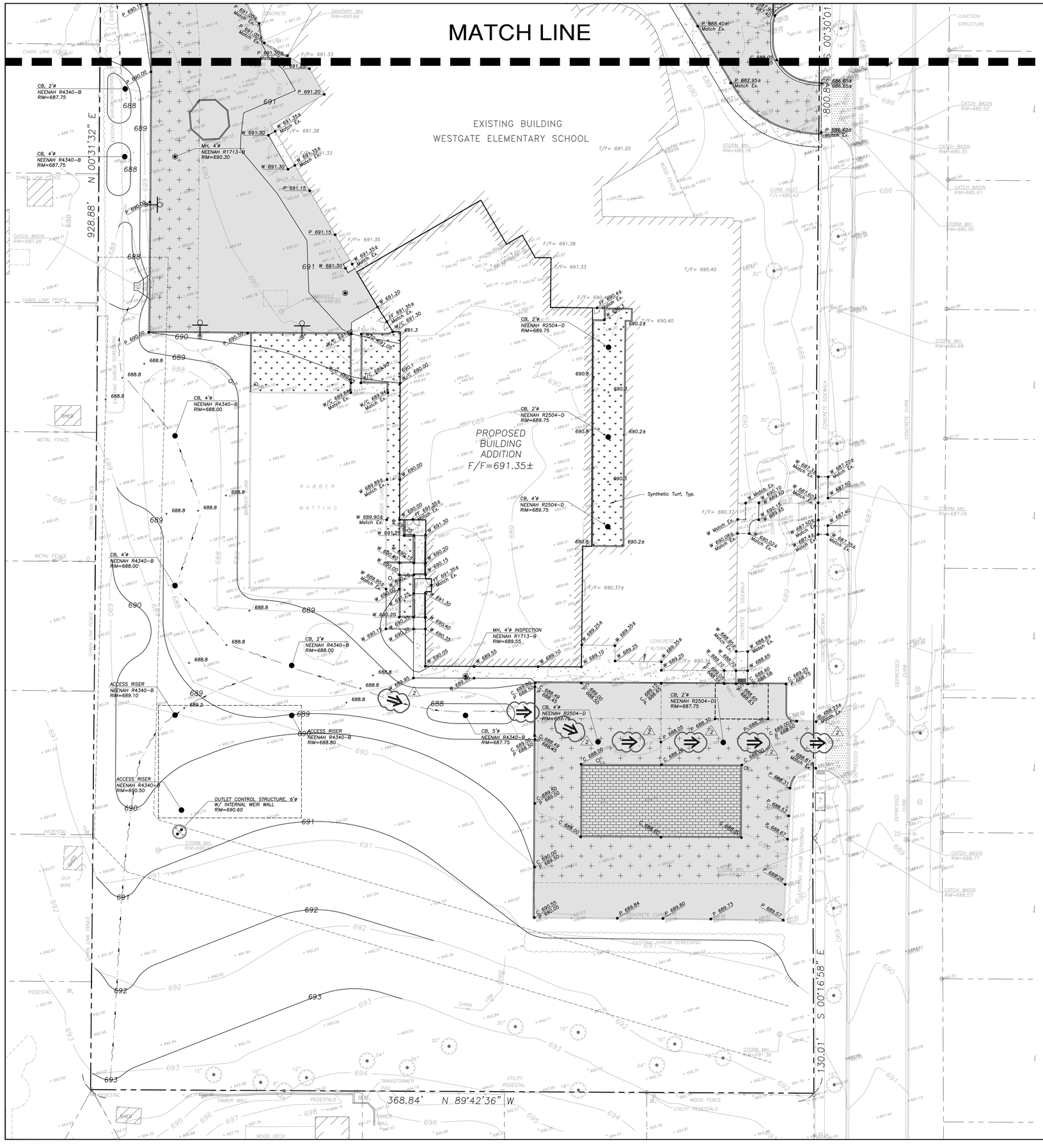
Design By:	Approved By:	Date:
JC	TH	11/17/22

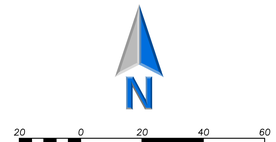
Sheet Title:

GRADING AND PAVING PLAN

Sheet No:

C401





GRADING NOTES

1. ***<<if not included with erosion control notes>>Install And Maintain Silt Fence at the Perimeter of the Construction Zone.***
2. *The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.*
3. *All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Sodded Unless Noted Otherwise On The Landscape Drawings.*
4. *Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.*
5. *Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% In Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.*
6. ***Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.***

PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
4" Aggregate Base Course, Type B, Crushed, CA-6
4" Drainage Course, CA-7
Non-Woven Geotextile Fabric, 5 oz/sy
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(Installed per Manufacturers Specifications)

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6" Aggregate Base Course, Type B, Crushed
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6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed
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2" Hot Mix Asphalt Surface,Mix D, IL-9.5, N50
2 1/4" Hot Mix Asphalt Binder, IL-19.0, N50
5" Hot Mix Asphalt Binder, IL-19.0, N30
Prime Coat (0.25 gal/sq yd)
4" Aggregate Base Course, Type B, Crushed
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1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
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LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
CO	Clean Out	CO
	Flared End Section	
S	Storm Sewer	S
SAN	Sanitary Sewer	SAN
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50 / G 782.00
x G 782.00	Gutter Elevation	
x P 783.25	Pavement Elevation	P 783.25
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WESTGATE ELEMENTARY SCHOOL BUILDING ADDITION AND RENOVATIONS

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JC	TH	11/17/22

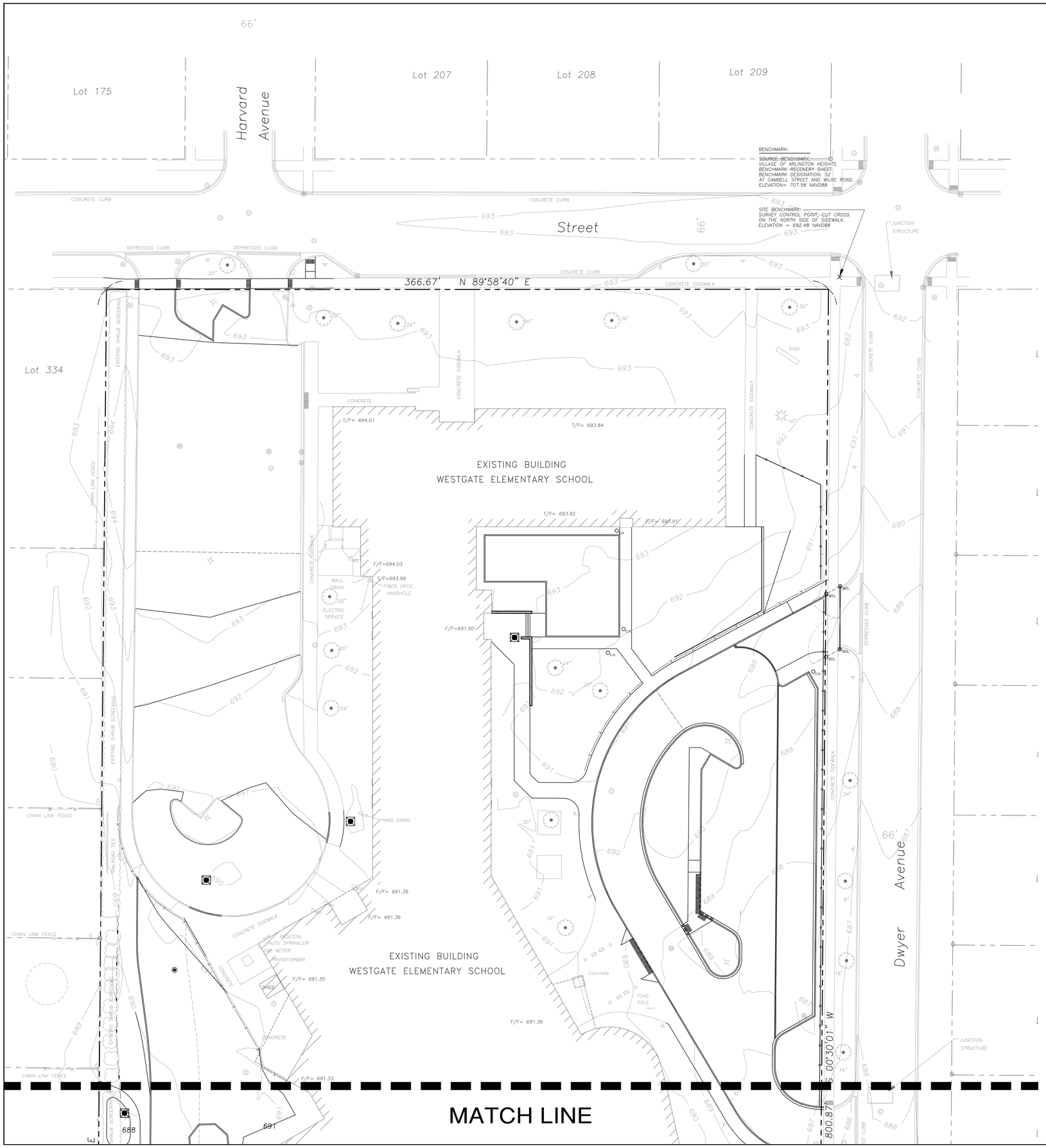
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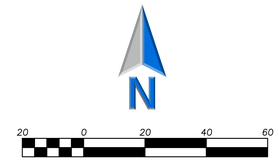
GRADING AND PAVING PLAN

Sheet No:

C402

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SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. *Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.*
2. ***Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.***
3. *Soil Disturbance Shall Be Conducted In Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.*
4. *Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.*
5. *Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days, Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.*
6. *All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.*
7. *Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.*
8. ***All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.***
9. ***All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use and Maintain "Dandy Pop" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal, such as Pork Chop Sediguard) In Paved Areas To Prevent Siltation and Discharge Into Waterways.***
10. *All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA-NPDES Phase II And Lake County DEQ Requirements.*
11. *Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.*
12. *Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.*
13. ***Contractor** Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services in Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.*
14. *The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.*
15. *Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.*
16. *Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.*
17. *All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.*
18. *If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.*
19. *Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.*

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

1. ***Install Stabilized Construction Entrance***
2. ***Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity.***
3. ***Do Not Disturb An Area Until It Is Necessary For Construction To Proceed.***
4. ***Cover and Stabilize Disturbed Areas As Soon As Possible.***
5. ***When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.***
6. ***Construct Sedimentation Basins and Structures.***
7. ***Perform Grading Operations and Installation of Site Infrastructure and Pavement.***
8. ***Install Permanent Seeding and Plantings.***
9. ***Remove Accumulated Sediment From Basins and Along Silt Fence.***
10. ***Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.***
11. ***Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.***

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Erosion Control Blanket North American Green DS75 Or Approved Equal
- Permanant Turf Reinforcement Mat North American Green C350 Or Approved Equal
- Erosion Control Ditch Check
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas
- Filter Wattle Inlet Protection with Dandy Pop (or equal) Landscape Areas
- Erosion Eel (Temporary Silt Barrier Paved Areas – Location by Contractor Dependent on Construction Sequencing/Phasing)

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
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8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
9. ***Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.***
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

SURVEY PROVIDED BY:

Topographical Survey Provided By R.E. Allen and Associates, Ltd. For Arlington Heights School District 25 On September 22, 2022. File Number 10-17.

PROJECT BENCHMARKS

SOURCE BENCHMARK:
Village Of Arlington Heights Benchmark Recovery Sheet
Benchmark Designation: 52
At Cambell Street And Wilke Road
Elevation = 707.58 NAVD88

SITE BENCHMARK:
Survey Control Point, Cut Cross On The North Side Of Sidewalk.
Elevation = 692.48 NAVD88
Easting: 1075381.81
Northing: 1970965.92

J.U.L.I.E.

Note: The Exact Location Of All Utilities Shall Be Verified By The Contractor Prior To Construction Activities. For Utility Locations Call: J.U.L.I.E. 1 (800) 892-0123

NOT FOR CONSTRUCTION

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
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EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

WESTGATE ELEMENTARY SCHOOL BUILDING ADDITION AND RENOVATIONS

500 S. DWYER AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

No.	Date	Description
	11/17/22	ISSUE FOR PLAN COMMISSION
1	01/06/23	REVISED FOR PLAN COMMISSION
2	01/18/23	REVISED FOR PLAN COMMISSION

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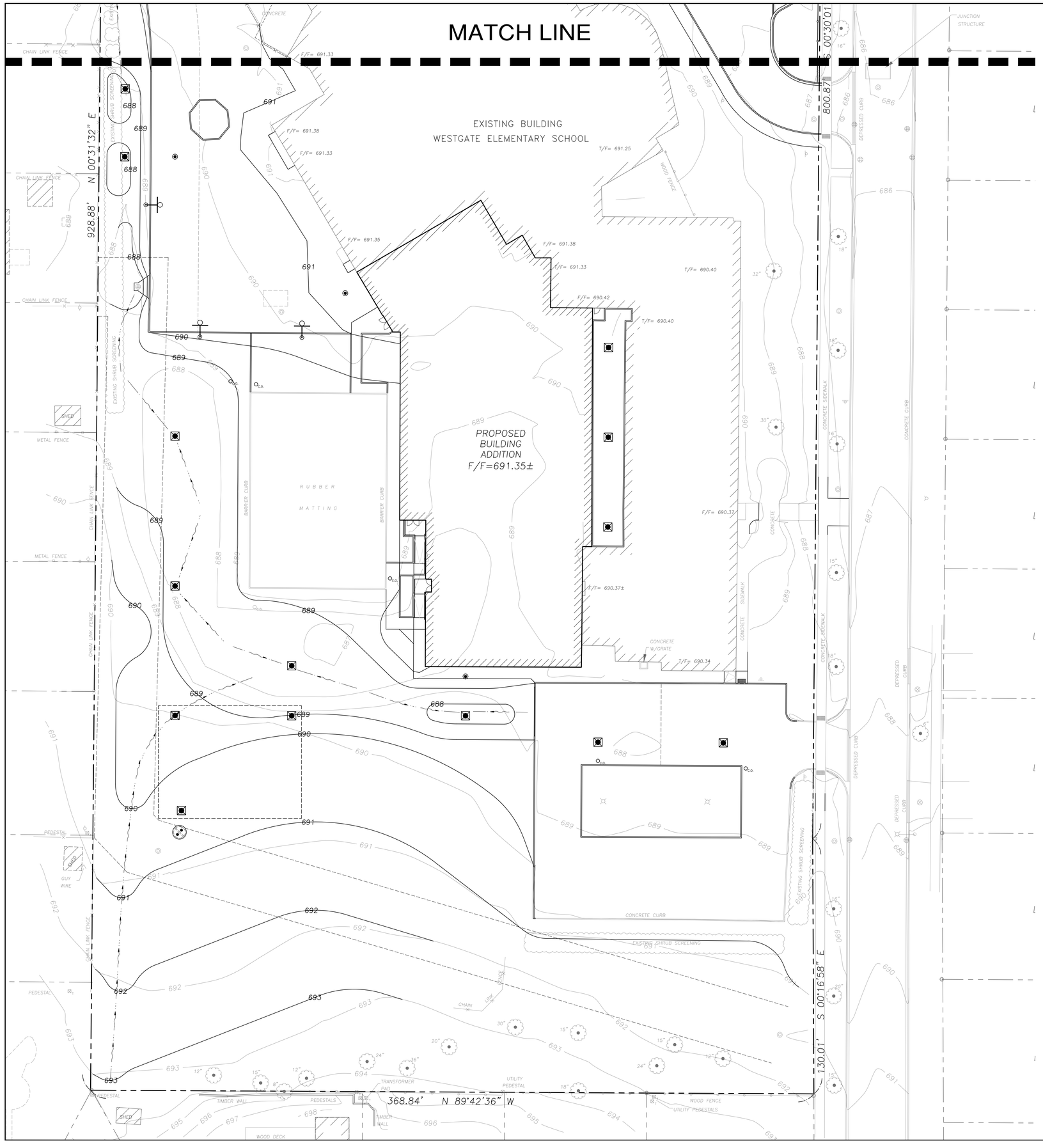
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JC	TH	11/17/22

Sheet Title:

SITE EROSION AND SEDIMENT CONTROL PLAN

Sheet No:

C501



SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. *Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.*
2. ***Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.***
3. *Soil Disturbance Shall Be Conducted In Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.*
4. *Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.*
5. *Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days. Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.*
6. *All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.*
7. *Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.*
8. ***All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.***
9. ***All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use and Maintain "Dandy Pop" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal, such as Pork Chop Sediguard) In Paved Areas To Prevent Siltation and Discharge Into Waterways.***
10. *All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA-NPDES Phase II And Lake County DECI Requirements.*
11. *Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.*
12. *Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.*
13. ***Contractor** Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services in Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.*
14. *The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.*
15. *Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.*
16. *Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.*
17. *All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.*
18. *If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.*
19. *Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water into Storm Sewers Tributary to Open Water.*

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

1. ***Install Stabilized Construction Entrance***
2. ***Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity.***
3. ***Do Not Disturb An Area Until It Is Necessary For Construction To Proceed.***
4. ***Cover and Stabilize Disturbed Areas As Soon As Possible.***
5. ***When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.***
6. ***Construct Sedimentation Basins and Structures.***
7. ***Perform Grading Operations and Installation of Site Infrastructure and Pavement.***
8. ***Install Permanent Seeding and Plantings.***
9. ***Remove Accumulated Sediment From Basins and Along Silt Fence.***
10. ***Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.***
11. ***Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.***

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- *Silt Fence*
- *Erosion Control Blanket North American Green DS75 Or Approved Equal*
- *Permanent Turf Reinforcement Mat North American Green C350 Or Approved Equal*
- *Erosion Control Ditch Check*
- *Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas*
- *Filter Wattle Inlet Protection with Dandy Pop (or equal) Landscape Areas*
- *Erosion Eel (Temporary Silt Barrier Paved Areas – Location by Contractor Dependent on Construction Sequencing/Phasing)*

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The **Village of Arlington Heights** A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. **Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
9. ***Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.***
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JC	TH	11/17/22

Sheet Title:

SITE EROSION AND SEDIMENT CONTROL PLAN

Sheet No:

C502

NOT FOR CONSTRUCTION

GENERAL NOTES

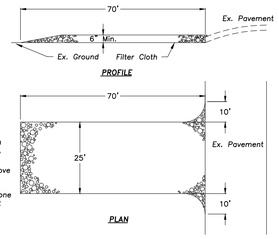
STONE SIZE – Use IDOT gradation CA–1 aggregate stone.

MAINTENANCE – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights–of–way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean–out of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights–of–way must be removed immediately.

FILTER CLOTH – Will be placed over the entire area prior to placing stone. Conform to Illinois Urban Manual Section 592, Type I, II, or IV.

WASHING – Wheels shall be cleaned to remove sediment prior to entrance onto public rights–of–way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.

Periodic inspection and needed maintenance shall be provided after each rain.



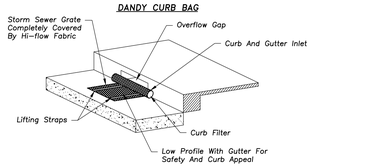
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

Note: The Dandy Bag Will Be Manufactureed In The Usa From A Woven Monofilament Fabric That Meets Or Exceeds The Following Specifications:

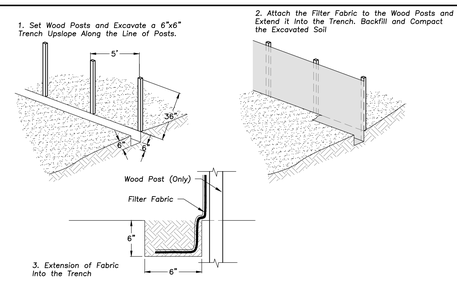
Hi–flow Dandy Bag (safety Orange)

Mechanical Properties	Test Method	Units	Marv
Grab Tensile Strength	ASTM D 4632	Kn (lbs)	1.42 (165) X 1.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	25 X 15
Puncture Strength	ASTM D 4833	Kn (lbs)	.42 (90)
Mullen Burst Strength	ASTM D 3786	Kpa (psi)	2756 (400)
Trapezoid Tear Strength	ASTM D 4533	Kn (lbs)	.651 (147) X .924 (174)
UV Resistance	ASTM D 4355	%	70
Apparent Opening Size	ASTM D 4751	Mm. (US Std. Sieve)	.212 (70)
Flow Rate	ASTM D 4491	l/min/m² x cm/min ▼	6970 (171)
Permittivity	ASTM D 4491	Sec–1	2

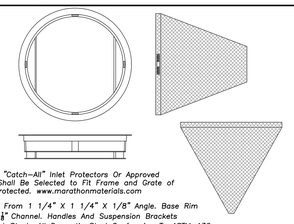
**note: All Dandy Bags Ô Can Be Ordered With Our Optional Oil Absorbent Pillows*



DANDY CURB BAG SEDIMENT CONTROL DEVICE



SILT FENCE CONSTRUCTION (AASHTO 288–00)



General Notes:

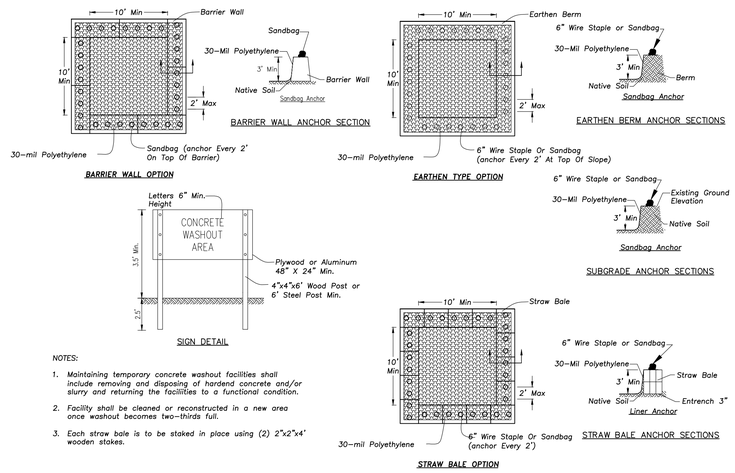
Use Marathon Materials, Inc., "Catch–All" Inlet Protectors Or Approved Equal. Inlet Protector Types Shall Be Selected to Fit Frame and Grate of Open Lid Structures to Be Protected. www.marathonmaterials.com

Frame: Top Flange Fabricated From 1 1/4" X 1 1/4" X 1/8" Angle. Base Rim Fabricated From 1 ¼" x ¼" x ⅛" Channel. Handles And Suspension Brackets Fabricated From 1 ½" x ½" Flat Stock. All Domestic Steel Conforming To ASTM–A36

Sediment Bag: Bag Fabricated From 4 Oz./sq.yd. Non–woven Polypropylene Geotextile Reinforced With Polyester Mesh. Bag Secured To Base Rim With A Stainless Steel Strap And Lock.

Install Baskets In All Existing Storm Inlets Prior To Construction And All New Storm Inlets Immediately After Installation. Contractor Shall Maintain Throughout Construction Activities.

INLET PROTECTORS – SEDIMENT BAG



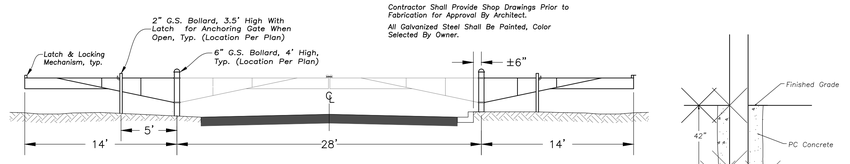
NOTES:

1. *Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.*
2. *Facility shall be cleaned or reconstructed in a new area once washout becomes two–thirds full.*
3. *Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.*

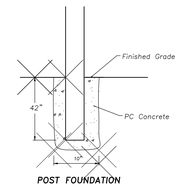
CONCRETE WASHOUT FACILITY

Note:
Contractor Shall Provide Shop Drawings Prior to Fabrication for Approval By Architect.

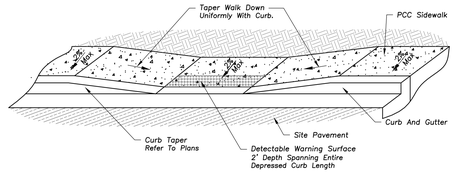
All Galvanized Steel Shall Be Painted, Color Selected By Owner.



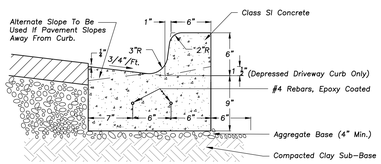
BLACK VINYL COATED STEEL LOCKING ENTRANCE GATE
NOT TO SCALE



POST FOUNDATION



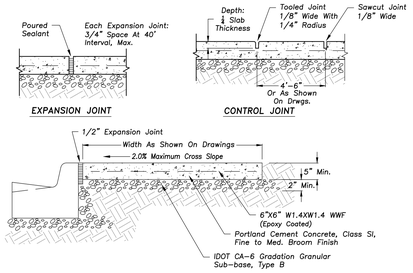
DEPRESSED ACCESSIBLE LANDING DETAIL



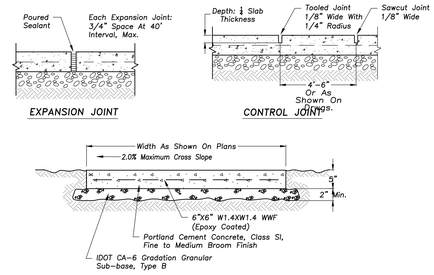
Notes:

1. *A 1" Expansion Joint Shall Be Installed At All Points of Curvature For Short Radius (Under 25 ft) Curves. Maximum Expansion Joint Spacing Is 50'. Expansion Joints Shall Be Constructed With 1" Thick Preformed Expansion Joint Filler Conforming To The Curb And Gutter Cross Section And Shall Be Provided With One 1 1/4"ø 18" Long, Coated Smooth Dowel Bar. The Dowel Bar Shall Be Fitted With A Cap With A Pinched Stop Which Provides A Minimum Of 1" Of Expansion.*
2. *Maximum Contraction (Control) Joint Spacing Shall Be 20'.*

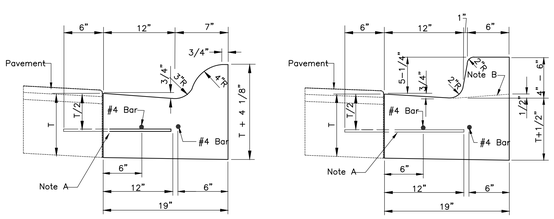
B–6.12 CURB & GUTTER



PORTLAND CEMENT CONC. SIDEWALK



PORTLAND CEMENT CONC. SIDEWALK



ROLL TYPE CURB

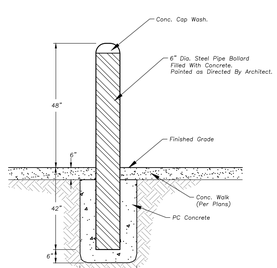
BARRIER TYPE CURB

Notes:

1. *2–#4 Longitudinal Bars 20 Feet In Length With 12" Overlaps, At 60' Intervals, Except At Expansion Joints.*
2. *Expansion Joints Shall Be A Minimum Of 3/4" Preformed Expansion Material And Shall Be Provided With A 1" Dia. X 18" Coated Smooth Dowel Bar Fitted With A Cap That Will Allow A Minimum Of 1" Of Expansion.*
3. *Construction Joints Shall Be Template Formed Or Saw–cut (Within 24 Hours Of Placement Of The Curb) To 1/5th The Depth Of The Gutter Flag At 20ft. Intervals Or At The Joints Depth Of The Gutter Flag At 20ft. Intervals Or At The Joints In An Adjacent Concrete Pavement.*

Note "a"
1/2" Dia. Steel Tie Bars @ 2'–6" Centers Grouted In Place Or 5/8" Dia. J–bolts Anchored In Place. (omit For Bituminous Base Course)

Note "b"
Profile For Depressed Curb @ Driveways And Ramps



BOLLARD DETAIL

NOT FOR CONSTRUCTION

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

WESTGATE ELEMENTARY SCHOOL
BUILDING ADDITION AND RENOVATIONS
500 S. DWYER AVENUE
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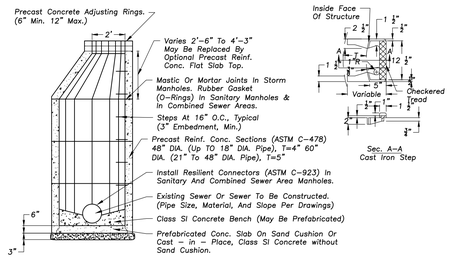
Design By:	Approved By:	Date:
JC	TH	11/17/22

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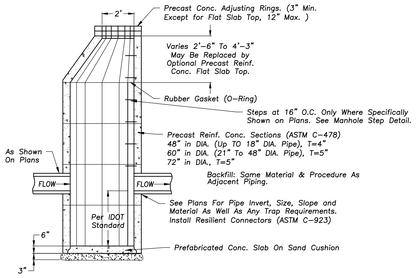
SITE WORK DETAILS

Sheet No:

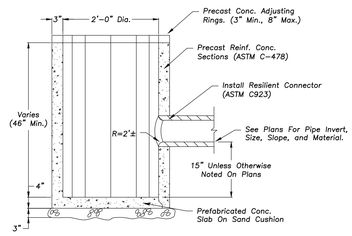
C601



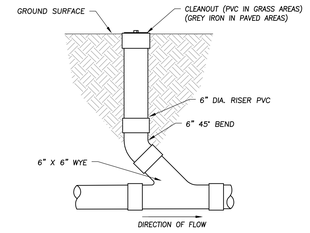
MANHOLE - 48"-60" DIA.



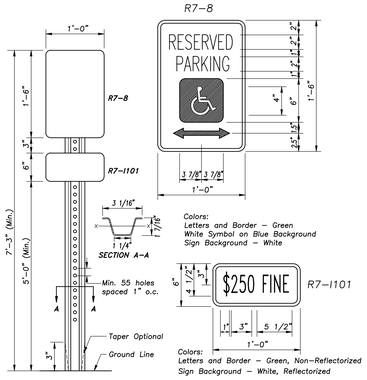
CATCH BASIN



CATCH BASIN - 2' DIA.



CLEANOUT



Notes: Dimensions Shown For Cross Sections Are Minimum.

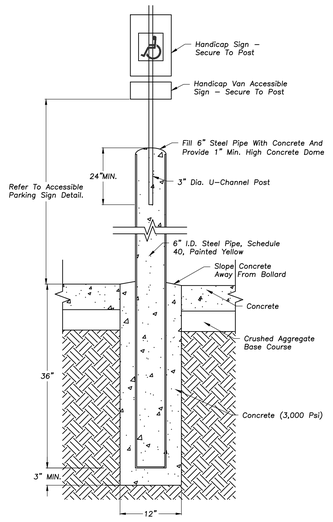
All Holes Are 3/8" ø. Minimum Section Modulus About The X-X Axis Of The Post Shall Be 0.223 In.

For Posts In Which Holes Are Punched Or Drilled For More Than Half Their Length, The Section Modulus Shall Be Computed For The Net Section.

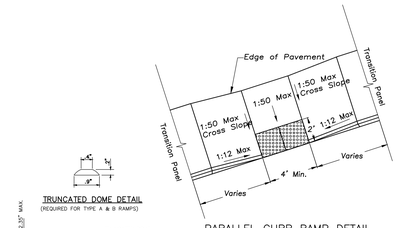
3'-6" Post Bury Depth.

Post Shall Weigh 2.00 Lb/Ft Length.

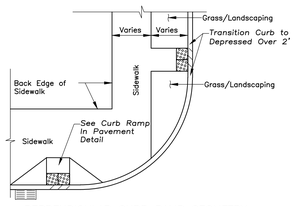
One In Six Accessible Parking Spaces Must Be Van Accessible, Minimum Of One, Van Accessible Spaces Have The Same Requirement Except They Must Also Have 96" Of Clear Vertical Space.



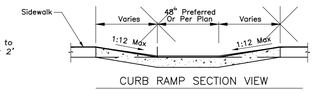
ACCESSIBLE PARKING SIGN IN BOLLARD



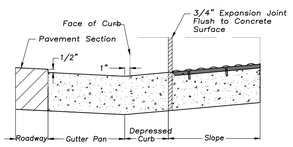
PARALLEL CURB RAMP DETAIL
N.T.S



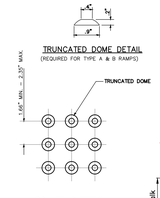
PERPENDICULAR CURB RAMP GEOMETRY
N.T.S



CURB RAMP SECTION VIEW



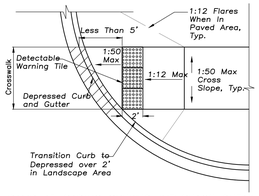
DEPRESSED CURB AND GUTTER AT CURB RAMP



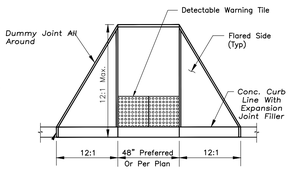
TRUNCATED DOME DETAIL
(REQUIRED FOR TYPE A & B RAMPS)

SQUARE PATTERN
(PARALLEL ALIGNMENT)

DETECTABLE WARNINGS DETAIL



CURB RAMP AT RADIUS SKEWED INTERFACE DETAIL
N.T.S



CURB RAMP IN PAVEMENT
N.T.S

ACCESSIBLE RAMPS FOR SIDEWALKS

GENERAL NOTES

Description:
This work shall consist of constructing sidewalk curb ramps with detectable warnings in compliance with the Americans with Disabilities Act, Accessibility Guidelines (ADAAG). The detectable warnings shall consist of an area of truncated domes that provide both visual and tactile cues to pedestrians who are about to enter into traffic.

The detectable warnings shall present a contrast in color from the adjacent sidewalk.

Construction Requirements:

1. Ramps Shall Be Located As Shown On Plans In Alignment With Normal Sidewalk And/or Crosswalk And Shall Have Sufficient Curb Length At Corner Radius To Prevent Vehicular Encroachment.

2. Curb Ramps At Marked Crossings Shall Be Wholly Contained Within The Markings Excluding Flared Sides.

3. In No Case Shall Expansion Joints That Are Constructed In Curbs And Gutters At Or Near Corner Radiuses Be Located Within The Accessible Ramp Areas.

4. Where Preformed Joint Filler (p.j.f) Is Installed Against A Curved Surface, The Contractor Shall Use A Flexible Filler In Accordance With The Illinois Department Of Transportation (IDOT) Standard Specifications.

Equipment: Equipment for the detectable warning area of the curb ramps shall meet the requirements of the Authorities having Jurisdiction.

DETECTABLE WARNING SURFACE TILES

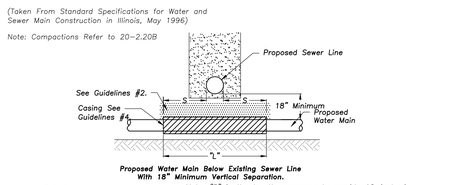
Provide Surface Applied Detectable/Tactile Warning Surface Tiles which comply with the detectable warnings on walking surfaces section of the Americans with Disabilities Act (Title III Regulations, 28 CFR Part 36 ADA STANDARDS FOR ACCESSIBLE DESIGN, Appendix A, Section 4.29.2

Dimensions: Cast in Place Detectable/Tactile Warning Surface Tiles shall be held within the following dimensions and tolerances:
Length and Width in One of the Following as Necessary for the Dimensions of the Surface in Which the Detectable Warning is Proposed: 12x12 24x24 24x36 24x48 24x60 36x48 36x60 nominal. No Cutting of Tiles is Allowed.

Installation of Detectable/Tactile Warning Surface Tiles Per Manufacturer's Instructions.

Verify With the Local Authorities Having Jurisdiction that Detectable/Tactile Warning Surface Tiles are an Acceptable Method of Providing for the Detectable Warning Surface.

Verify With the Local Authorities Having Jurisdiction that the Manufacturer's Products are Acceptable for the Detectable Warning Surface.



Proposed Water Main Below Existing Sewer Line With 18" Minimum Vertical Separation.

Note: "S" is the length necessary to provide 10 feet of separation and measured perpendicular to existing sewer line.

Guidelines

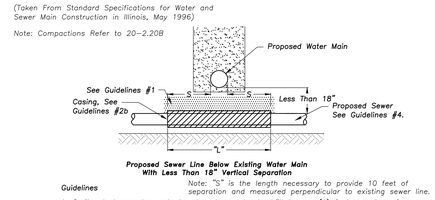
1. Omit select granular embedment and granular backfill to one (1) foot over top of watermain and use select excavated material (Class IV) and compact the length of "L".

2. If select granular backfill exists, remove within width of existing sewer line trench and replace with select excavated material (Class IV) and compact.

3. Provide adequate support for existing sewer line to prevent damage due to settlement.

4. Use "L" feet of water main material for casing of proposed water main and seal ends of casing.

WATER AND SEWER SEPARATION REQUIREMENTS



Proposed Sewer Line Below Existing Water Main With Less Than 18" Vertical Separation

Note: "S" is the length necessary to provide 10 feet of separation and measured perpendicular to existing sewer line.

Guidelines

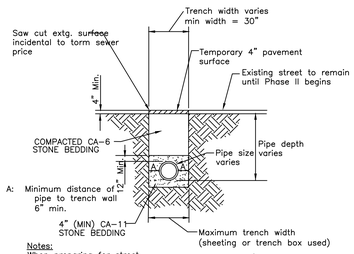
1. Omit select granular embedment and granular backfill to one (1) foot over top of watermain and use select excavated material (Class IV) and compact for "S" feet on each side of water main.

2a. Construct "L" feet of proposed sewer or water main material and pressure test, or;

2b. Use "L" feet of water main material for casing of proposed sewer and seal ends of casing.

3. Provide adequate support for existing water main to prevent damage due to settlement of sewer trench.

WATER AND SEWER SEPARATION REQUIREMENTS



A: Minimum distance of pipe to trench wall 6" min.

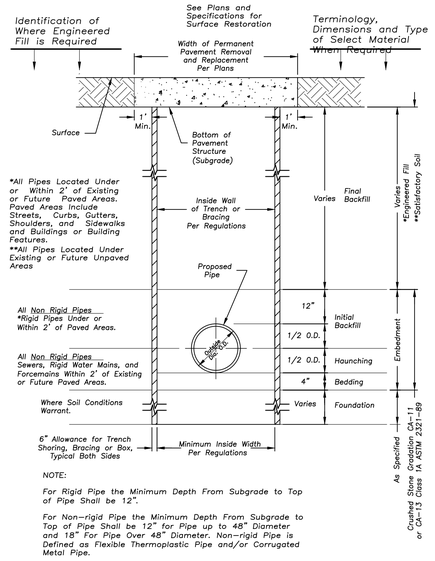
Notes:
When preparing for street subgrade removal of compacted stone subgrade shall be included with earth ex. removal

No separate payment will be made for fittings required for diverting sanitary sewer lines around proposed sewers. this cost of fittings will be incidental to the cost of the storm sewer pipe.

Cost of stone bedding material as shown shall be incidental to sewer pay items

Nominal pipe dia (D)	Maximum trench width at pipe crown
8"	3'-2"
10"	3'-2"
12"	3'-2"
15"	3'-6"
18"	3'-10"
21"	4'-4"
24"	4'-8"
27"	4'-11"
30"	5'-3"
33"	6'-0"
36"	6'-4"

SANITARY SEWER TRENCH DETAIL



STANDARD SEWER AND WATER TRENCH SECTION

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

WESTGATE ELEMENTARY SCHOOL BUILDING ADDITION AND RENOVATIONS

500 S. DWYER AVENUE
ARLINGTON HEIGHTS, ILLINOIS

NOT FOR CONSTRUCTION

Reserved for Seal:

No.	Date	Description
	11/17/22	ISSUE FOR PLAN COMMISSION
1	01/06/23	REVISED FOR PLAN COMMISSION
2	01/18/23	REVISED FOR PLAN COMMISSION

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Design By:	Approved By:	Date:
JC	TH	11/17/22

Sheet Title:
SITE WORK DETAILS

Sheet No:
C602



PROPOSED CONDITIONS TRIBUTARY AREA

N

40 0 40 80 120

Scale: 1"=40'

EXHIBIT LEGEND

- IMPERVIOUS AREA
- PROPERTY LINE
  341,246 SF
  7.83 ACRES
- TRIBUTARY AREA (ON-SITE)
- TRIBUTARY AREA (OFF-SITE)

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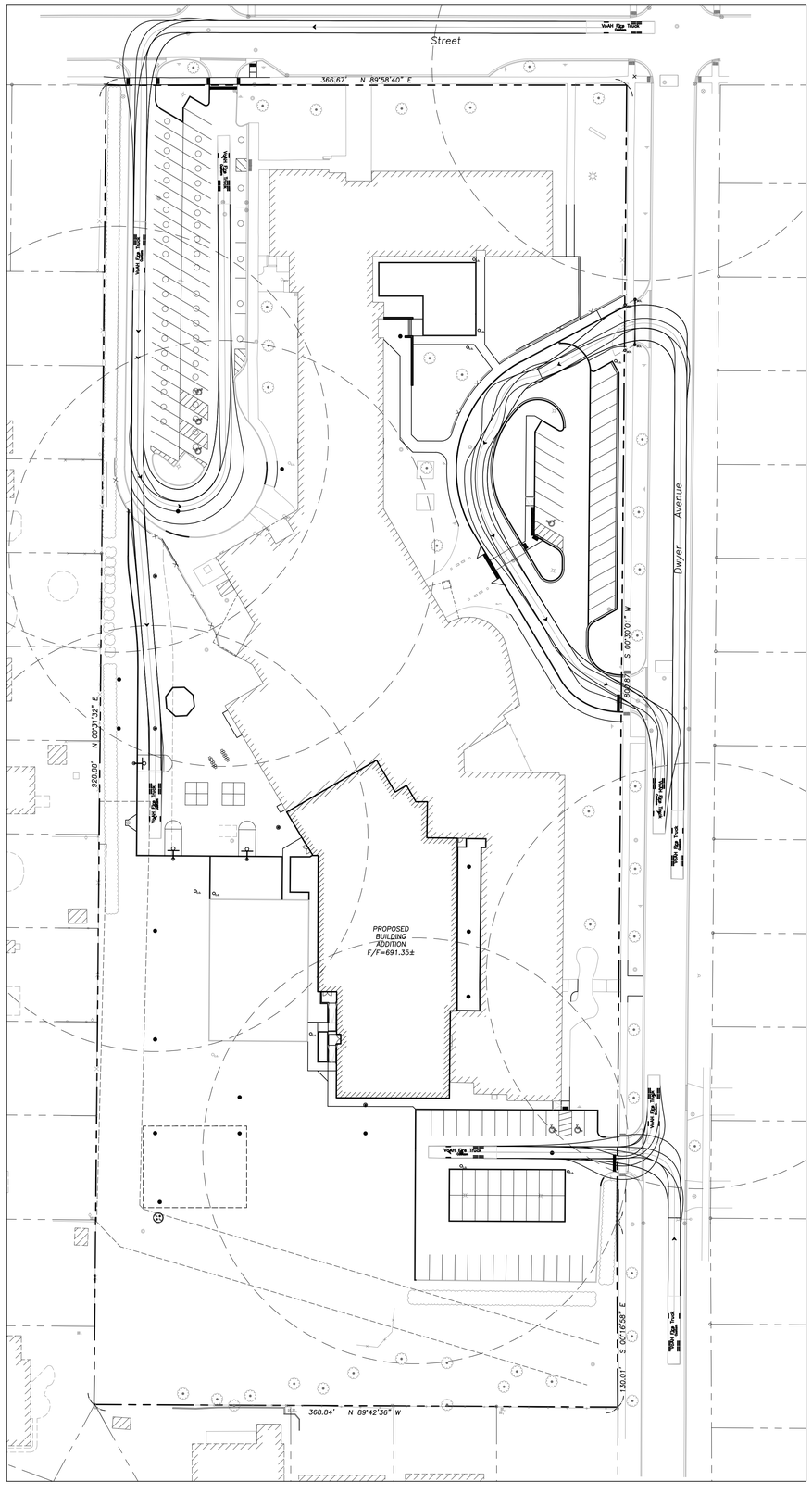
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TRIBUTARY AREA EXHIBIT

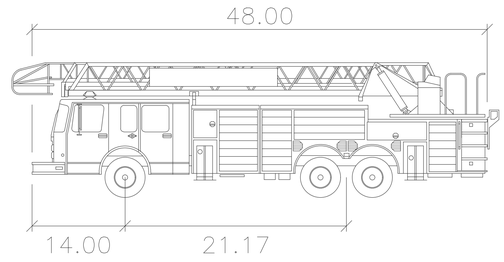
Sheet No:

CX301

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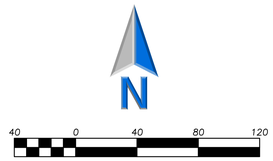


FIRE TRUCK EXHIBIT



VoAH Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



Scale: 1"=40'

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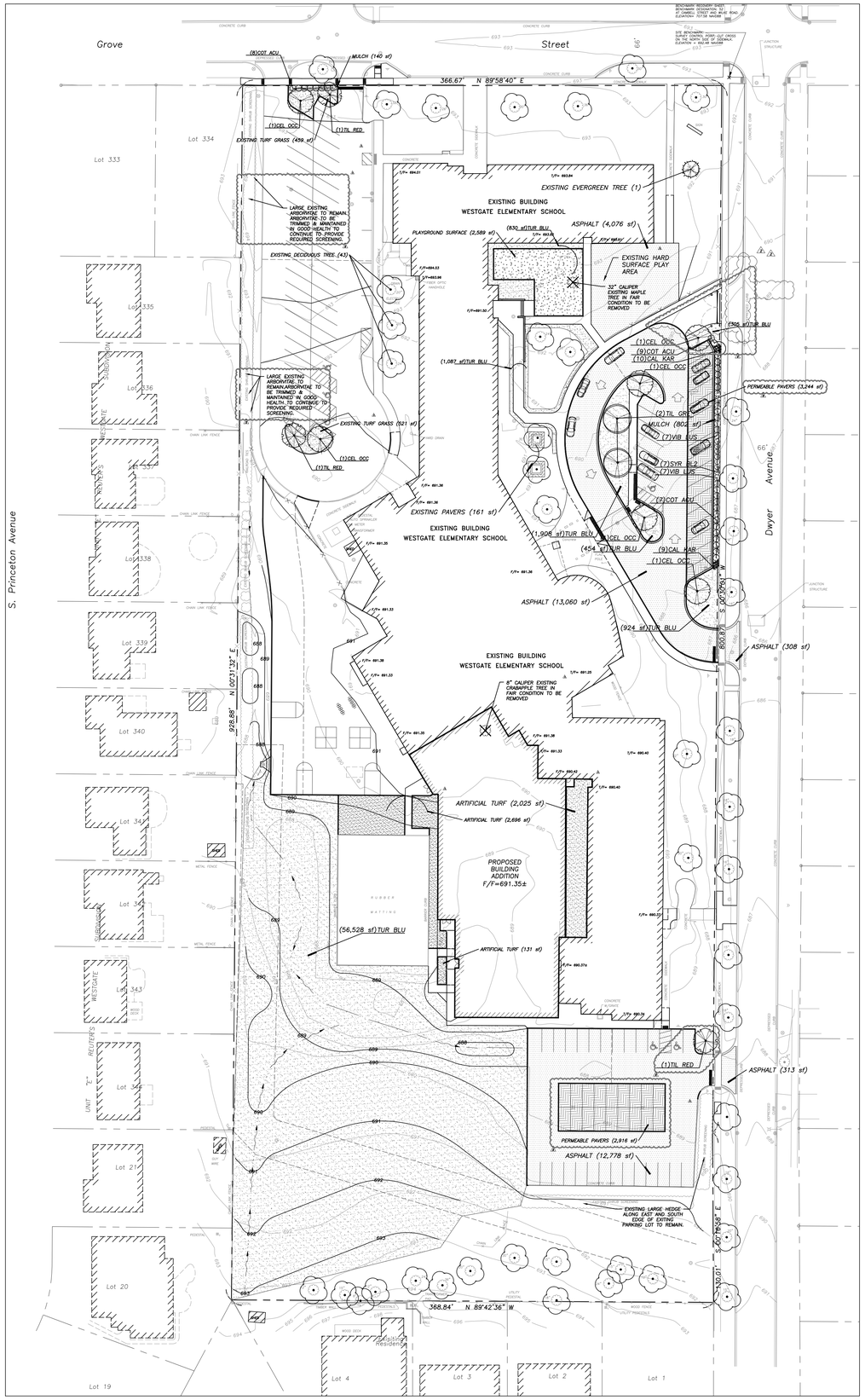
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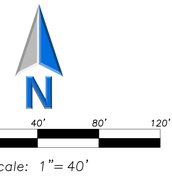
VILLAGE FIRE TRUCK EXHIBIT

Sheet No:

CX401

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PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	4" CAL.	6
TIL RED	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B & B	4" CAL.	3
TIL GRE	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	4" CAL.	2

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	36" HT.	24
SYR BL2	SYRINGA X 'BLOOMERANG' / BLOOMERANG LILAC	B & B	30" HT.	7
VIB LUS	VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B	36" HT.	14

GRASSES	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	19

TURF GRASS	BOTANICAL / COMMON NAME	COND	SIZE	QTY
TUR BLU	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	SOD	S.F.	62,036 SF

SITE MATERIALS SCHEDULE

	EXISTING DECIDUOUS TREE	43
	EXISTING EVERGREEN TREE	1
	MULCH	942 SF
	ARTIFICIAL TURF	4,852 SF
	EXISTING TURF GRASS	980 SF
	EXISTING PAVERS	161 SF
	ASPHALT	30,535 SF
	PLAYGROUND SURFACE	2,589 SF
	PERMEABLE PAVERS	6,160 SF

LANDSCAPE NOTES:

1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC.. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
24. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

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PHONE (847) 223-4804
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EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

WESTGATE ELEMENTARY SCHOOL BUILDING ADDITIONS

500 S. DWYER AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

Expiration Date: _____

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2	01/18/2023	REVISED FOR PLAN COMMISSION

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Design By:	Date:
SSG	11/17/2022
Checked By:	Project No.
JC	0000.00

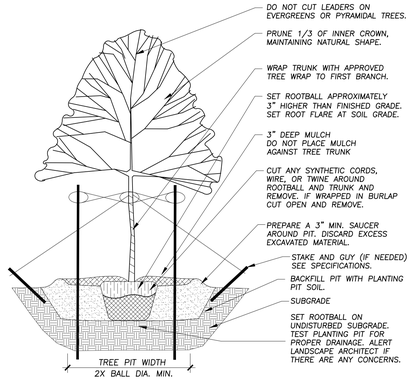
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LANDSCAPE PLAN

Sheet No:

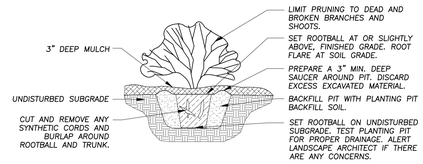
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EEA — P:\Josh\Arlington Heights School Dist 25\2022 Kindergarten Additions\Drawings\Westgate\Landscape Plan — Westgate.dwg
Plotted: 1/18/23 @ 12:11pm By: sgregory



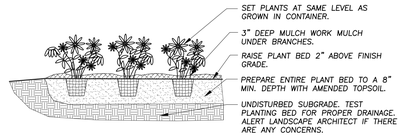
1 TREE PLANTING DETAIL

Not To Scale 329343-Ø1



2 SHRUB PLANTING DETAIL

Not To Scale 329333-Ø1



3 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

Not To Scale 329301-Ø3

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EXPIRES: 04/30/2017

WESTGATE ELEMENTARY SCHOOL BUILDING ADDITIONS

500 S. DWYER AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
	11/17/2022	ISSUE FOR PLAN COMMISSION
	01/06/2023	ISSUE FOR PLAN COMMISSION
	01/18/2023	REVISED FOR PLAN COMMISSION

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Sheet Title:

LANDSCAPE DETAILS

Sheet No:

L200

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Plotted: 1/18/23 @ 12:12pm By: sgregory

LIGHTING FIXTURE SCHEDULE

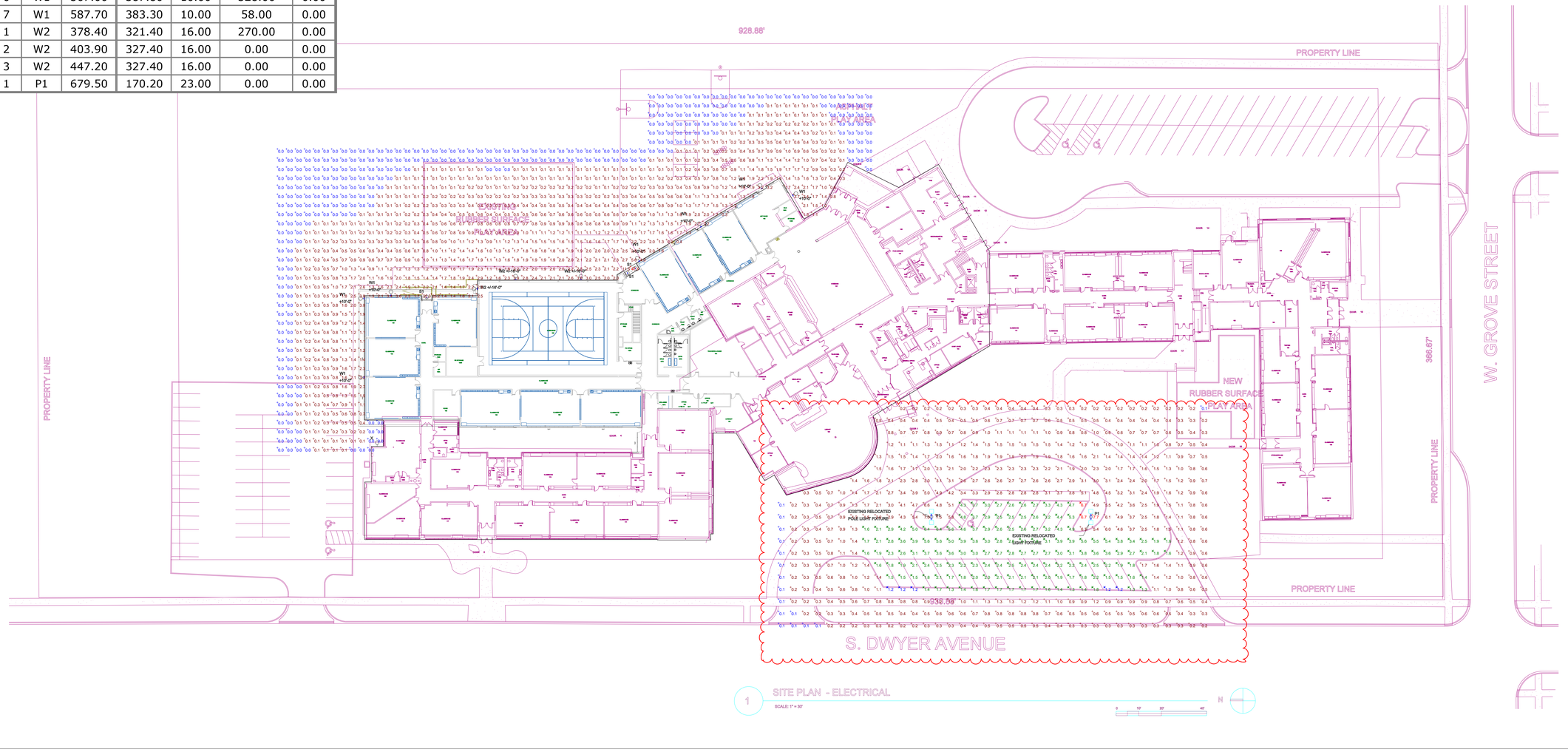
TYPE	DESCRIPTION	MOUNTING	LAMPS	VOLTAGE	MANUFACTURER & CATALOG NUMBER	ACCEPTABLE MANUFACTURER
S1	6" DIAMETER RECESSED CANOPY LUMINAIRE WITH MEDIUM DISTRIBUTION, CLEAR LOW IRIDESCENT REFLECTOR, AND SEMI-SPECULAR FINISH. WET LOCATION RATED.	MOUNTED @10'-0" A.F.G.	L.E.D. 24.7 WATT 5000K	MVOLT	GOTHAM EVO6 40/30 AR LSS MD MVOLT EZ1	APPROVED EQUAL
W1	ARCHITECTURAL EXTERIOR WALL MOUNTED LUMINAIRE WITH TYPE 4 DISTRIBUTION, DARK BRONZE FINISH, AND INTEGRAL MOTION SENSOR CONTROLS	MOUNTED @ 10'-0" A.F.G.	L.E.D. 23 WATT 5000K	MVOLT	LITHONIA DSXW1 LED 20C 350 50K T4M MVOLT PIR DDBXD	APPROVED EQUAL
W2	ARCHITECTURAL EXTERIOR WALL MOUNTED LUMINAIRE WITH TYPE 4 DISTRIBUTION, DARK BRONZE FINISH, AND INTEGRAL MOTION SENSOR CONTROLS	MOUNTED @ 16'-0" A.F.G.	L.E.D. 46 WATT 5000K	MVOLT	LITHONIA DSXW1 LED 20C 700 50K T4M MVOLT PIRH DDBXD	APPROVED EQUAL
P1	TWO WAY POLE LIGHT WITH INTEGRAL MOTION SENSOR. SQUARE, STRAIGHT STEEL POLE.	MOUNTED @ 23'-0" A.F.G.	L.E.D. 2@ 209 WATT 5000K	MVOLT	LITHONIA DSX1 LED 60C 1000 50K TFTM 120V PIRH DMDMAS SSS20	–

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone Parking Area	+	1.7 fc	7.7 fc	0.1 fc	77.0:1	17.0:1
Calc Zone Parking Area	X	2.8 fc	6.7 fc	1.2 fc	5.6:1	2.3:1
Calc Zone Building Area	+	0.7 fc	47.1 fc	0.0 fc	N/A	N/A

Luminaire Locations

		Location				
No.	Label	X	Y	MH	Orientation	Tilt
3	P1	785.20	170.20	23.00	0.00	0.00
1	S1	345.00	315.60	10.00	0.00	0.00
2	S1	478.00	331.80	10.00	0.00	0.00
3	S1	483.20	334.80	10.00	0.00	0.00
1	W1	303.40	262.60	10.00	270.00	0.00
2	W1	303.40	314.90	10.00	270.00	0.00
3	W1	321.20	317.10	10.00	0.00	0.00
4	W1	485.80	339.70	10.00	328.00	0.00
5	W1	526.70	362.50	10.00	328.00	0.00
6	W1	567.00	387.80	10.00	328.00	0.00
7	W1	587.70	383.30	10.00	58.00	0.00
1	W2	378.40	321.40	16.00	270.00	0.00
2	W2	403.90	327.40	16.00	0.00	0.00
3	W2	447.20	327.40	16.00	0.00	0.00
1	P1	679.50	170.20	23.00	0.00	0.00



1 SITE PLAN - ELECTRICAL
SCALE: 1" = 30'

STR

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Chicago, IL 60654

T: 312.464.1444
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- CONSTRUCTION MANAGER:
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  1001 Feehanville Drive
  Mount Prospect, IL 60056
  (847) 394-6200

SCOPE DOCUMENT

This drawing is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for the proper execution and completion of the Work.

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PROJECT

WESTGATE ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
500 South Dwyer Avenue
Arlington Heights, IL 60005

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
1200 S. Dunton Avenue
Arlington Heights, IL 60005

CLIENT PROJECT NUMBER
709-PP-1

STR PROJECT NUMBER
22052

DRAWING DATES

NUMBER	DATE	COMMENTS

IN-PROGRESS
NOT FOR CONSTRUCTION
1/19/23

2	JAN. 19, 2023	REVISION FOR VILLAGE
1	JAN. 6, 2023	REVISION FOR VILLAGE

DRAWING TITLE

SITE PLAN - PHOTOMETRIC CALCULATION

SHEET NUMBER

PH0.0



D-Series Size 1
LED Area Luminaire

Catalog Number

Notes

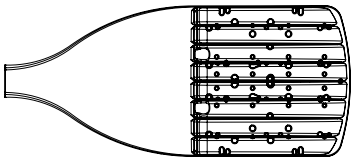
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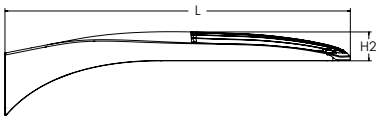
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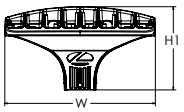
d-series

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)







Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series

DSX1 LED

LEDs

Forward optics

P1	P6
P2	P7
P3	P8
P4	P9
P5	

Rotated optics

P10 [1]	P12 [1]
P11 [1]	P13 [1]

Color temperature [2]

(this section 70CRI only)

30K	3000K
40K	4000K
50K	5000K

(this section 80CRI only, extended lead times apply)

27K	2700K
30K	3000K
35K	3500K
40K	4000K
50K	5000K

Color Rendering Index [2]

70CRI
70CRI
70CRI

80CRI
80CRI
80CRI
80CRI
80CRI

Distribution

AFR	Automotive front row
T1S	Type I short
T2M	Type II medium
T3M	Type III medium
T3LG	Type III low glare [3]
T4M	Type IV medium
T4LG	Type IV low glare [3]
TFTM	Forward throw medium
T5M	Type V medium
T5LG	Type V low glare
T5W	Type V wide
BLC3	Type III backlight control [3]
BLC4	Type IV backlight control [3]
LCCO	Left corner cutoff [3]
RCCO	Right corner cutoff [3]

Voltage

MVOLT	(120V-277V) [4]
HVOLT	(347V-480V) [5,6]
XVOLT	(277V - 480V) [7,8]

Mounting

Shipped included

SPA	Square pole mounting (#8 drilling)
RPA	Round pole mounting (#8 drilling)
SPA5	Square pole mounting #5 drilling [9]
RPA5	Round pole mounting #5 drilling [9]
SPA8N	Square narrow pole mounting #8 drilling
WBA	Wall bracket [10]

Control options

Shipped installed

NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. [11,12,20,21]
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [13,20,21]
PER	NEMA twist-lock receptacle only (controls ordered separate) [14]
PER5	Five-pin receptacle only (controls ordered separate) [14,21]
PER7	Seven-pin receptacle only (controls ordered separate) [14,21]
FAO	Field adjustable output [15,21]
BL30	Bi-level switched dimming, 30% [16,21]
BL50	Bi-level switched dimming, 50% [16,21]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]
DS	Dual switching [18,19,21]

Other options

Shipped installed

SPD20KV	20KV surge protection
HS	Houseside shield (black finish standard) [22]
L90	Left rotated optics [1]
R90	Right rotated optics [1]
CCE	Coastal Construction [23]

Shipped separately

EGS	External Glare Shield (reversible, field install required, matches housing finish)
BS	Bird Spikes (field install required)

Finish *(required)*

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [24]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [24]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [24]
DSHORT SBK	Shorting cap [24]
DSX1HS 30C	House-side shield for P1, P2, P3, P4 and P5 [22]
DSX1HS 40C	House-side shield for P6 and P7 [22]
DSX1HS 60C	House-side shield for P8, P9, P10, P11 and P12 [22]
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGS (FINISH)	External glare shield

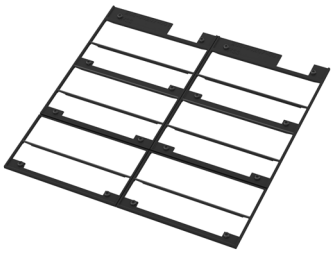
NOTES

1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in packages P1 or P10.
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
13 PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
14 PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18 DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
21 Reference Controls Options table on page 4.
22 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23 CCE option not available with option BS and EGS. Contact Technical Support for availability.
24 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.

Shield Accessories



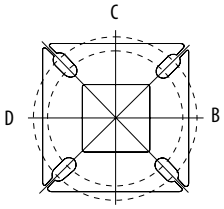
External Glare Shield (EGS)

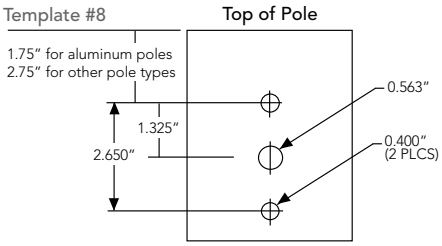


House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09

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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A) 120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Phototcell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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Performance Data

Lumen Output

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Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current (mA)	Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	**P1**	51W	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
30	700	**P2**	68W	T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
				T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T3LG	8,368	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T4LG	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				TFTM	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5M	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
				T5W	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5LG	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
30	1050	**P3**	102W	T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147
				T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137
				T3LG	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123
				T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139
				T4LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146
				T5LG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current (mA)	Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	1250	**P4**	124W	T1S	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
				T2M	15,207	3	0	4	123	15,849	3	0	4	128	16,158	3	0	4	130
				T3M	15,383	2	0	4	124	16,032	2	0	4	129	16,345	2	0	4	132
				T3LG	13,742	2	0	2	111	14,321	2	0	2	116	14,600	2	0	2	118
				T4M	15,613	2	0	4	126	16,272	2	0	4	131	16,589	2	0	4	134
				T4LG	14,200	2	0	2	115	14,799	2	0	2	119	15,087	2	0	2	122
				TFTM	15,721	2	0	4	127	16,384	2	0	4	132	16,703	2	0	4	135
				T5M	16,063	4	0	2	130	16,741	4	0	2	135	17,067	4	0	2	138
				T5W	16,324	5	0	3	132	17,013	5	0	3	137	17,344	5	0	3	140
				T5LG	16,110	3	0	2	130	16,790	4	0	2	135	17,117	4	0	2	138
				BLC3	11,190	0	0	3	90	11,662	0	0	3	94	11,889	0	0	3	96
				BLC4	11,557	0	0	3	93	12,044	0	0	3	97	12,279	0	0	4	99
				RCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				LCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				AFR	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
30	1400	**P5**	138W	T1S	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
				T2M	16,723	3	0	4	121	17,428	3	0	4	126	17,768	3	0	4	129
				T3M	16,917	3	0	4	122	17,630	3	0	4	128	17,974	3	0	4	130
				T3LG	15,111	2	0	2	109	15,749	2	0	2	114	16,055	2	0	2	116
				T4M	17,169	3	0	5	124	17,893	3	0	5	130	18,242	3	0	5	132
				T4LG	15,615	2	0	2	113	16,274	2	0	2	118	16,591	2	0	2	120
				TFTM	17,288	2	0	4	125	18,017	2	0	5	130	18,368	3	0	5	133
				T5M	17,664	5	0	3	128	18,410	5	0	3	133	18,768	5	0	3	136
				T5W	17,951	5	0	3	130	18,708	5	0	3	135	19,073	5	0	3	138
				T5LG	17,716	4	0	2	128	18,463	4	0	2	134	18,823	4	0	2	136
				BLC3	12,305	0	0	3	89	12,824	0	0	3	93	13,074	0	0	3	95
				BLC4	12,709	0	0	4	92	13,245	0	0	4	96	13,503	0	0	4	98
				RCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				LCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				AFR	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
40	1250	**P6**	165W	T1S	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135
				T2M	19,482	3	0	4	118	20,303	3	0	4	123	20,699	3	0	4	125
				T3M	19,708	3	0	5	119	20,539	3	0	5	124	20,939	3	0	5	127
				T3LG	17,604	2	0	2	107	18,347	2	0	2	111	18,704	2	0	2	113
				T4M	20,001	3	0	5	121	20,845	3	0	5	126	21,251	3	0	5	129
				T4LG	18,191	2	0	2	110	18,959	2	0	2	115	19,328	2	0	2	117
				TFTM	20,140	3	0	5	122	20,989	3	0	5	127	21,398	3	0	5	129
				T5M	20,579	5	0	3	125	21,447	5	0	3	130	21,865	5	0	3	132
				T5W	20,912	5	0	3	127	21,795	5	0	3	132	22,219	5	0	3	134
				T5LG	20,638	4	0	2	125	21,509	4	0	2	130	21,928	4	0	2	133
				BLC3	14,335	0	0	3	87	14,940	0	0	3	90	15,231	0	0	3	92
				BLC4	14,805	0	0	4	90	15,430	0	0	4	93	15,731	0	0	4	95
				RCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				LCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				AFR	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current (mA)	Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1400	**P7**	184W	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TFTM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCCO	15,631	5	0	5	85	---	---	---	---	---	---	---	---	---	---
				LCCO	15,641	1	0	3	85	---	---	---	---	---	---	---	---	---	---
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
60	1100	**P8**	216W	T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
				T2M	26,587	3	0	5	123	27,709	3	0	5	128	28,249	3	0	5	131
				T3M	26,895	3	0	5	125	28,030	3	0	5	130	28,576	3	0	5	132
				T3LG	24,025	3	0	3	111	25,038	3	0	3	116	25,526	3	0	3	118
				T4M	27,296	3	0	5	127	28,448	3	0	5	132	29,002	3	0	5	134
				T4LG	24,826	3	0	3	115	25,873	3	0	3	120	26,378	3	0	3	122
				TFTM	27,485	3	0	5	127	28,645	3	0	5	133	29,203	3	0	5	135
				T5M	28,084	5	0	4	130	29,269	5	0	4	136	29,839	5	0	4	138
				T5W	28,539	5	0	4	132	29,743	5	0	4	138	30,323	5	0	4	141
				T5LG	28,165	4	0	2	131	29,354	4	0	2	136	29,926	4	0	2	139
				BLC3	19,563	0	0	4	91	20,388	0	0	4	94	20,786	0	0	4	96
				BLC4	20,205	0	0	5	94	21,057	0	0	5	98	21,468	0	0	5	99
				RCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				LCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				AFR	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
60	1400	**P9**	277W	T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
				T3LG	29,146	3	0	3	105	30,376	3	0	4	110	30,968	3	0	4	112
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T4LG	30,119	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TFTM	33,345	3	0	5	120	34,751	3	0	5	125	35,429	3	0	5	128
				T5M	34,071	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5W	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5LG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

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Performance Data

Lumen Output

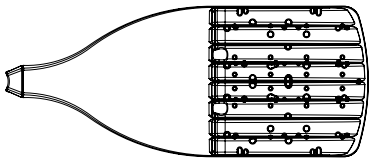
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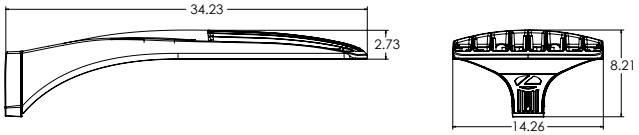
Rotated Optics

LED Count	Drive Current (mA)	Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	101W	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
60	700	**P11**	135W	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
				T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
				T3M	18,211	4	0	4	135	18,980	4	0	4	141	19,350	4	0	4	143
				T3LG	16,270	3	0	3	121	16,957	3	0	3	126	17,287	4	0	4	128
				T4M	18,483	4	0	4	137	19,263	5	0	5	143	19,638	5	0	5	146
				T4LG	16,810	3	0	3	125	17,519	3	0	3	130	17,861	3	0	3	132
				TFTM	18,614	4	0	4	138	19,399	4	0	4	144	19,777	5	0	5	147
				T5M	19,017	5	0	3	141	19,819	5	0	3	147	20,205	5	0	3	150
				T5W	19,325	5	0	3	143	20,140	5	0	3	149	20,533	5	0	3	152
				T5LG	19,072	4	0	2	141	19,876	4	0	2	147	20,264	4	0	2	150
				BLC3	13,247	4	0	4	98	13,806	4	0	4	102	14,075	4	0	4	104
				BLC4	13,682	4	0	4	101	14,259	4	0	4	106	14,537	4	0	4	108
				RCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				LCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				AFR	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
60	1050	**P12**	206W	T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
				T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
60	1400	**P13**	276W	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
				T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
				T3M	32,265	5	0	5	117	33,626	5	0	5	122	34,282	5	0	5	124
				T3LG	28,826	4	0	4	105	30,042	4	0	4	109	30,628	4	0	4	111
				T4M	32,746	5	0	5	119	34,128	5	0	5	124	34,793	5	0	5	126
				T4LG	29,782	4	0	4	108	31,039	4	0	4	113	31,644	5	0	4	115
				TFTM	32,978	5	0	5	120	34,369	5	0	5	125	35,039	5	0	5	127
				T5M	33,692	5	0	4	122	35,113	5	0	4	127	35,797	5	0	4	130
				T5W	34,238	5	0	4	124	35,682	5	0	4	129	36,378	5	0	4	132
				T5LG	33,789	5	0	3	122	35,215	5	0	3	128	35,901	5	0	3	130
				BLC3	23,471	5	0	5	85	24,461	5	0	5	89	24,937	5	0	5	90
				BLC4	24,240	5	0	5	88	25,262	5	0	5	92	25,755	5	0	5	93
				RCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				LCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				AFR	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133

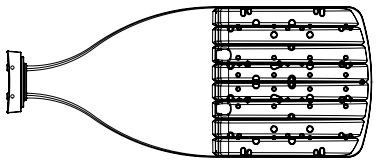
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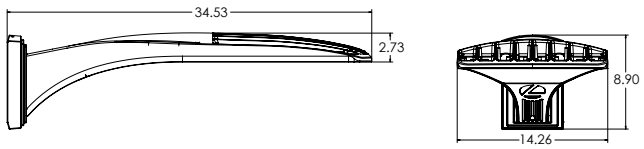
Dimensions





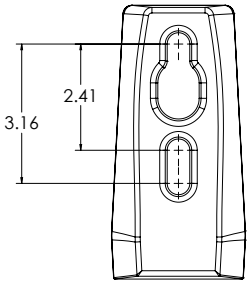
DSX1 with RPA, RPA5, SPA5, SPA8N



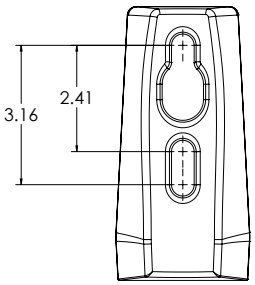


DSX1 with WBA

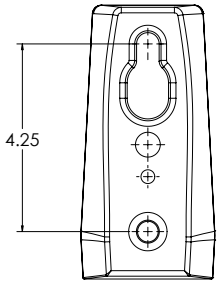
SPA8N



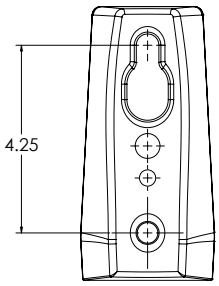
RPA



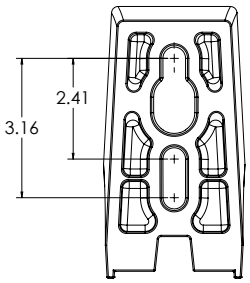
SPA5



RPA5



BASE FIXURE



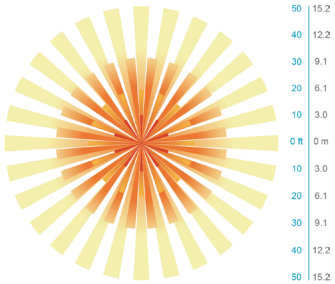
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nLight Control - Sensor Coverage and Settings

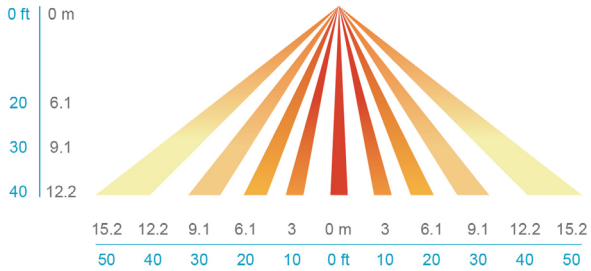
nLight Sensor Coverage Pattern

NLTAIR2 PIRHN





Top



Side

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 1.5G. Low EPA (0.69 ft^2) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 1 has zero uplight and qualifies as a Night-time Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L81/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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gotham® | EVO®

Multiple Layers of Light

Luminaire Type:

Catalog Number:

General Illumination Round Downlight 6"

Feature Set

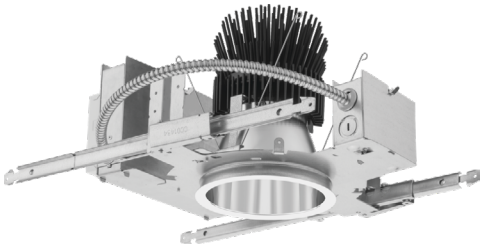
- Bounding Ray™ optical design
- Unitized optics mechanically attach the light engine to the lower reflector for complete optical alignment.
- 45° cutoff to source and source image
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 MacAdam Ellipse; 85 CRI typical, 90+ CRI optional
- Fixtures are wet location, covered ceiling
- Available with 10% dimming, 1% dimming, or dim to dark
- Batwing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- ENERGY STAR® certified product
- UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1995 Discomfort Glare in Interior Lighting. UGR FAQ

Distribution

Very Narrow (VND) 0.5 S:MH | Narrow (ND) 0.7 S:MH | Medium (MD) 0.8 S:MH | Medium Wide (MWD) 1.0 S:MH | Wide (WD) 1.2 S:MH



250 - 8,000 lumens



10,000 - 17,500 lumens

Superior Performance

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000	6000	8000	10,000	12,000	15,000	17,500
Delivered Lumens	297	519	776	994	1471	2006	2537	3077	3542	4027	4533	5256	6371	8247	10637	12332	15776	17801
Wattage	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	39.0	47.3	48.7	57.6	74.9	97.1	115.0	150.9	175.3
Lumens per Watt	87.4	83.7	94.6	103.5	100.1	101.8	102.7	104.3	104.8	103.3	95.8	107.9	110.6	110.1	109.5	107.2	104.5	101.5

*Based on 3500K AR LSS MWD 80CRI

Coordinated Apertures | Multiple Layers of Light



General Illumination Layer | EVO



High Center Beam Layer | Incito



EVO + Incito — Multiple Layers of Light

Core



Healthcare



Special Applications



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ORDERING INFORMATION

A+ Capable options indicated by this color background.

Luminaire Type:

Catalog Number:

EXAMPLE: EV06 35/150 AR MWD LSS MVOLT EZ1

Series	Color Temperature	Nominal Lumen Values	Reflector & Flange Color	Trim Style	Finish
EV06	27/ 2700 K 30/ 3000 K 35/ 3500 K 40/ 4000 K 50/ 5000 K	02 250 lumens 05 500 lumens 07 750 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens 25 2500 lumens 30 3000 lumens 35 3500 lumens 40 4000 lumens 45 4500 lumens 50 5000 lumens 60 6000 lumens 80 8000 lumens 100 10000 lumens 120 12000 lumens 150 15000 lumens 175 17500 lumens	AR Clear PR Pewter WTR Wheat GR Gold WR[1] White BR[1] Black WRAMF[1] White Anti-microbial TRALTBD[1,2] RAL paint for pricing only TCPC[1] Custom paint color	(blank) Self-flanged FL Flangeless	LSS Semi-specular LD Matte-diffuse LS Specular

Distribution	Voltage	Driver[4]	
VND Very Narrow (0.5 s/mh) ND Narrow (0.7 s/mh) MD Medium (0.9 s/mh) MWD Medium Wide (1.0 s/mh) WD Wide (1.2 s/mh)	MVOLT 120 277 347[2,3]	GZ10 0-10V driver dims to 10% GZ1 0-10V driver dims to 1% EZ1 eldoLED 0-10V ECOdrive. Linear dimming to 1% min. EZB eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%. EDAB[5] eldoLED SOLOdrive DALI. Logarithmic dimming to <1%. EDXB[5] eldoLED POWERdrive DMX with RDM (remote device management). Square Law dimming to <1%. Includes termination resistor. Refer to DMXR Manual. Minimum 1000 lumens/Maximum 15000 lumens.	ECOD[5] Lutron Ecosystem digital Hi-Lume 1% soft-on, fade to black. Max: 4000LM.

Control Interface	Emergency Options	Options
NLT[6] nLight® dimming pack controls NLTER[2,6,9] nLight® dimming pack controls emergency circuit NLTAIR2[13,14] nLight® AIR enabled NLTAIRER2[2,9,13] nLight® AIR enabled emergency NLTAIREM2[2,13] nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit with battery pack options.	EL[9] Emergency battery pack, 10W, with integral test switch ELR[9] Emergency battery pack, 10W, with remote test switch ELSD[9] Emergency battery pack, 10W, with self-diagnostics, integral test switch ELRSD[9] Emergency battery pack, 10W, with self-diagnostics, remote test switch E10WCP[9] Emergency battery pack, 10W Constant Power, CA Title 20 compliant with integral test switch E10WCPR[9] Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch BGTD Bodine generator transfer device. Specify 120V or 277V.	SF Single fuse. Specify 120V or 277V. TRW[7] White painted flange TRBL[8] Black painted flange FRALTBD[2] Flange ring only RAL color for pricing only FCPC Flange custom paint color N80[10] nLight® Lumen Compensation GTD generator transfer device. Specify 120V or 277V 90CRI High CRI (90+) CP[11] Chicago Plenum. Specify 120V or 277V for 5000lm and above. HAO[12] HAO High Ambient Option (40°C) RRL_ RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Available only with RRLA, RRLB, RRLAE, and RRLC12S. Refer to RRL spec sheet on www.acuitybrands.com for RELOC® product specifications. Above ceiling access required.

ACCESSORIES – order as separate catalog numbers (shipped separately)

SCA6	Sloped ceiling adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D. Refer to TECH-190.
CTA EV06	6" Aperture ceiling thickness adapter, for up to 8,000LM (extends mounting frame to accommodate ceiling thickness up to 5").
CTA4-8 YK	4"-8" Aperture ceiling thickness adapter for use with EDXB or CP up to 8,000LM, or nTune options (extends mounting frame to accommodate ceiling thickness up to 5").
CTA4-8 YKHL	6" Aperture ceiling thickness adapter, for 10,000LM and up (extends mounting frame to accommodate ceiling thickness up to 5"). For use with CWW/DWW trims, EDXB, CP or nTune options.
ISD BC	0-10V wallbox dimmer. Refer to ISD-BC.

ORDERING NOTES

1. Not available with finishes.
2. Replace with applicable RAL number and finish when ready to order. See RAL BROCHURE for available color options. Not available with emergency battery pack options.
3. Not available with emergency battery pack options.
4. Supplied with factory installed step down transformer.
5. Refer to TECH-240 for compatible dimmers.
6. Not available with nLight®.
7. Specify voltage.
8. For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with WR (white reflector) or FL (flangeless) option.
9. For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with BR (black reflector) or FL (flangeless) option.
10. ER for use with generator supply power. Will require an emergency hot feed and normal hot feed.
11. Fixture begins at 80% light level. Must be specified with NLT or NLTER. Only available with EZ10 and EZ1 drivers.
12. 12,000LM max with EL or nLight® options. 5,000LM max with Lutron drivers combined with EL. Not available with ELR, HAO, or EXAB, or any nLight® AIR dimming options.
13. Only available 5000LM - 15,000LM with eldoLED drivers.
14. Not available DALI or DMX drivers. Not available with CP or N80 options. Not recommended for metal ceiling installations.
15. When combined with the EZ1, EZ10, or EZB option, normal luminaires (non-emergency) can be used as a normal power sensing device for nearby nLight AIR devices and luminaires with EM emergency options.

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SPECIFICATIONS

Optical Assembly
Optical design is a Bounding Ray™ design with 45° cutoff to source and source image. Top-down flash characteristic for superior glare control.
Unitized optics shall have mechanical attachment of the light engine to the lower reflector for complete optical alignment.

Electrical
The luminaire shall operate from a 50 or 60 Hz ±3 Hz AC line over a voltage ranging from 120 VAC to 277 VAC. The fluctuations of line voltage shall have no visible effect on the luminous output.
The luminaire shall have a power factor of 90% or greater at all standard operating voltages and full luminaire output.
Sound Rated A+. Driver shall be >80% efficient at full load across all input voltages.
Input wires shall be 18AWG, 300V minimum, solid copper.

Controls
Luminaire shall be equipped with interface for nLight wired or wireless network with integral power supply as per specification.

Dimming
The luminaire shall be capable of continuous dimming without perceivable stroboscopic flicker as measured by flicker index (ANSI/IES RP-16-10) over a range of 100 – 10%, 100 – 1.0% or 100 – 0.1% of rated lumen output with a smooth shut off function to step to 0%.
eldoLED LED drivers shall conform to IEEE P1789 standards. Alternatively, manufacturers must demonstrate conformance with product literature and testing which demonstrates this performance. Systems that do not meet IEEE P1789 will not be considered.
Driver is inaudible in 24dB environment, and stable when input voltage conditions fluctuate over what is typically experienced in a commercial environment.

Construction
Fully serviceable and upgradeable lensed LED light engine, both the driver and light engine are suitable for field maintenance and are serviceable from above or below the ceiling.
Luminaire housing shall be constructed of 16-gauge galvanized steel and have preinstalled telescopic mounting bars with maximum 32" and minimum 15" extension and 4" vertical adjustment.
Luminaires shall be suitable for installation in ceilings up to 1½" thick. (specify ceiling thickness adapter to extend frame to accommodate ceiling thickness up to 5").
Tool-less adjustments shall be possible after installation.
The assembly and manufacturing process for the luminaire shall be designed to assure all internal components are adequately supported to withstand mechanical shock and vibration.
25°C ambient temperature standard (1/2" clearance on all sides from non-combustible materials in non-IC applications, unless marked spacing noted otherwise). For use in insulated ceilings, a 3" clearance on all sides from insulation is required (unless marked spacing noted otherwise). 40°C high ambient optional.

Listings
Fixtures are CSA certified to meet US and Canadian Standards: All fixtures manufactured in strict accordance with the appropriate and current requirements of the "Standards for Safety" to UL, wet location covered ceiling. Luminaire configurations are Energy Star certified through testing in EPA–recognized laboratories, with the results reviewed by an independent, accredited certification organization. Visit www.energystar.gov for specific configurations listed.

BUY AMERICAN ACT
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

Photometrics
LEDs tested to LM-80 standards. Measured by IESNA Standard LM-79-08 in an accredited lab. Lumen output shall not decrease by more than 30% over the minimum operational life of 60,000 hours.
Color appearance from luminaire to luminaire of the same type and in all configurations, shall be consistent both initially and at 60,000 hours and operate within a tolerance of <2.5 MacAdam ellipse as defined by a point at the intersection of the CCT line and the black body locus line in CIE chromaticity space.

Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note:
Actual performance may differ as a result of end user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.

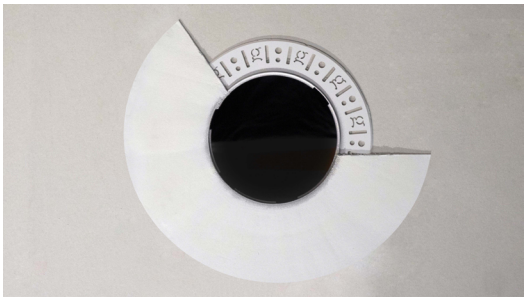
A+ Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight® control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.
*See ordering tree for details

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Partially finished mud ring, showing cross-section detail.



An EVO downlight requires only approximately 3" of plaster to finish.



EVO with flangeless trim

Flangeless Installation

Gotham's flangeless option utilizes a micro-thin polymer mud ring that minimizes the amount of drywall compound required to finish the ceiling. The end result is a virtually undetectable flangeless downlight installation.

The polymer mud ring is installed independent of the of the recessed frame, therefore floating with the ceiling. This innovation minimizes any surface cracks during reflector installation, ceiling movement and any future service to the recessed frame, wiring, electronics, etc.

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Marked Spacing in Inches 25°C Ambient			
Lumen Package	Fixed Center to Center MIN	Fixture Center to Building Member MIN	Space Above Fixture
500-5000	None	None	None
6000	24	12	5
8000	36	18	11
10000			9
12000			
15000			
17500	72	36	

Marked Spacing in Inches 40°C Ambient			
Lumen Package	Fixed Center to Center MIN	Fixture Center to Building Member MIN	Space Above Fixture
5000	24	12	5
6000			
8000	48	24	9
10000			
12000			
15000	72	36	9

Marked Spacing Chicago Plenum Open Frame in Inches 25°C Ambient			
Lumen Package	Fixed Center to Center MIN	Fixture Center to Building Member MIN	Space Above Fixture
250-5000	None	None	None
6000	24	12	5
8000	36	18	11
10000			9
12000			
15000			
17500	72	36	

Marked Spacing Chicago Plenum Enclosure in Inches 25°C Ambient			
Lumen Package	Fixed Center to Center MIN	Fixture Center to Building Member MIN	Space Above Fixture
250-6000	None	None	None
8000	36	18	6
10000	48	24	3
12000			

EVO - eldoLED Driver Default Dimming Curve			
Nomenclature	Min Dimming	Driver Dim Curve	Control Dim Curve
EZ10	10%	Linear	Linear/Logarithmic
EZ1	1%	Linear	Linear/Logarithmic
EXA1	1%	Linear	Linear/Logarithmic
EZB	<1%	Logarithmic	Linear
EDAB	<1%	Logarithmic	Linear
EXAB	<1%	Logarithmic	Linear
EDXB	<1%	Square	Linear

Driver		Control Provided (note: 347V/UVOLT versions provided with 347 option selected)			
Nomenclature	Description	NLT	NLTER	NLTAIR2	NLTAIRER2
GZ10	0-10V driver dims to 10%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V ER G2
GZ1	0-10V driver dims to 1%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V ER G2
EZ10	eldoLED 0-10V ECOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2
EZ1	eldoLED 0-10V ECOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2
EZB	eldoLED 0-10V SOLOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2

How to Estimate Delivered Lumens in Emergency Mode

Delivered Lumens = 1.25 x P x LPW

P = Output power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

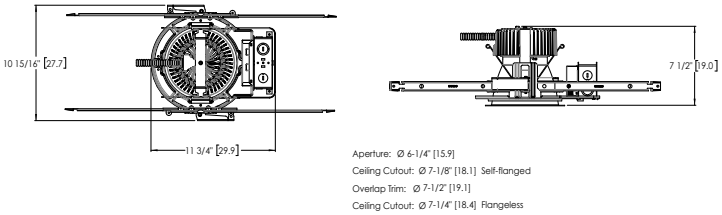
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DIMENSIONAL DATA

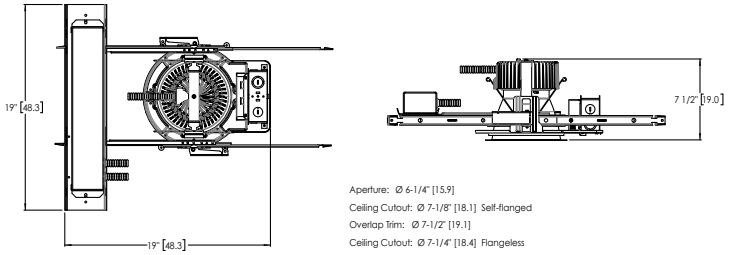
*Dimensions in inches [centimeters]

Aperture: 6 1/4" [15.9)]	Ceiling Opening: 7 1/8" [18.1] self-flanged
Overlap Trim: 7 1/2" [19.1]	7 1/4" [18.4] flangeless

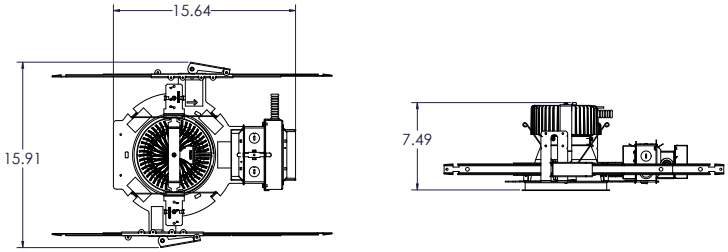
250LM-5000LM Standard



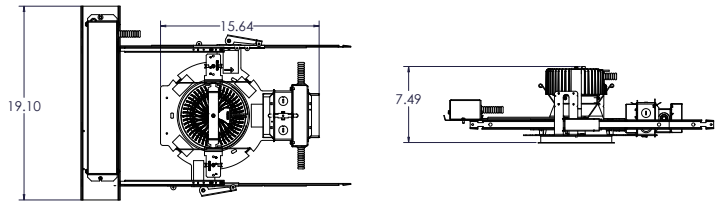
250LM-5000LM Battery Pack



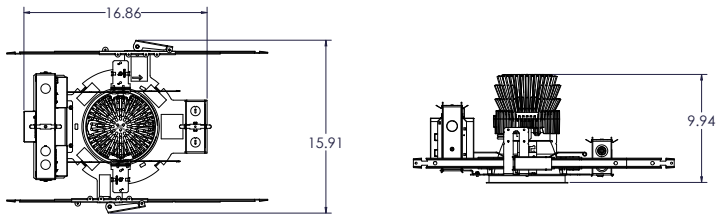
6000LM-8000LM Standard



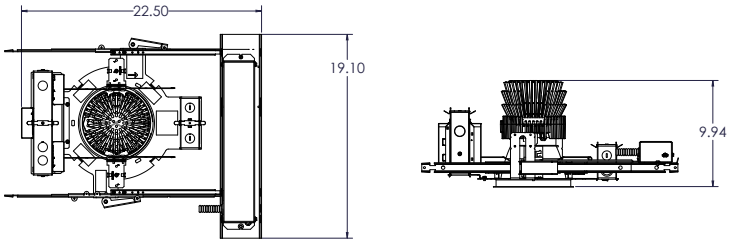
6000LM-8000LM Battery Pack



10,000LM-17,500LM Standard



10,000LM-17,500LM Battery Pack



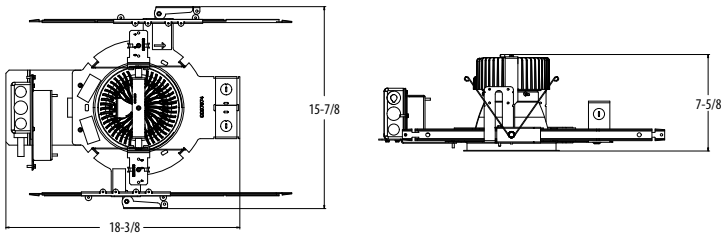
GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Conyers, GA 30012 | P 800-705-SERV (7378) | gothamlighting.com
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gotham®

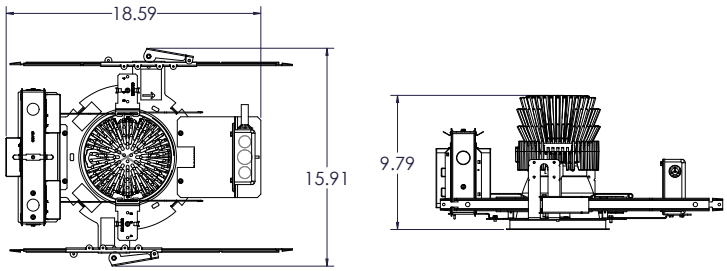
DIMENSIONAL DATA

*Dimensions in inches [centimeters]

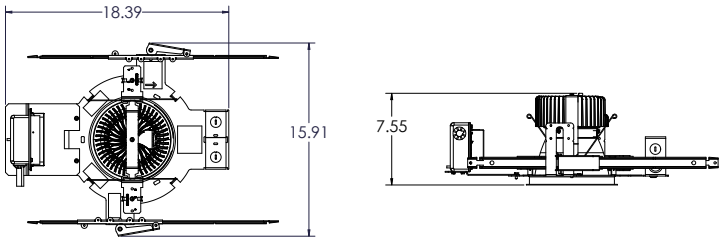
250LM-4500LM CP



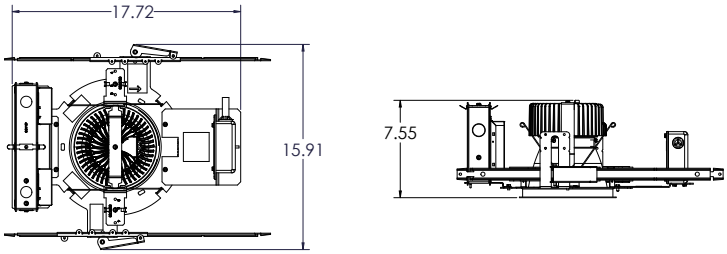
10000LM - 17,500LM Lumen Open Frame CP



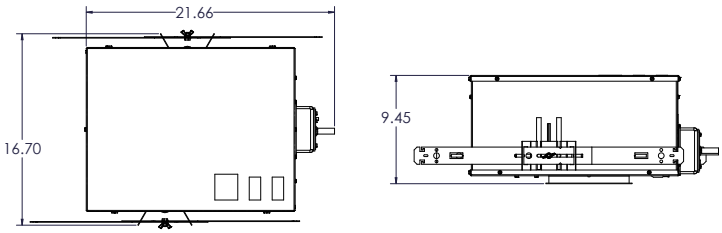
5000LM ECO/SOLO Drive Open Frame CP



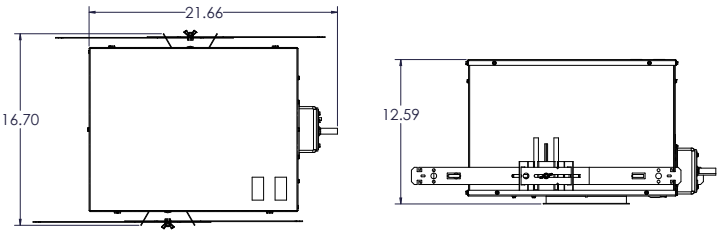
5000LM (Lutron & POWER Drive Only), 6000LM & 8000LM Open Frame CP



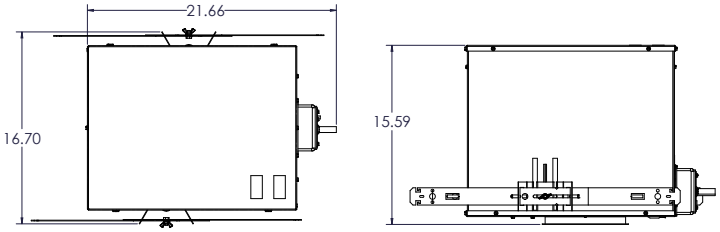
250LM - 6000LM CP Enclosed with Battery Pack and/or nLight™ Only



8,000LM CP Enclosed with Battery Pack and/or nLight™ Only



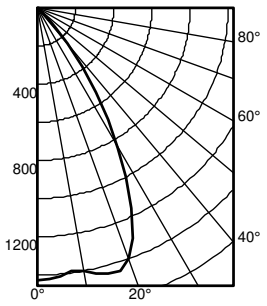
10,000LM-12,000LM CP Enclosed with Battery Pack and/or nLight™ Only



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Photometry

EV06 35/15 AR MWD LS INPUT WATTS: 14.7, DELIVERED LUMENS: 1471LM, LPW= 100, 1.03 S/MH, TEST NO. LTL27783P1505



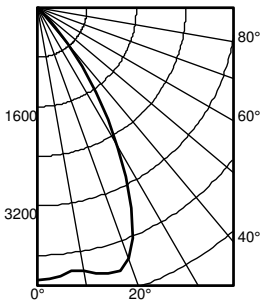
	Ave	Lumens
0	1431	
5	1410	134
15	1442	405
25	1161	523
35	540	332
45	78	72
55	3	4
65	1	1
75	0	1
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	1061.4	72.2
0° - 40°	1393.5	94.7
0° - 60°	1469.5	99.9
0° - 90°	1470.9	100.0
90° - 180°	0.0	0.0
0° - 180°	1470.9	*100.0
*Efficiency		

pf	80%			20%			50%		
pc				70%					
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	105	103	101
2	103	99	96	101	98	95	98	95	93
3	96	91	87	95	90	87	92	88	85
4	90	84	80	89	84	80	87	82	79
5	84	78	74	83	78	74	81	77	73
6	79	73	69	78	73	69	77	72	68
7	74	68	64	74	68	64	72	67	63
8	70	64	60	69	64	60	68	63	59
9	66	60	56	65	60	56	64	59	56
10	62	56	52	62	56	52	61	56	52

		50% beam - 54.4°		10% beam - 77.9°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	47.3	5.7	23.7	8.9	4.7
10.0	25.4	7.7	12.7	12.1	2.5
12.0	15.9	9.8	7.9	15.3	1.6
14.0	10.8	11.8	5.4	18.6	1.1
16.0	7.9	13.9	3.9	21.8	0.8

EV06 35/45 AR MWD LS INPUT WATTS: 47.3, DELIVERED LUMENS: 4532.7LM, LPW= 95.8, 1.03 S/MH, TEST NO. LTL27783P1649



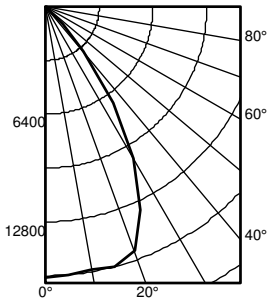
	Ave	Lumens
0	4411	
5	4346	413
15	4443	1247
25	3578	1610
35	1665	1024
45	242	222
55	8	12
65	2	3
75	1	2
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	3270.7	72.2
0° - 40°	4294.2	94.7
0° - 60°	4528.3	99.9
0° - 90°	4532.7	100.0
90° - 180°	0.0	0.0
0° - 180°	4532.7	*100.0
*Efficiency		

pf	80%			20%			50%		
pc				70%					
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	105	103	101
2	103	99	96	101	98	95	98	95	93
3	96	91	87	95	90	87	92	88	85
4	90	84	80	89	84	80	87	82	79
5	84	78	74	83	78	74	81	77	73
6	79	73	69	78	73	69	77	72	68
7	74	68	64	74	68	64	72	67	63
8	70	64	60	69	64	60	68	63	59
9	66	60	56	65	60	56	64	59	56
10	62	56	52	62	56	52	61	56	52

		50% beam - 54.4°		10% beam - 77.9°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	145.8	5.7	72.9	8.9	14.6
10.0	78.4	7.7	39.2	12.1	7.8
12.0	48.9	9.8	24.4	15.3	4.9
14.0	33.4	11.8	16.7	18.6	3.3
16.0	24.2	13.9	12.1	21.8	2.4

EV06 35/175 AR MWD LS INPUT WATTS: 175.3, DELIVERED LUMENS: 17801LM, LPW=101.5, 1.06 S/MH, TEST NO. ISF 34035P268



	Ave	Lumens
0	16146	
5	15998	1521
15	16006	4479
25	13362	6001
35	7018	4289
45	1470	1299
55	100	156
65	37	38
75	13	14
85	2	2
90	0	

Zone	Lumens	% Lamp
0° - 30°	12002.3	67.4
0° - 40°	16291.0	91.5
0° - 60°	17746.3	99.7
0° - 90°	17801.0	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	17801.0	*100.0
*Efficiency		

pf	80%			20%			50%		
pc				70%					
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	108	106	104	104	103	101
2	103	98	95	101	97	94	98	95	92
3	95	90	86	94	89	86	91	87	84
4	89	83	79	88	82	78	85	81	77
5	83	77	72	82	76	72	80	75	71
6	77	71	67	77	71	67	75	70	66
7	73	66	62	72	66	62	71	65	61
8	68	62	58	67	62	57	66	61	57
9	64	58	54	63	58	54	62	57	53
10	60	54	50	60	54	50	59	54	50

		50% beam - 55.7°		10% beam - 79.8°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	533.7	5.8	266.9	9.2	53.4
10.0	287.0	7.9	143.5	12.5	28.7
12.0	178.9	10.0	89.4	15.9	17.9
14.0	122.1	12.1	61.0	19.2	12.2
16.0	88.6	14.3	44.3	22.6	8.9

Lumen Output Multiplier		
CRI	CCT	Multplier
80	2700K	0.96
	300K	1.00
	3500K	1.00
	4000K	1.01
	5000K	1.07
90	2700K	0.80
	300K	0.83
	3500K	0.85
	4000K	0.87
	5000K	0.91

Reflector Finish Multiplier	
Reflector Finish	Multiplier
LS - Specular	1
LSS - Semi Specular	0.956
WR - White	0.87
LD - Matte Diffuse	0.85
BR - Black	0.73

Distributions		
Nomenclature	Beam Angle	Field Angle
VND	30	64
ND	44	69
MD	54	82
MWD	67	89
WD	71	92

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D-Series Size 1
LED Wall Luminaire

Catalog Number

Notes

Type

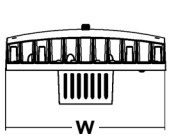
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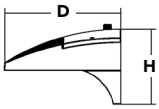
d-series

Specifications

Luminaire

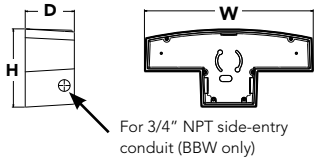
Width:	13-3/4" *(34.9 cm)*	**Weight:**	12 lbs *(5.4 kg)*
Depth:	10" *(25.4 cm)*		
Height:	6-3/8" *(16.2 cm)*		





Back Box (BBW, E20WC)

Width:	13-3/4" *(34.9 cm)*	**BBW Weight:**	5 lbs *(2.3 kg)*
Depth:	4" *(10.2 cm)*	**E20WC Weight:**	10 lbs *(4.5 kg)*
Height:	6-3/8" *(16.2 cm)*		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) [1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) [1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT [2] 120 [3] 208 [3] 240 [3] 277 [3] 347 [3,4] 480 [3,4]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [5]	**Shipped installed** PE Photoelectric cell, button type [6] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht [1,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [1,7] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [1,7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [1,7] E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant [8,9]

Other Options

Shipped installed

SF	Single fuse (120, 277 or 347V) [3,10]
DF	Double fuse (208, 240 or 480V) [3,10]
HS	House-side shield [11]
SPD	Separate surge protection [12]

Shipped separately [11]

BSW	Bird-deterrent spikes
VG	Vandal guard
DDL	Diffused drop lens

Finish *(required)*

DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DNAXD	Natural aluminum	DBLBXD	Textured black		
DWHXD	White	DNATXD	Textured natural aluminum		

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES

1 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7 Reference Motion Sensor table on page 3.
8 Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9 Not available with SPD.
10 Not available with E20WC.
11 Also available as a separate accessory; see Accessories information.
12 Not available with E20WC.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
	1000 mA	73W	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

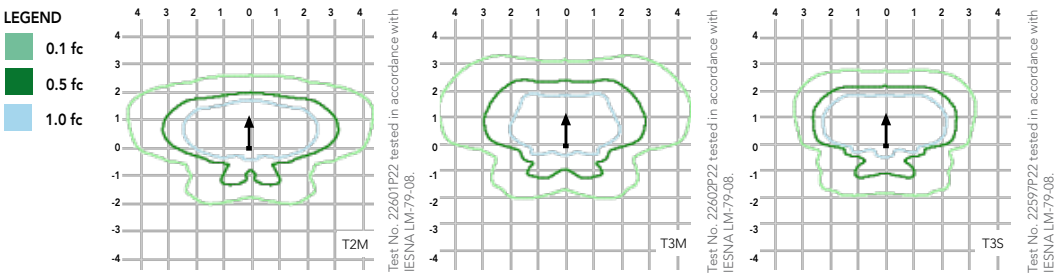
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

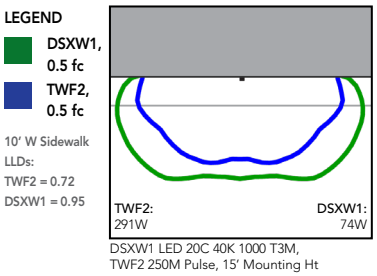
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.



DSXW1 LED 20C 40K 1000 T3M, TWF2 250M Pulse, 15' Mounting Ht

Options and Accessories



T3M (left)



HS - House-side shields



BSW - Bird-deterrent spikes



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

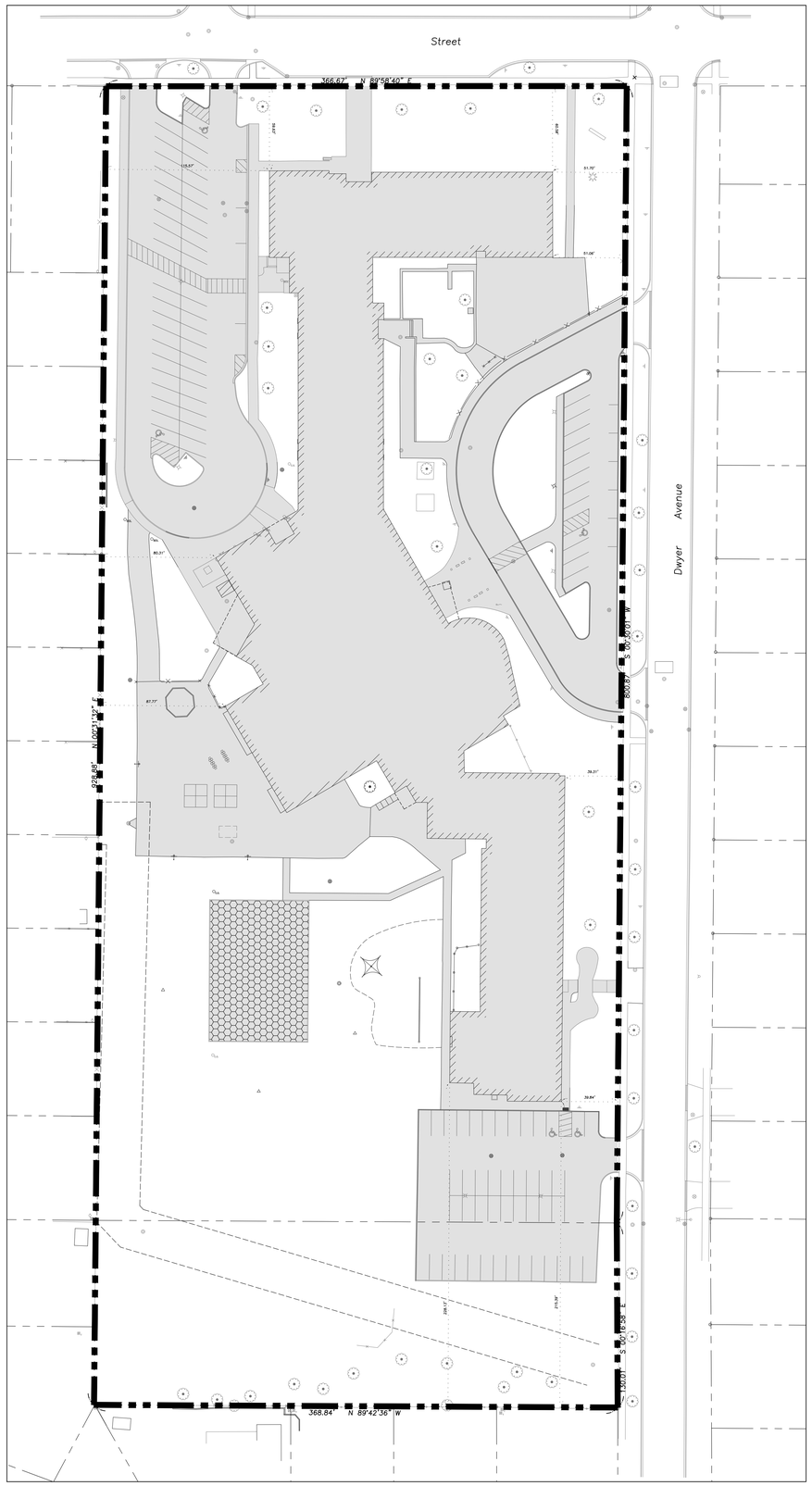
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

BUY AMERICAN ACT
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

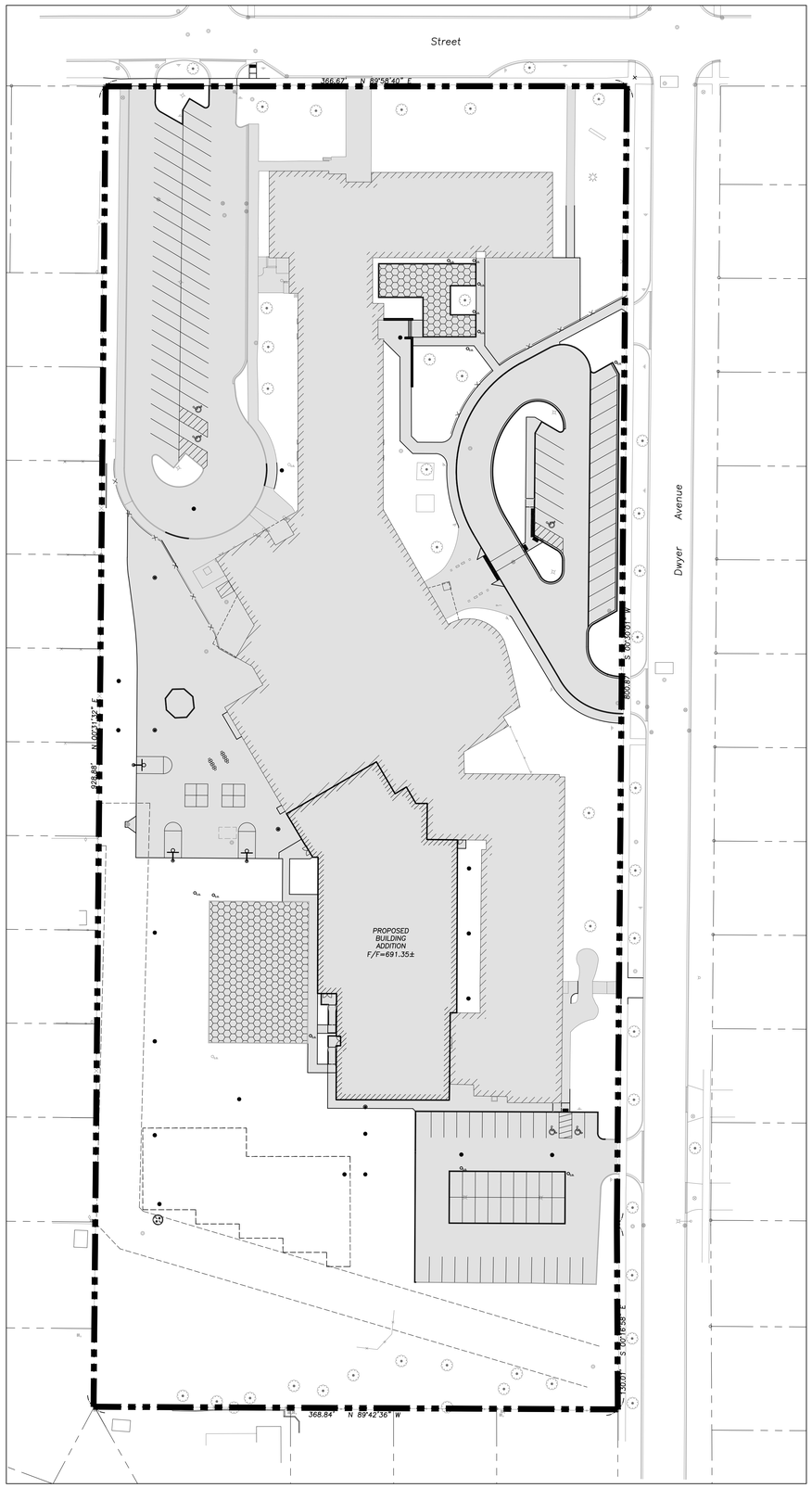
WARRANTY
Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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EXISTING CONDITIONS



PROPOSED CONDITIONS





Scale: 1"=40'

EXHIBIT LEGEND

IMPERVIOUS AREA

PERMEABLE PLAYGROUND AREA

PROPERTY LINE
341,246 SF
7.83 ACRES

EXISTING SITE CONDITIONS

IMPERVIOUS AREA
169,215 SF = 3.88 ACRES

PERMEABLE PLAYGROUND AREA
6,850 SF = 0.16 ACRES

PERVIOUS AREA
165,181 SF = 3.79 ACRES

RUNOFF COEFFICIENT
C = 0.73

PROPOSED SITE CONDITIONS

IMPERVIOUS AREA
189,745 SF = 4.35 ACRES

PERMEABLE PLAYGROUND AREA
9,060 SF = 0.21 ACRES

PERVIOUS AREA
142,441 SF = 3.27 ACRES

RUNOFF COEFFICIENT
C = 0.76

SUMMARY

IMPERVIOUS AREA
= +0.47 ACRES

PERMEABLE PLAYGROUND AREA
= +0.05 ACRES

PERVIOUS AREA
= -0.52 ACRES

SWM REQUIREMENTS

EXISTING CONDITIONS (Site, MRM B-75, Village Allowable Release)
= 2.374 AC-FT

PROPOSED CONDITIONS (Site, MRM B-75, Village Allowable Release)
= 2.495 AC-FT

ALLOCATED IN WILKE-KIRCHOFF BASIN (Site, TP-40 MWRD PERMIT 77-535)
= 2.021 AC-FT

Assumes:
A = 7.83 AC
C = 0.66 (Per Record Permit)
Release Rate = 0.284 CFS (0.036 CFS/AC Per Record Permit)

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
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EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-005220
EXPIRES: 04/30/2023

WESTGATE ELEMENTARY SCHOOL BUILDING ADDITION AND RENOVATIONS

500 S. DWYER AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

No.	Date	Description
	11/17/22	ISSUE FOR PLAN COMMISSION

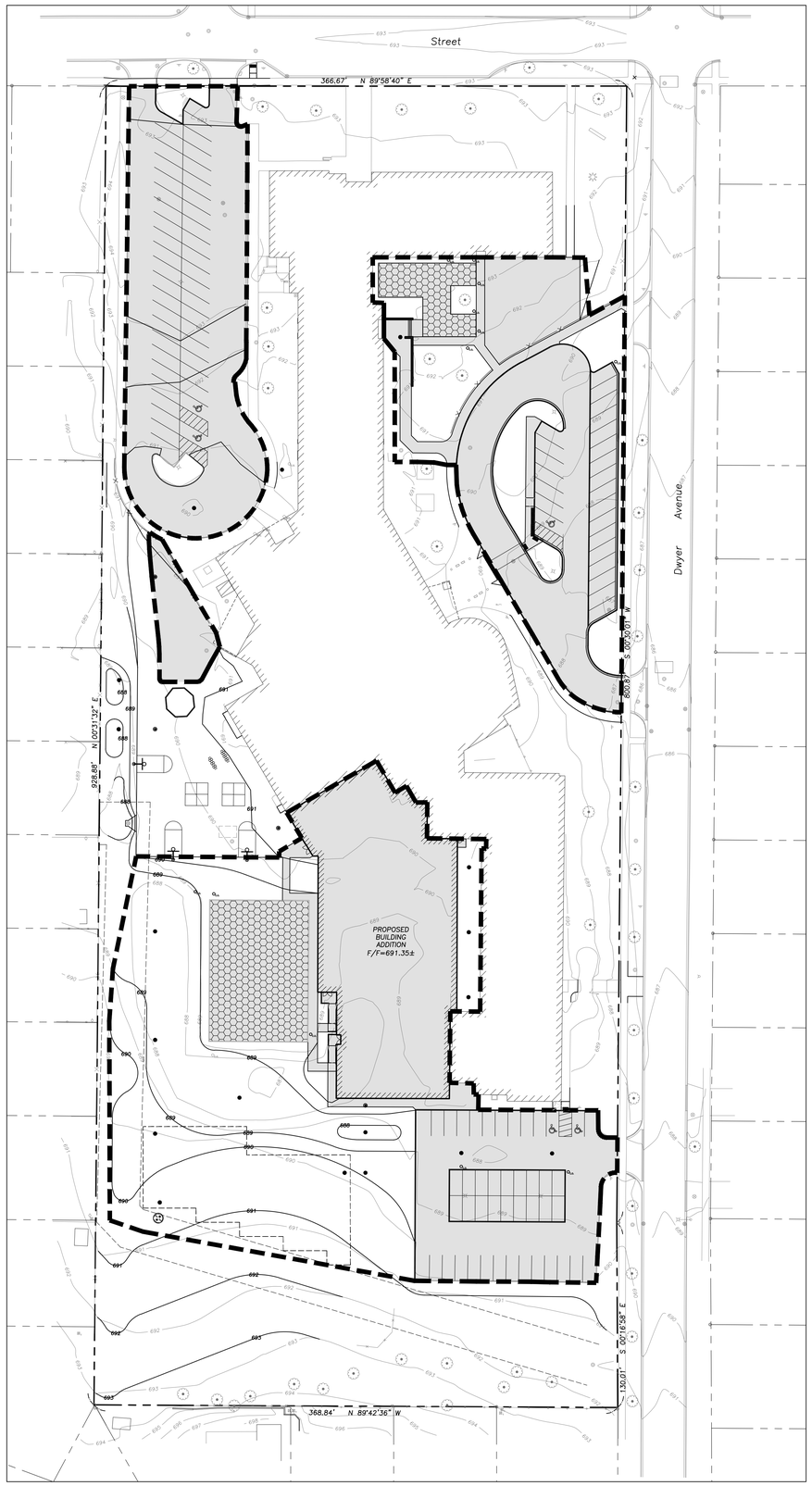
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Design By:	Approved By:	Date:
JC	TH	11/17/22

Sheet Title:
EXISTING VS. PROPOSED SITE COVERAGE

Sheet No:
CX101

NOT FOR CONSTRUCTION



PROPOSED CONDITIONS

N

40 0 40 80 120

Scale: 1"=40'

EXHIBIT LEGEND

IMPERVIOUS AREA

PERMEABLE PLAYGROUND AREA

PROPERTY LINE
341,246 SF
7.83 ACRES

DEVELOPMENT AREA (VILLAGE)
±154,380 SF
3.54 ACRES

PROPOSED CONDITIONS

IMPERVIOUS AREA
92,925 SF = 2.13 ACRES

PERMEABLE PLAYGROUND AREA
9,060 SF = 0.21 ACRES

PERVIOUS AREA
52,395 SF = 1.20 ACRES

RUNOFF COEFFICIENT
C = 0.79

SWM REQUIREMENTS

VILLAGE:

PROPOSED CONDITIONS (MRM B-75, Village Allowable Release)
= 1.189 AC-FT

ALLOCATED IN WILKE-KIRCHOFF BASIN
(TP-40 MWRD PERMIT 77-535)
= 2.021 AC-FT

Assumes:
C = 0.66 (Per Record Permit)
Release Rate = 0.284 CFS (0.036 CFS/AC Per Record Permit)

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PROFESSIONAL DESIGN FIRM
LICENSE NO.: 184-005220
EXPIRES: 04/30/2023

WESTGATE ELEMENTARY SCHOOL BUILDING ADDITION AND RENOVATIONS

500 S. DWYER AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

No.	Date	Description
	11/17/22	ISSUE FOR PLAN COMMISSION

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Design By:	Approved By:	Date:
JC	TH	11/17/22

Sheet Title:
EXISTING VS. PROPOSED DEVELOPMENT AREA (VILLAGE SWM)

Sheet No:
CX201

NOT FOR CONSTRUCTION

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: **AHSD 25 KINDERGARTEN ADDITIONS** **PERMIT NUMBER:**

LOCATION: **WESTGATE ELEMENTARY - EXISTING** **DATE:** 12/13/2022

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

X OTHER: SITE

CONDITION (SELECT WITH DROP-DOWN)

___ PROPOSED CONDITION

X EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Impervious (Village C)	0.95	3.88	3.69
Permeable Playground	0.75	0.16	0.12
Pervioius (Village C)	0.50	3.79	1.90
TOTALS:		7.83	5.70

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{5.70}{7.83} \rightarrow \text{Composite C} = \mathbf{0.73}$$

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: AHSD 25 KINDERGARTEN ADDITIONS **PERMIT NUMBER:**

LOCATION: WESTGATE ELEMENTARY - EXISTING **DATE:** 12/13/2022

DEVELOPMENT INFORMTION

1. Detained Area	7.830	acres
2. Composite Runoff Coefficient	0.730	
3. Actual Release Rate	1.400	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	2.374	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	12.36	70.65	69.25	0.477	
10 min	10.80	61.73	60.33	0.831	
15 min	9.28	53.04	51.64	1.067	
20 min	8.04	45.96	44.56	1.227	
30 min	6.34	36.24	34.84	1.440	
40 min	5.28	30.18	28.78	1.586	
50 min	4.55	26.01	24.61	1.695	
1 hr	4.03	23.04	21.64	1.788	
1.5 hr	3.03	17.32	15.92	1.973	
2 hr	2.49	14.23	12.83	2.121	
3 hr	1.83	10.46	9.06	2.246	
4 hr	1.48	8.46	7.06	2.334	
5 hr	1.25	7.14	5.74	2.374	←
6 hr	1.07	6.12	4.72	2.339	
7 hr	0.96	5.49	4.09	2.365	
8 hr	0.86	4.92	3.52	2.324	
9 hr	0.79	4.52	3.12	2.317	
10 hr	0.72	4.12	2.72	2.244	
11 hr	0.67	3.83	2.43	2.209	
12 hr	0.62	3.55	2.15	2.134	
18 hr	0.45	2.56	1.16	1.723	
24 hr	0.36	2.04	0.64	1.272	

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: **AHSD 25 KINDERGARTEN ADDITIONS** **PERMIT NUMBER:**

LOCATION: **WESTGATE ELEMENTARY - PROPOSED** **DATE:** 12/13/2022

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

X OTHER: SITE

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Impervious (Village C)	0.95	4.35	4.13
Permeable Playground	0.75	0.21	0.16
Pervioius (Village C)	0.50	3.27	1.64
TOTALS:		7.83	5.93

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{5.93}{7.83} \rightarrow \text{Composite C} = \mathbf{0.76}$$

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: AHSD 25 KINDERGARTEN ADDITIONS **PERMIT NUMBER:**

LOCATION: WESTGATE ELEMENTARY - PROPOSED **DATE:** 12/13/2022

DEVELOPMENT INFORMTION

1. Detained Area	7.830	acres
2. Composite Runoff Coefficient	0.760	
3. Actual Release Rate	1.400	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	2.495	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	12.36	73.55	72.15	0.497	
10 min	10.80	64.27	62.87	0.866	
15 min	9.28	55.22	53.82	1.112	
20 min	8.04	47.84	46.44	1.279	
30 min	6.34	37.73	36.33	1.501	
40 min	5.28	31.42	30.02	1.654	
50 min	4.55	27.08	25.68	1.768	
1 hr	4.03	23.98	22.58	1.866	
1.5 hr	3.03	18.03	16.63	2.062	
2 hr	2.49	14.82	13.42	2.218	
3 hr	1.83	10.89	9.49	2.353	
4 hr	1.48	8.81	7.41	2.449	
5 hr	1.25	7.44	6.04	2.495	←
6 hr	1.07	6.37	4.97	2.463	
7 hr	0.96	5.71	4.31	2.495	
8 hr	0.86	5.12	3.72	2.458	
9 hr	0.79	4.70	3.30	2.455	
10 hr	0.72	4.28	2.88	2.384	
11 hr	0.67	3.99	2.59	2.352	
12 hr	0.62	3.70	2.30	2.278	
18 hr	0.45	2.66	1.26	1.879	
24 hr	0.36	2.12	0.72	1.438	

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: **AHSD 25 KINDERGARTEN ADDITIONS** **PERMIT NUMBER:**

LOCATION: **WESTGATE ELEMENTARY - PROPOSED** **DATE:** 12/13/2022

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

X OTHER: DEVELOPMENT AREA

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Impervious (Village C)	0.95	2.13	2.02
Permeable Playground	0.75	0.21	0.16
Pervioius (Village C)	0.50	1.20	0.60
TOTALS:		3.54	2.78

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{2.78}{3.54} \rightarrow \text{Composite C} = \mathbf{0.79}$$

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: AHSD 25 KINDERGARTEN ADDITIONS **PERMIT NUMBER:**

LOCATION: WESTGATE ELEMENTARY - PROPOSED **DATE:** 12/13/2022

DEVELOPMENT INFORMTION

1. Detained Area	3.540	acres
2. Composite Runoff Coefficient	0.790	
3. Actual Release Rate	0.630	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	1.189	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	12.36	34.57	33.94	0.234	
10 min	10.80	30.20	29.57	0.407	
15 min	9.28	25.95	25.32	0.523	
20 min	8.04	22.48	21.85	0.602	
30 min	6.34	17.73	17.10	0.707	
40 min	5.28	14.77	14.14	0.779	
50 min	4.55	12.72	12.09	0.833	
1 hr	4.03	11.27	10.64	0.879	
1.5 hr	3.03	8.47	7.84	0.972	
2 hr	2.49	6.96	6.33	1.047	
3 hr	1.83	5.12	4.49	1.113	
4 hr	1.48	4.14	3.51	1.160	
5 hr	1.25	3.50	2.87	1.184	
6 hr	1.07	2.99	2.36	1.171	
7 hr	0.96	2.68	2.05	1.189	←
8 hr	0.86	2.41	1.78	1.174	
9 hr	0.79	2.21	1.58	1.175	
10 hr	0.72	2.01	1.38	1.143	
11 hr	0.67	1.87	1.24	1.131	
12 hr	0.62	1.74	1.11	1.098	
18 hr	0.45	1.25	0.62	0.925	
24 hr	0.36	1.00	0.37	0.731	

Westgate Elementary School
Traffic and Parking Study
Arlington Heights, Illinois



Prepared For:

Arlington Heights
School District 25

Prepared by:

Eriksson Engineering Associates, Ltd.

ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

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INTRODUCTION

Eriksson Engineering Associates, Ltd. (EEA) was retained by Arlington Heights School District 25 (AHSD 25) to conduct a traffic and parking study for the proposed addition of all-day Kindergarten classes at Westgate School in Arlington Heights, Illinois. The purpose of the study was to observe the existing traffic patterns around the school, to determine the traffic characteristics of the existing and expanded school, to review its parking needs, and to develop roadway and parking recommendations.

EXISTING CONDITIONS

Site Location and Area Land-Uses

Westgate School is located at 500 S. Dwyer Avenue in Arlington Heights, Illinois. The site is bounded by Dwyer Avenue to the east, Grove Street to the north, and residential homes to the west and south. It is located within a single-family residential neighborhood. **Figure 1** illustrates the site location and the surrounding land-uses and roads.

Bicycle and Pedestrian Routes

Dwyer Avenue is an existing bike route extending from Central Road to Euclid Avenue. Grove Street is also a bike route east of Dwyer Avenue. Public sidewalks are located on both sides of the neighborhood streets on Dwyer Avenue and Grove Street surrounding the school.

The All-Way Stop Controlled (AWSC) intersection of Dwyer Avenue and Grove Street has crosswalks on all four legs. The Two-Way Stop Controlled (TWSC) intersection of Grove Street and Harvard Avenue has a crosswalk on the north leg. The TWSC intersection of Grove Street and Princeton Avenue has crosswalks on the north, south, and east legs. During the school's arrival and dismissal periods crossing guards are used by the school on the intersections of Dwyer Avenue/Grove Street and Dwyer Avenue/ Harvard Avenue.

Roadway Characteristics

The roads surrounding the school are under the jurisdiction of the Village of Arlington Heights. A description of the area roadways accessing the school is provided on **Figure 2** and below:

Dwyer Avenue is a north-south local residential roadway with one travel lane in each direction. It has a 25-mph speed limit with a 20-mph school speed limit approaching the school. AN All-Way-Stop-Controlled intersection is provided at Grove Street. Parking is not permitted on both sides of the street surrounding the school during drop-off and pick-up hours.

Grove Street is an east-west local residential roadway with one travel lane in each direction. It has a 25-mph speed limit with a 20-mph school speed limit approaching the school. Parking is not permitted on both sides of the street surrounding the school during school drop-off and pick-up hours.

Harvard Avenue is a north-south local residential roadway with one travel lane in each direction. It has a 25-mph speed limit. Parking is not permitted on both sides of the street on the corner surrounding the school during school drop-off and pick-up hours.

Princeton Avenue is a north-south local residential roadway with one travel lane in each direction. It has a 25-mph speed limit. Parking is permitted on both sides of the street.

The **Appendix** has a detailed signage map around the school prepared by the Village of Arlington Heights.

Existing Traffic Volumes

Weekday morning arrival (8:00-9:30 AM) and afternoon dismissal (2:30-4:00 PM) manual traffic counts were conducted along Dwyer Avenue and Grove Street. Peak-hours of school traffic occurred from 8:15 to 9:15 AM and 3:00 to 4:00 PM on a school weekday which coincides with the school's 9:05 AM start and 3:35 PM dismissal. The existing traffic volumes are shown on **Figure 3A** and included in the **Appendix**. EEA separated the school

traffic from the background traffic in **Figures 3B and 3C**. **Figure 4** summarizes the existing pedestrian and bicycle volumes observed.

School Observations

Westgate School's arrival and dismissal times for the First thru 5th Grades are from 9:05 AM to 3:35 PM. The half-day Kindergarten goes from 9:05 to 11:50 AM and from 12:50 PM to 3:35 PM.

School buses load on the south side of Grove Street north of the school in an existing paved loading area in the parkway. Teachers and staff park in the three lots serving the school on the west, east, and south sides of the school. Kindergarten loading occurs in the west lot off of Grove Street. All other grades load on the east side of the school on Dwyer Avenue or in the east lot.

During the morning arrival period, traffic worked smoothly with little congestion. EEA used an aerial drone to record pictures of the school's operating condition during the arrival and dismissal. **Exhibit 1** shows one photograph taken ten minutes before the start of the school day. There are several movements posted as no turn during school arrival or dismissal periods that were ignored by a small number of drivers.

Exhibit 1
Westgate School Arrival Period – View from the Northwest
August 30, 2022 – 8:55 AM

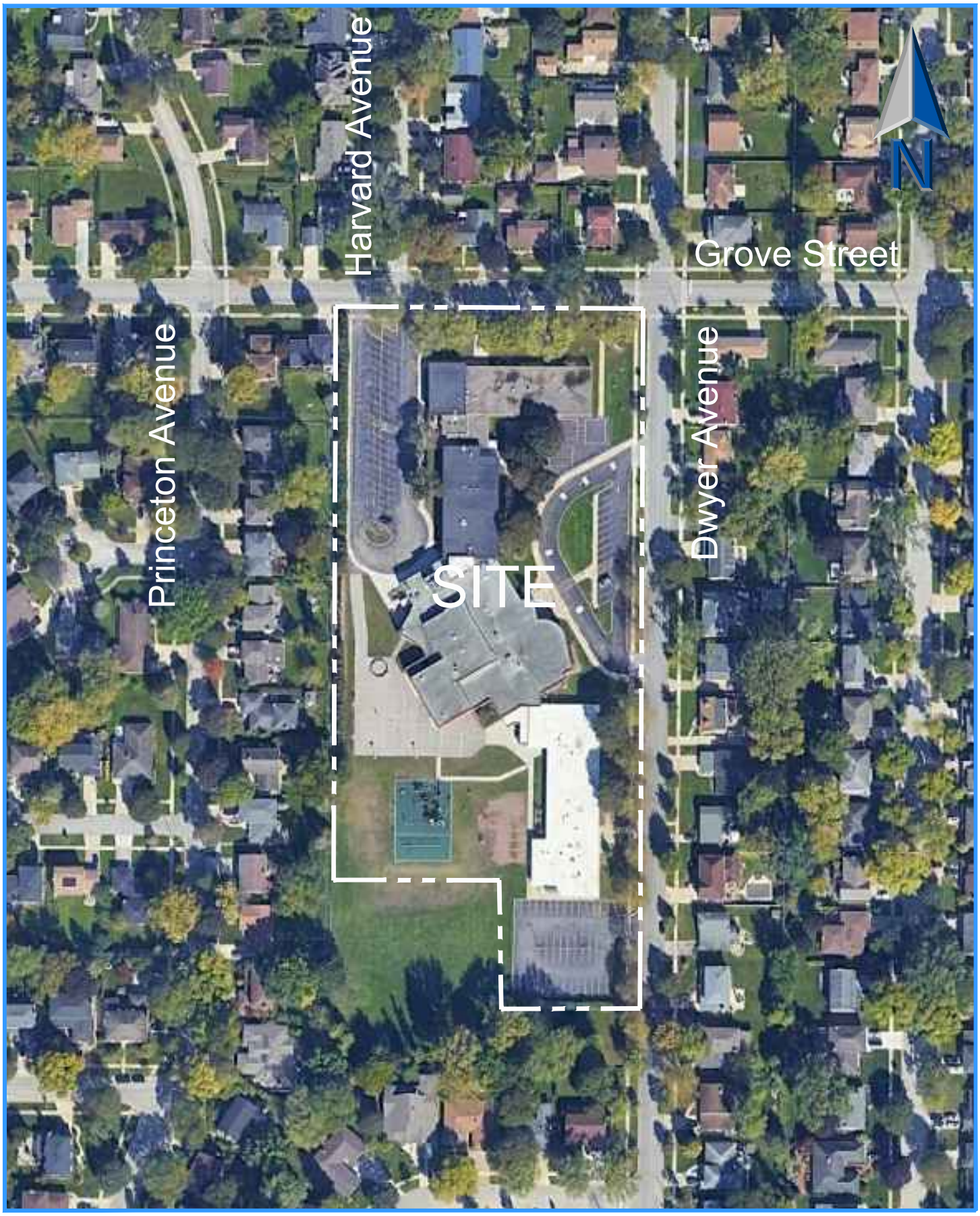


The afternoon dismissal did not work as well as the morning arrival with cars queuing in the east lot and along the west side of Dwyer Avenue. Parents started to line up a half hour before the 3:35 PM school dismissal. Eventually parent vehicles backed up into the Grove Street intersection with cars on the north and east legs waiting to join the queue which interfered with non-school traffic movements. **Exhibit 2** shows an example of the queuing at 3:31 PM just before the school bell.

Exhibit 2
Westgate School Dismissal Period – View from the Northwest
August 30, 2022 – 3:31 PM



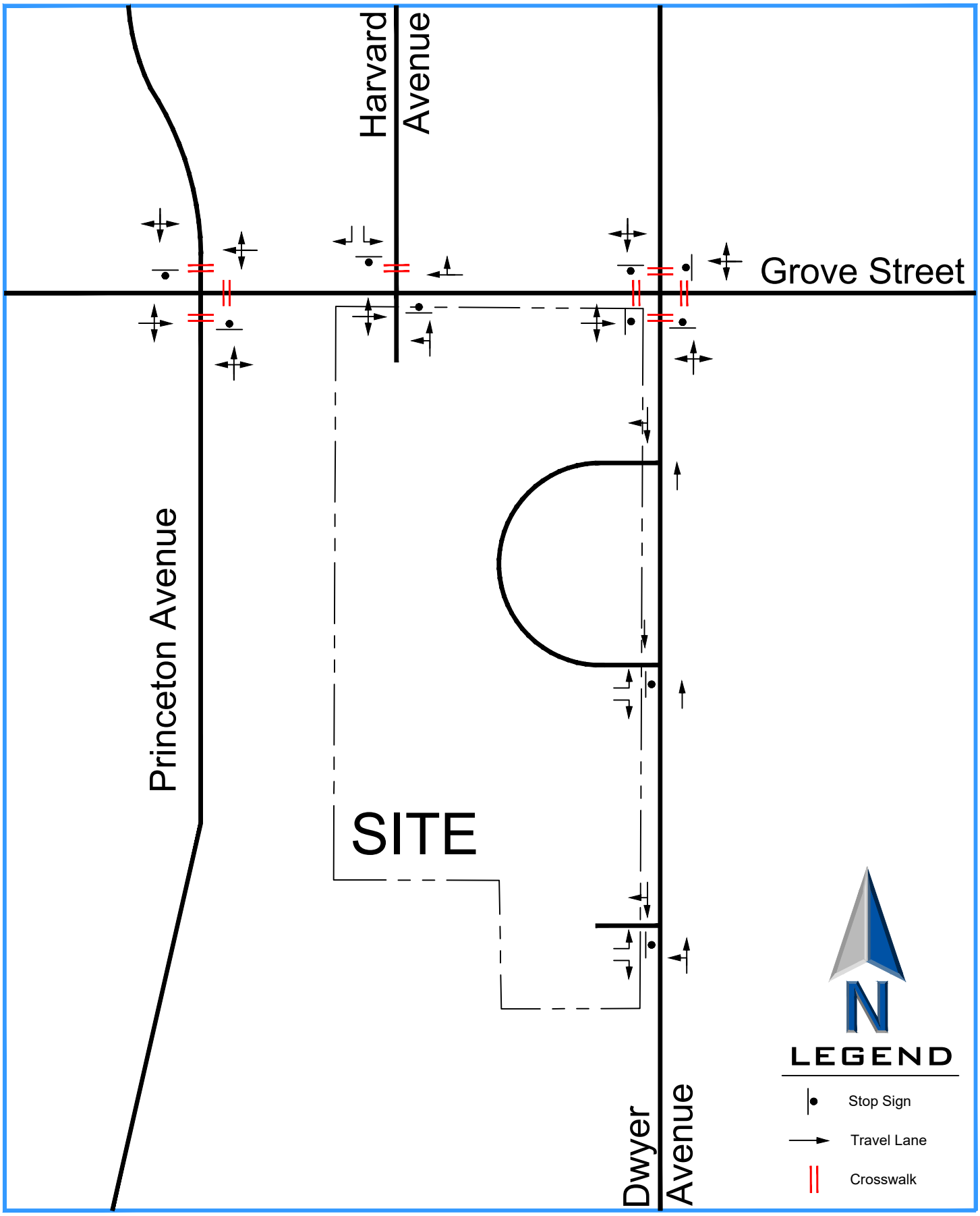
Two school buses serve the school and load on Grove Street north of the school with a total rider ship of 17 to 23 students. Eight taxis also bring students to the school.



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Site Location & Area Roadways

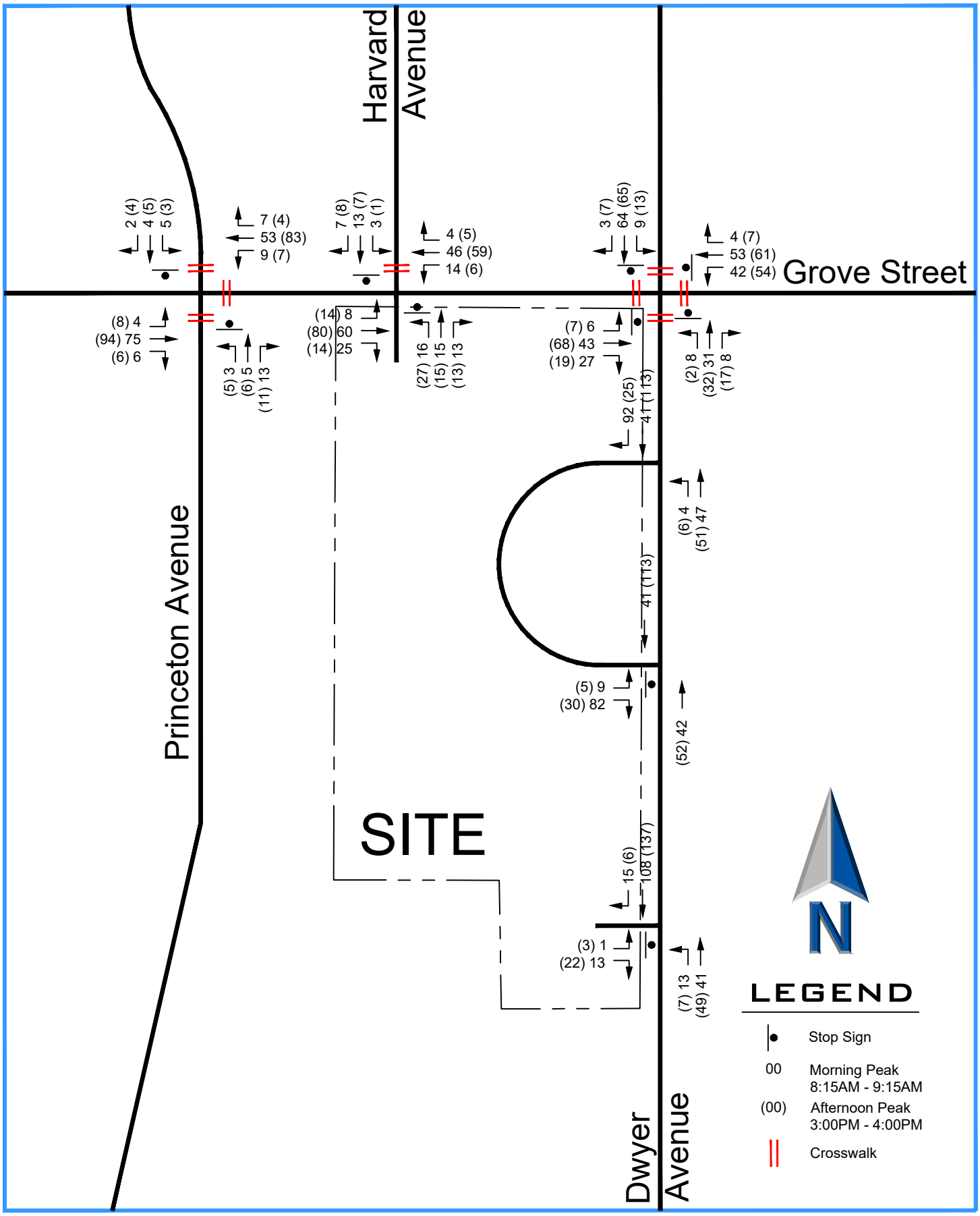
Figure 1



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Existing Roadway Geometrics

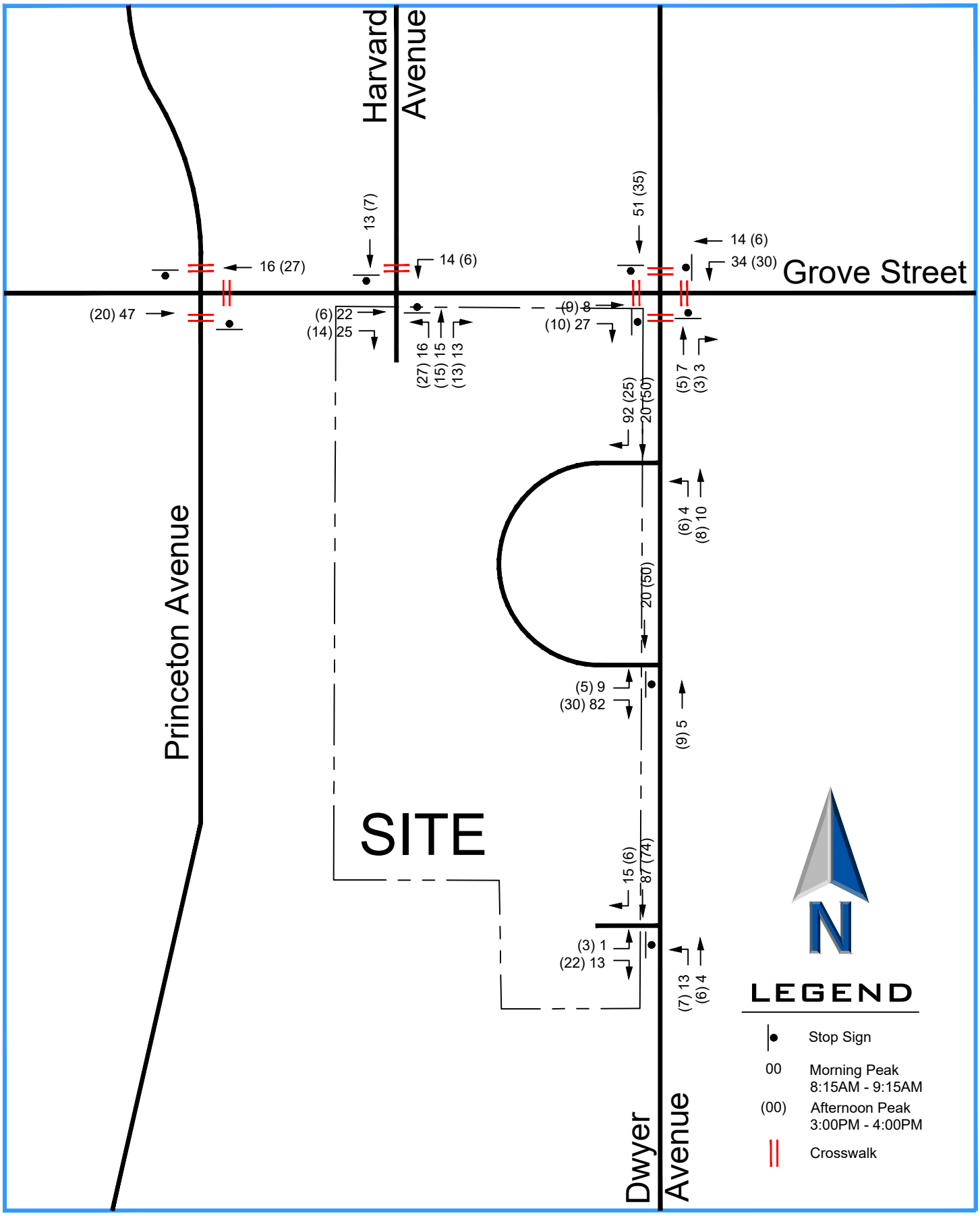
Figure 2



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Existing Traffic Volumes

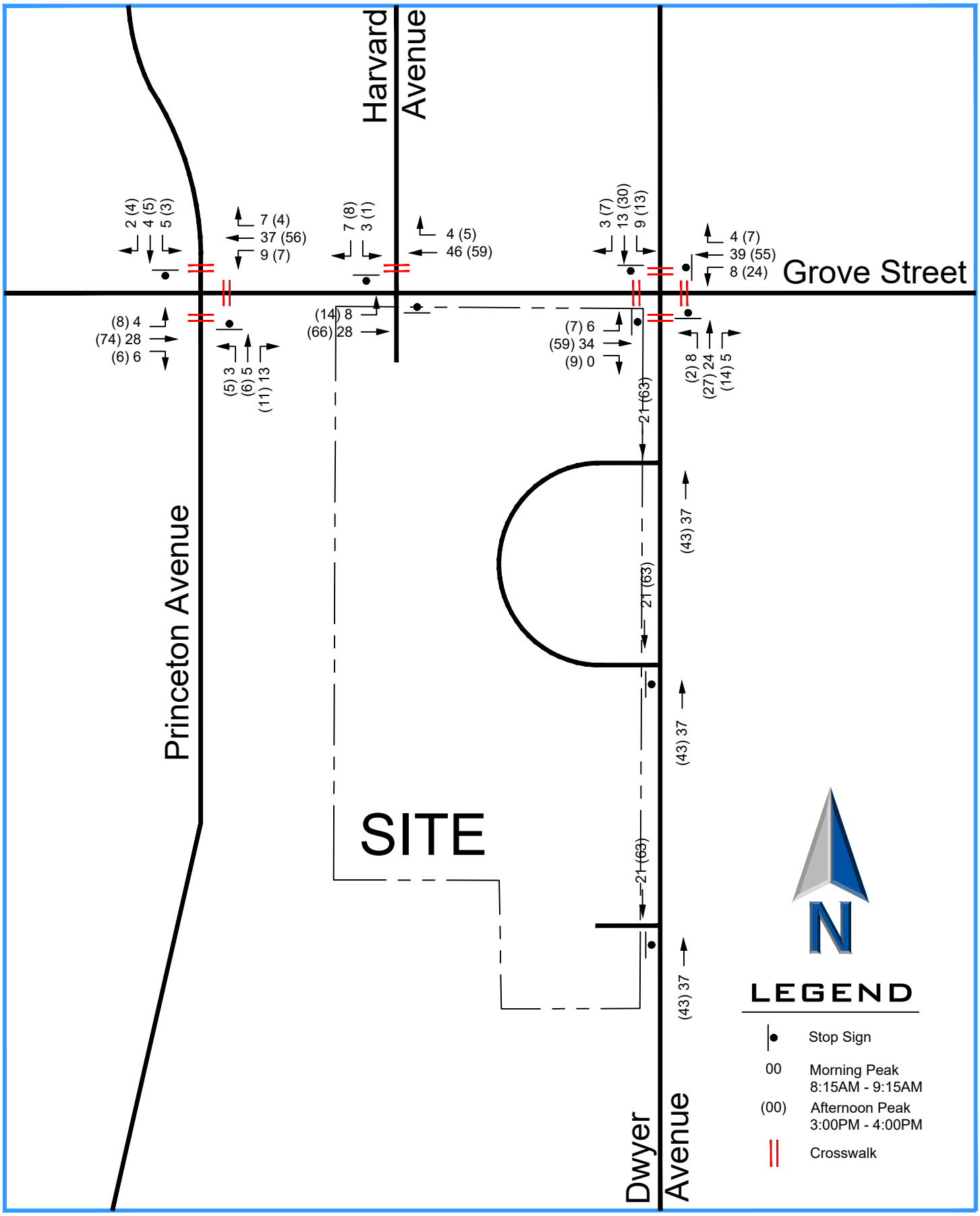
Figure 3A



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Existing School Traffic Volumes

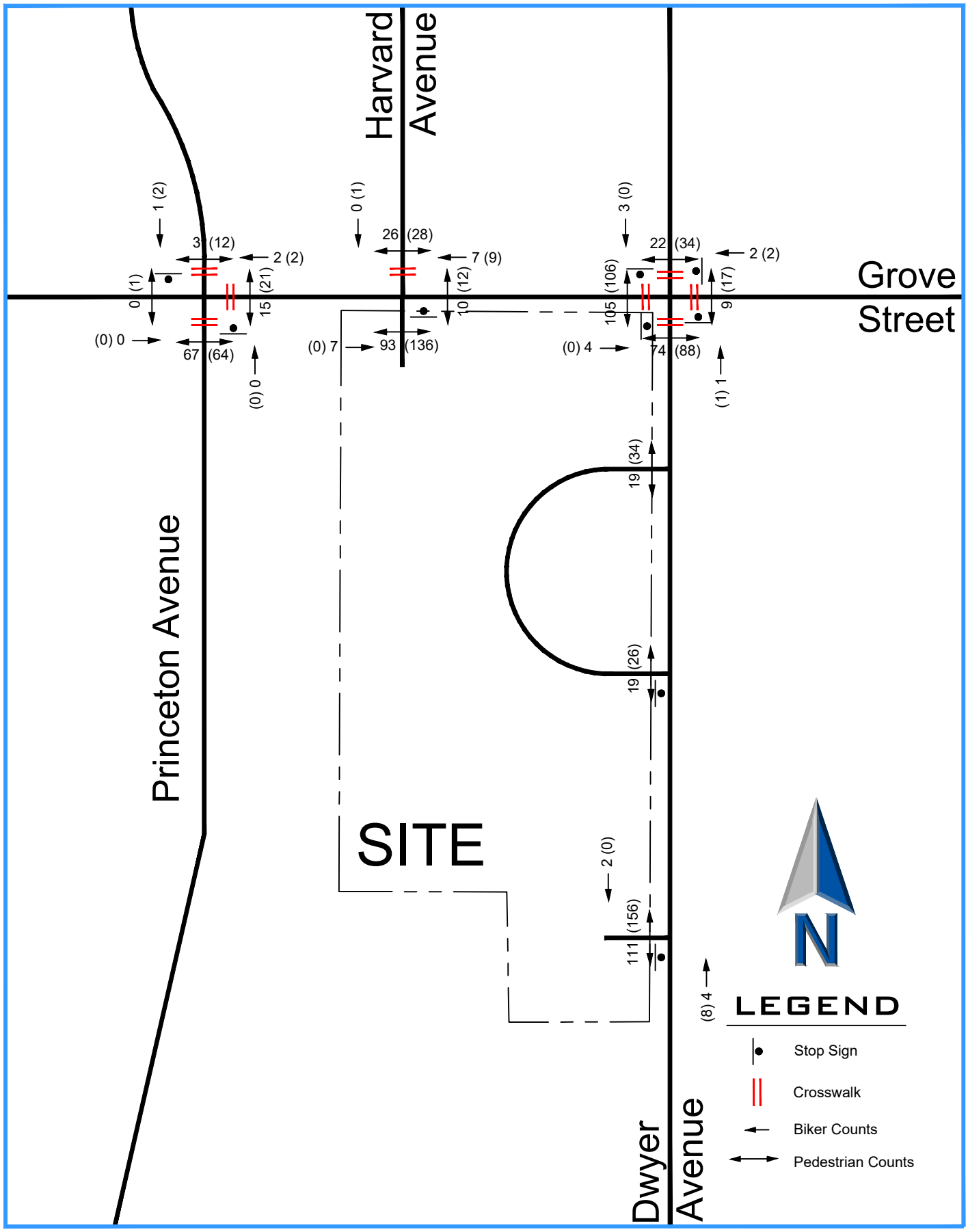
Figure 3B



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Existing Non-School Traffic Volumes

Figure 3C



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Year 2022 Pedestrian and Bike Volumes

Figure 4

SITE TRAFFIC CHARACTERISTICS

Site Plan

The school currently serves 600 children including 98 kindergartners with 95 staff. A full-day kindergarten program is planned for the school which will increase the number of students at the beginning and end of the day. The overall student population is expected to grow by 61 students to 661 students (+9%) including 111 kindergarteners over the next five years. The number of staff is expected to grow from 100 to 102 persons. Additional school buses will not be required.

School Trip Generation and Distribution

Traffic estimates were made for the additional students using the traffic counts at the current school with adjustments for the full-day kindergarten and growth in students. The trip generation rates for the school are higher in the afternoon and lower in the morning than the data provided by the Institute of Transportation Engineer's Trip Generation, 11th Ed. manual for elementary schools. These were provided as a comparison. The rate of vehicle trip generation was applied to the proposed increase in students with the results shown in **Table 1**.

Table 1
School Expansion Traffic Volumes

Scenario	Morning Arrival			Afternoon Dismissal		
	In	Out	Total	In	Out	Total
Trip Generation Based on Existing Traffic Volumes						
Existing 600 Students	176	111	287	149	155	304
Total 661 Students	212	133	345	179	186	365
Net Additional Traffic	**+36**	**+22**	**+58**	**+30**	**+31**	**+61**
ITE Trip Generation Comparison(1)						
Existing 600 Students	240	204	444	124	146	270
Total 661 Students	264	225	489	136	161	297
Net Additional Traffic(2)	**+24**	**+21**	**+45**	**+12**	**+15**	**+27**

(1) ITE Trip Generation Manual, 11th Edition – Land Use Code 520 (Elementary School)
(2) For comparison only – Not used for analyses

The directional distribution for school traffic is based on the existing school traffic counts and is shown in **Table 2** and on **Figure 5**.

Table 2
Existing Directional Distribution

Direction	Percentage
West on Grove Street	19%
North on Harvard Avenue	8%
North on Dwyer Avenue	17%
East on Grove Street	18%
South on Dwyer Avenue	38%
Total	**100%**

Trip Assignment

The future vehicular trips that are generated by the school were distributed to the area roadways based on the site plan, projected school volumes, and the directional distribution analysis. **Figure 6** illustrates the total traffic generated by the school (existing and expansion) and its assignment on the road system.

Two changes were made to the school's circulation plan to address current problems. Currently the west lot is used by the half-day Kindergarten program. With the incorporation of the Kindergarten into a full-day program, the west lot can be used by all parents to drop-off/pick-up students which helps reduce the demand of vehicles using the east lot/Dryden Avenue for loading. The other change is the closure of the existing entry to the East Lot and combining the it with the existing exit lane to create more stacking space on-site and on-street to eliminate back-ups into the Grove/Dryden intersection.

Figure 7 shows the total traffic volumes which a combination of Figure 3C (Non-School traffic) and Figure 5 (Projected School Volumes).

ANALYSES

Intersection Capacity Analyses

An intersection's ability to accommodate traffic flow is based on the average control delay experienced by vehicles passing through the intersection. The intersection and individual traffic movements are assigned a level of service (LOS), ranging from A to F based on the control delay created by a traffic signal or stop sign. Control delay consists of the initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. LOS A has the best traffic flow and least delay. LOS E represents saturated or at capacity conditions. LOS F experiences oversaturated conditions and extensive delays. The Highway Capacity Manual definitions for levels of service and the corresponding control delay for both signalized and unsignalized intersections are shown in **Table 3**.

Table 3
Level of Service Criteria for Intersections

Level of Service	Description	Control Delay (seconds/vehicle)	
		Signals	Stop Signs
A	Minimal delay and few stops	<10	<10
B	Low delay with more stops	>10-20	>10-15
C	Light congestion	>20-35	>15-25
D	Congestion is more noticeable with longer delays	>35-55	>25-35
E	High delays and number of stops	>55-80	>35-50
F	Unacceptable delays and over capacity	>80	>50

Source: Highway Capacity Manual

Capacity analyses were conducted for each intersection using the computer program Highway Capacity Software (HCS) to determine the existing operating conditions of the access system. These analyses were performed for the school's peak arrival and dismissal periods. **Table 4** shows the existing and future level of service results for each intersection. Copies of the capacity analysis summaries are included in the **Appendix**.

Dwyer Avenue at Grove Street

The four-way stop controlled intersection generally works well today and in the future except during the current afternoon dismissal period when t parent pick-up traffic backs up into the intersection. To eliminate this issue, the east lot and access has been redesigned to double the amount of available stacking space (445 to 900 feet) before cars impact the intersection. Also, removing the current restriction in the west lot to only Kindergarten loading will give parents a second loading area to use and reduce the demand in the east lot. No other improvements are proposed for this intersection.

Dwyer Avenue at the East Lot Access

The current east lot access is split into separate inbound and outbound driveways. In the afternoon parent traffic stacks onto the street and into the Dwyer/Grove intersection. The inbound driveway will be redesigned and used as an emergency vehicle access with a gate and the outbound drive be widened to a two-way driveway to the expand East Lot. The plan will double the amount of available stacking space (445 to 900 feet) before cars impact the intersection. The current left-turn restrictions at the entrance will remain. Existing driveway signage will be moved.

Dwyer Avenue at the South Lot Access

This access point serves the staff parking lot on the south side of the school with one inbound and one outbound lane under stop sign control. The existing and projected usage of this driveway is low and will not require any additional improvements.

Table 4
Intersection Level of Service and Delay

Intersection	Movement	AM Arrival		PM Dismissal	
		Existing	Future	Existing	Future
Dwyer Avenue at Grove Street (All-Way Stop)	**NB Approach**	A-8.0	A-8.0	A-8.1	A-8.0
	SB Approach	A-8.3	A-8.4	A-8.7	A-8.5
	EB Approach	A-8.0	A-8.0	A-8.4	A-8.3
	WB Approach	A-8.5	A-8.7	A-9.0	A-8.8
Dwyer Avenue at East Lot Entrance	**NB Left**	A-7.9	Closed	A-8.0	Closed
Dwyer Avenue at East Lot Exit	**EB Approach**	B-10.3	B11.1	A-10.6	B10.7
Dwyer Avenue at South Lot	**NB Left**	A-7.7	A-7.7	A-7.8	A-7.8
	EB Approach	A-10.7	A-10.9	A-10.3	A-10.7
Grove Street at Harvard Avenue And West Lot	**NB Approach**	A-13.2	C-16.8	B-12.3	B-13.1
	SB Approach	B-12.2	B-12.9	B-10.5	B-10.7
	EB Left	A-7.5	A-7.5	A-7.4	A-7.4
	WB Left	A-7.7	A-7.7	A-7.6	A-7.6
Grove Street at Princeton Avenue	**NB Approach**	A-9.6	A-9.8	B-10.4	B-10.5
	SB Approach	A-10.2	B-10.7	B-10.3	B-10.5
	EB Left	A-7.4	A-7.5	A-7.4	A-7.5
	WB Left	A-7.4	A-7.4	A-7.5	A-7.6

Grove Street at Harvard Avenue

The exit from the west parking lot currently has a no right-turn restriction to minimize school traffic going thru the congested intersection of Grove Street and Dwyer Avenue. This restriction is ignored by 13-15 vehicles that turned right during the 2022 traffic counts. With the proposed changes to the east lot stacking, the congestion at the four-way stop should be eliminated. As a result, it is proposed that the northbound right-turn restriction be removed.

Grove Street at Princeton Avenue

The two-way stop intersection with stop signs on Princeton Avenue operates well and will to continue to operate well in the future. No additional improvements are recommended.

Stacking

Figures 8 and 9 illustrate the existing and future on-site stacking available to use at Westgate School. The west lot has room for 17 vehicles which exceeded the demand from the previous half-day Kindergarten and the additional traffic from the rest of the school.

In the east lot, the on-site queuing increase from 11 vehicles to 18 and the total available queue increased from 18 vehicles to 36 vehicles. When the traffic backed-up thru the intersection, there were approximately 28 total vehicles observed in the queue. The proposed design will accommodate the existing demand with room to spare.

Parking

The existing on-site parking supply provides a total of 108 parking spaces including five accessible spaces. Parking counts were conducted in August, 2022 after the morning arrival period which found the west lot nearly full and the other two lots with unused spaces. There was a total of 78 vehicles parked in 111 spaces **Table 5** summarizes the parking inventory and survey by lot.

Table 5
Westgate School Parking Inventory and Survey

Lot	Parking Inventory			Parking Survey (8/30/2022)	
	Standard	Accessible	Total	Vehicles	Occupancy
West	46	2	48	40	83%
East	17	1	18	10	55%
South	43	2	45	28	62%
Total	**106**	**5**	**111**	**78**	**70%**

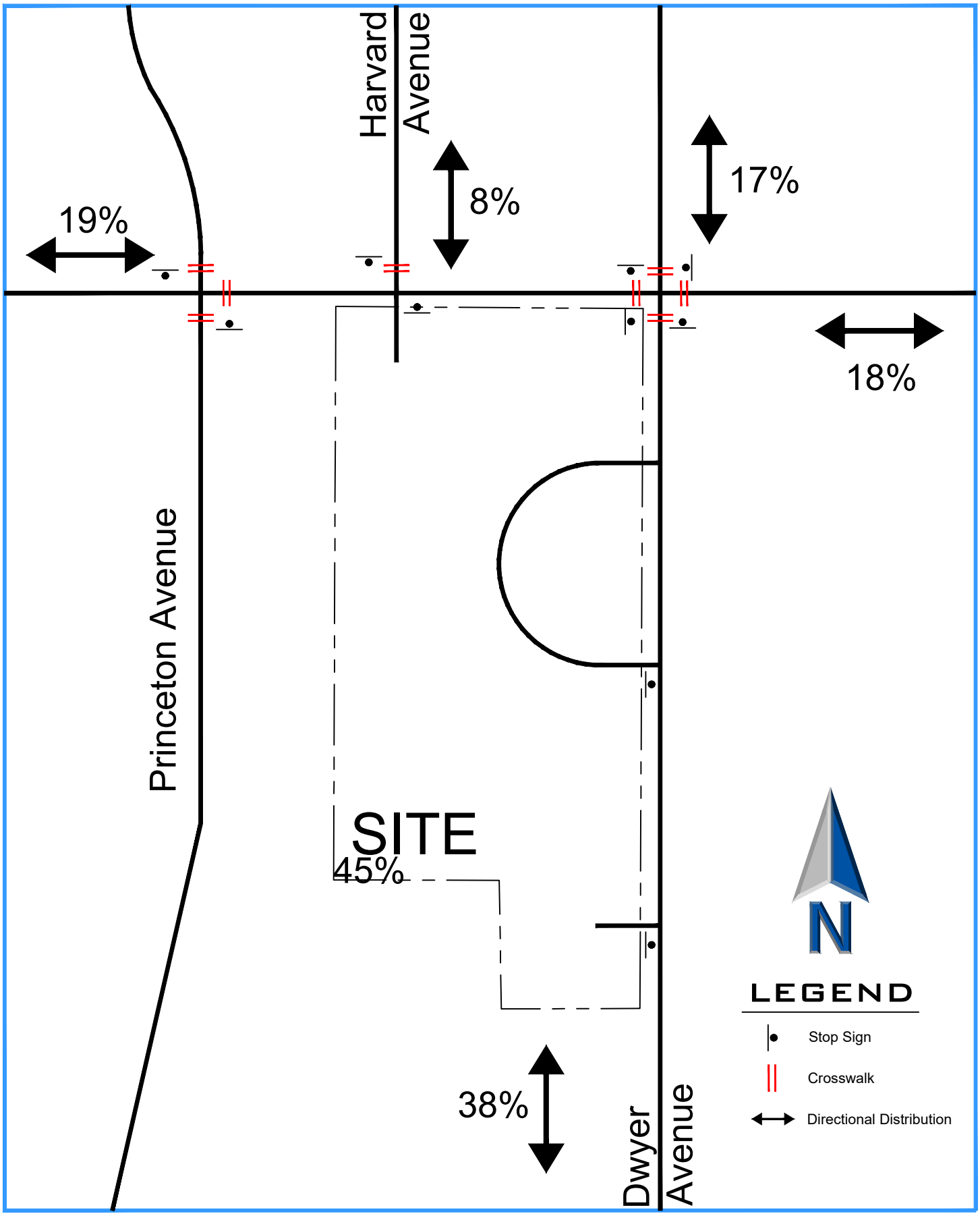
With the proposed improvements to the east lot's loading area, the number of parking spaces will increase from 18 to 24 spaces for a campus total of 120 spaces.

The Village of Arlington Heights Zoning Ordinance requires elementary schools to provide one parking space per each employee (102 staff) and one per every five classrooms (44 rooms) for a total of 111 spaces. With 120 spaces, the zoning code requirement is met.

National parking data is available from the Institute of Transportation Engineers (ITE) in their publication *Parking Generation*, 5th Edition for elementary schools (Land Use Code 520). The peak demand in the ITE data was 0.13 spaces per student (661 students) or 86 spaces.

With 102 staff members (+2), the total school demand would be 80 spaces based on the school parking surveys.

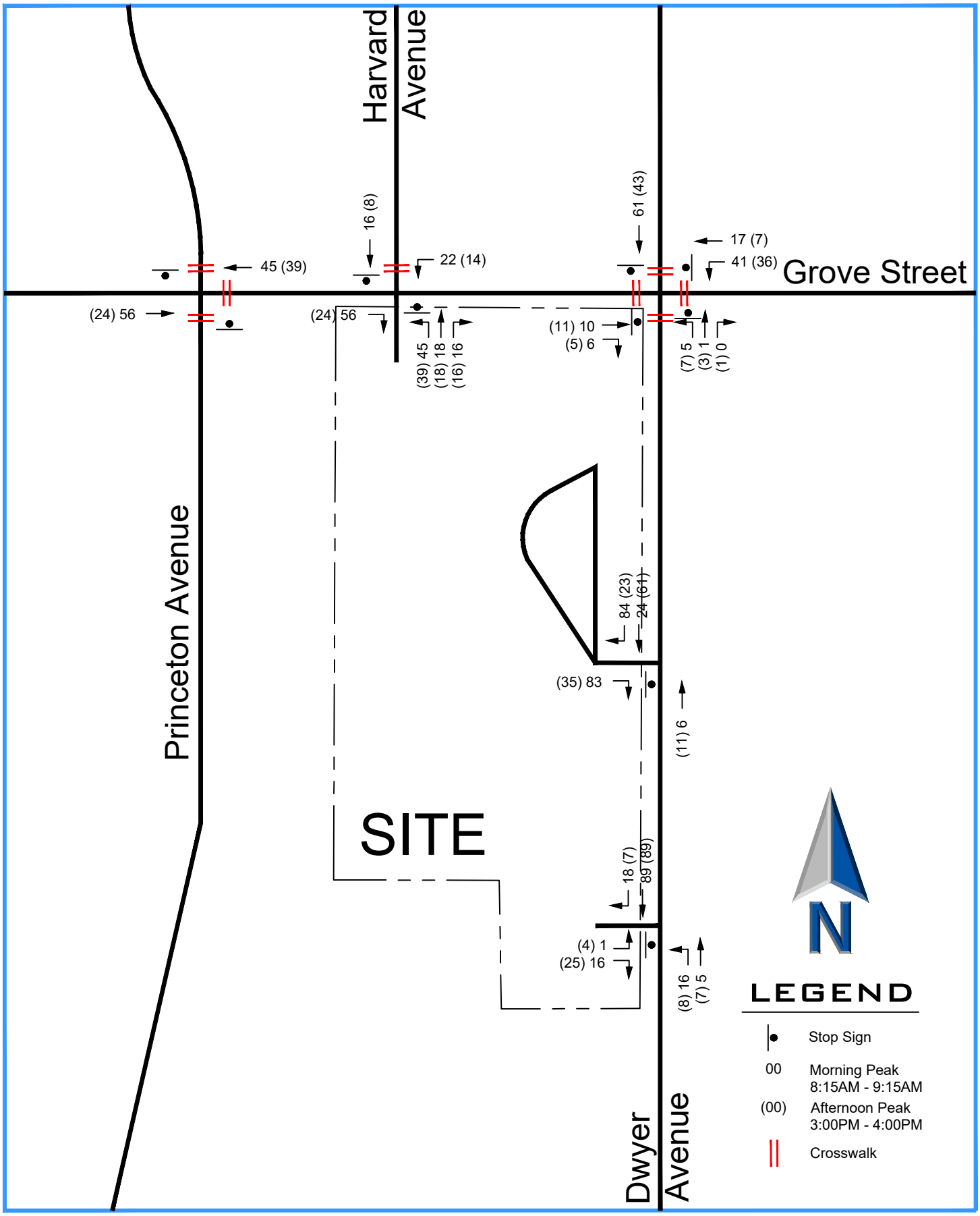
Based on the ITE and school parking data, the proposed 120 parking spaces will adequately serve the school's needs. Five accessible stalls are required and five spaces provided. Parking for special events at the school can be accommodated by a combination of the off-street parking and on-street parking by the school.



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Directional Distribution

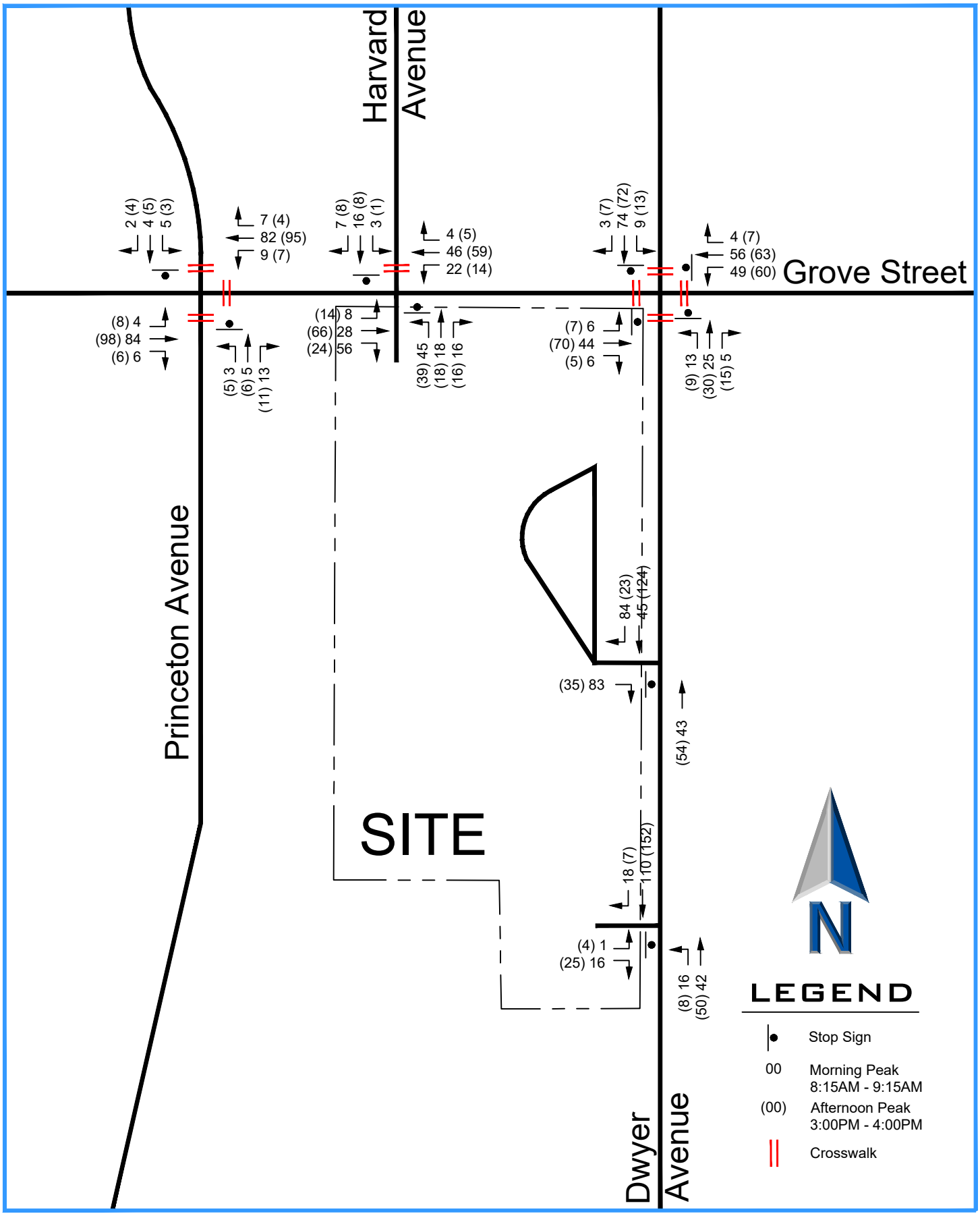
Figure 5



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Projected School Traffic Volumes

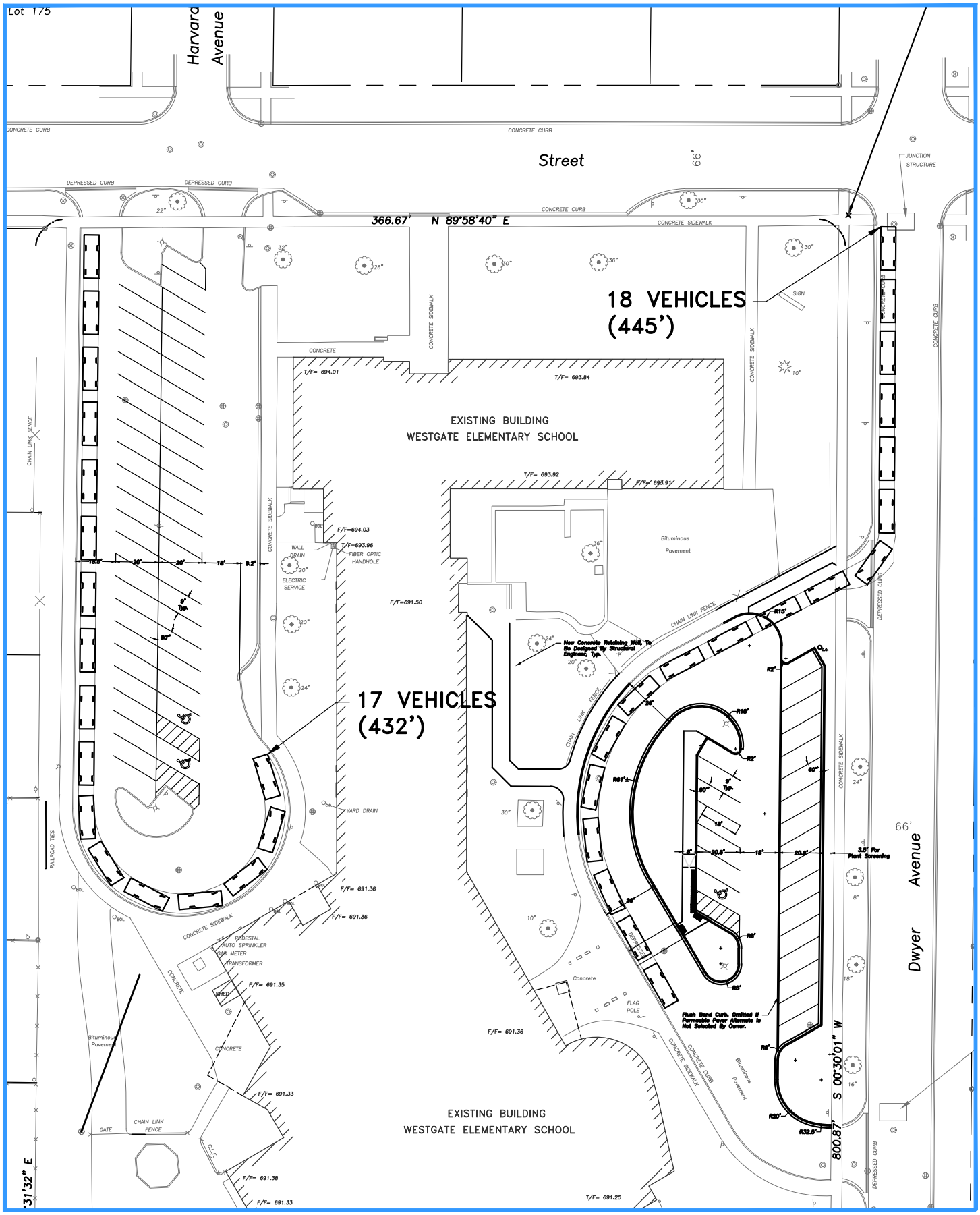
Figure 6



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Future Traffic Volumes

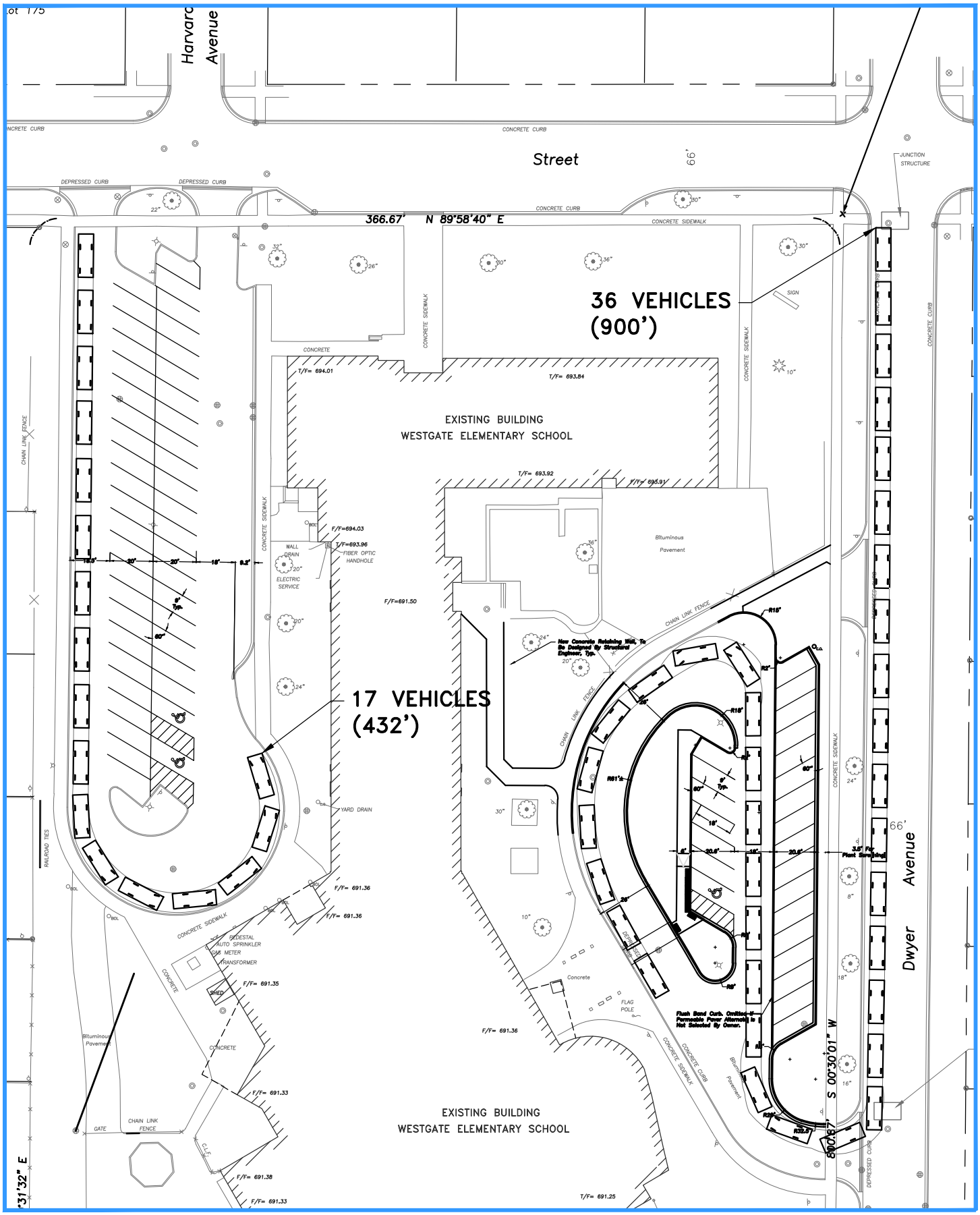
Figure 7



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Existing Parent On-Site Stacking

Figure 8



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Proposed Parent On-Site Stacking

Figure 9

SUMMARY

This report summarizes the results of traffic and parking study for the expansion of Greenbrier School in Arlington Heights, Illinois. The following recommendations were developed:

1. The proposed expansion of Westgate School from 600 to 661 students will add 58 to 61 trips during the peak school hours and will not adversely impact the level-of-service of study area intersections.
2. It is recommended that the east parking lot exit be redesigned with one inbound and outbound entrance to increase the available queuing for parent traffic.
3. The northbound right-turn prohibition from the northbound west parking lot exit can be removed.
4. Parking counts at the school show that the 120 parking spaces will serve the needs of the expanded school. A parking variation is not required by code.

Appendix

- Existing 2022 Traffic Counts
- Arlington Heights Signage
- Arlington Heights Bike Map
- School Info
    - Bussing Schedule
    - Taxi Data
    - Crossing Guard Locations
    - School Boundary Map
    - Traffic Plan
- ITE Traffic and Parking Calculations
- Intersection Capacity Analyses
    - 2022 Existing Conditions
    - 2028 Total Traffic Volumes

Grove Street and Dwyer Avenue

Wheaton, IL															
	Dwyer Avenue Southbound			**Grove Street Westbound**			**Dwyer Avenue Northbound**			**Grove Street Eastbound**			**15 Minute Totals**	**60 Minute Totals**	**Peak Hour Factor**
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn			
	Monday August 29, 2022														
8:00 AM	8	12	2	1	35	5	2	4	6	9	14	1	99	335	0.76
8:15 AM	1	8	2	1	13	4	2	11	4	2	12	5	65	**300**	**0.68**
8:30 AM	0	12	2	0	14	8	2	5	2	5	10	1	61	261	0.59
8:45 AM	0	33	2	1	12	37	2	5	0	14	4	0	110		
9:00 AM	2	11	3	2	9	5	2	10	2	6	12	0	64		
9:15 AM	1	3	0	0	7	0	1	7	0	3	4	0	26		
Total	12	79	11	5	90	59	11	42	14	39	56	7			
8:15-9:15 AM	**3**	**64**	**9**	**4**	**48**	**54**	**8**	**31**	**8**	**27**	**38**	**6**	**300**		
	Monday August 29, 2022														
2:30 PM	2	5	2	1	5	1	2	8	3	1	13	2	45	300	0.71
2:45 PM	0	4	3	4	16	5	3	8	1	2	18	0	64	323	0.76
3:00 PM	1	14	4	2	19	15	1	7	1	2	16	3	85	**322**	**0.76**
3:15 PM	1	23	1	2	18	18	8	8	1	10	16	0	106		
3:30 PM	4	15	4	2	15	8	1	4	0	5	10	0	68		
3:45 PM	1	13	4	1	9	1	4	8	0	2	16	4	63		
Total	9	74	18	12	82	48	19	43	6	22	89	9			
3:00-4:00 PM	**7**	**65**	**13**	**7**	**61**	**42**	**14**	**27**	**2**	**19**	**58**	**7**	**322**		

Grove Street and Princeton Avenue

Wheaton, IL															
	Princeton Avenue Southbound			Grove Street Westbound			Princeton Avenue Northbound			Grove Street Eastbound			15	60	Peak
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Minute Totals	Minute Totals	Hour Factor
	Tuesday August 30, 2022														
8:00 AM	0	0	0	1	24	2	3	0	2	2	18	0	52	183	0.82
8:15 AM	1	1	0	0	9	1	1	2	0	2	14	0	31	**171**	**0.76**
8:30 AM	0	2	1	0	12	2	4	0	0	1	21	1	44	158	0.71
8:45 AM	0	0	3	3	13	6	5	2	1	2	18	3	56		
9:00 AM	1	1	1	4	19	0	3	1	2	1	7	0	40		
9:15 AM	0	0	0	0	13	2	0	0	0	0	3	0	18		
Total	2	4	5	8	90	13	16	5	5	8	81	4			
8:15-9:15 AM	**2**	**4**	**5**	**7**	**53**	**9**	**13**	**5**	**3**	**6**	**60**	**4**	**171**		
	Tuesday August 30, 2022														
2:30 PM	0	0	0	1	7	1	2	0	1	1	12	1	26	167	0.70
2:45 PM	0	1	0	3	19	1	2	0	1	0	14	0	41	201	0.84
3:00 PM	1	0	0	1	13	1	3	1	2	0	18	0	40	**200**	**0.83**
3:15 PM	0	2	2	0	21	2	3	1	1	2	24	2	60		
3:30 PM	3	3	1	2	16	1	1	3	1	1	24	4	60		
3:45 PM	0	0	0	1	14	3	4	1	1	3	11	2	40		
Total	4	6	3	8	90	9	15	6	7	7	103	9			
3:00-4:00 PM	**4**	**5**	**3**	**4**	**64**	**7**	**11**	**6**	**5**	**6**	**77**	**8**	**200**		

Dwyer Avenue and South Lot

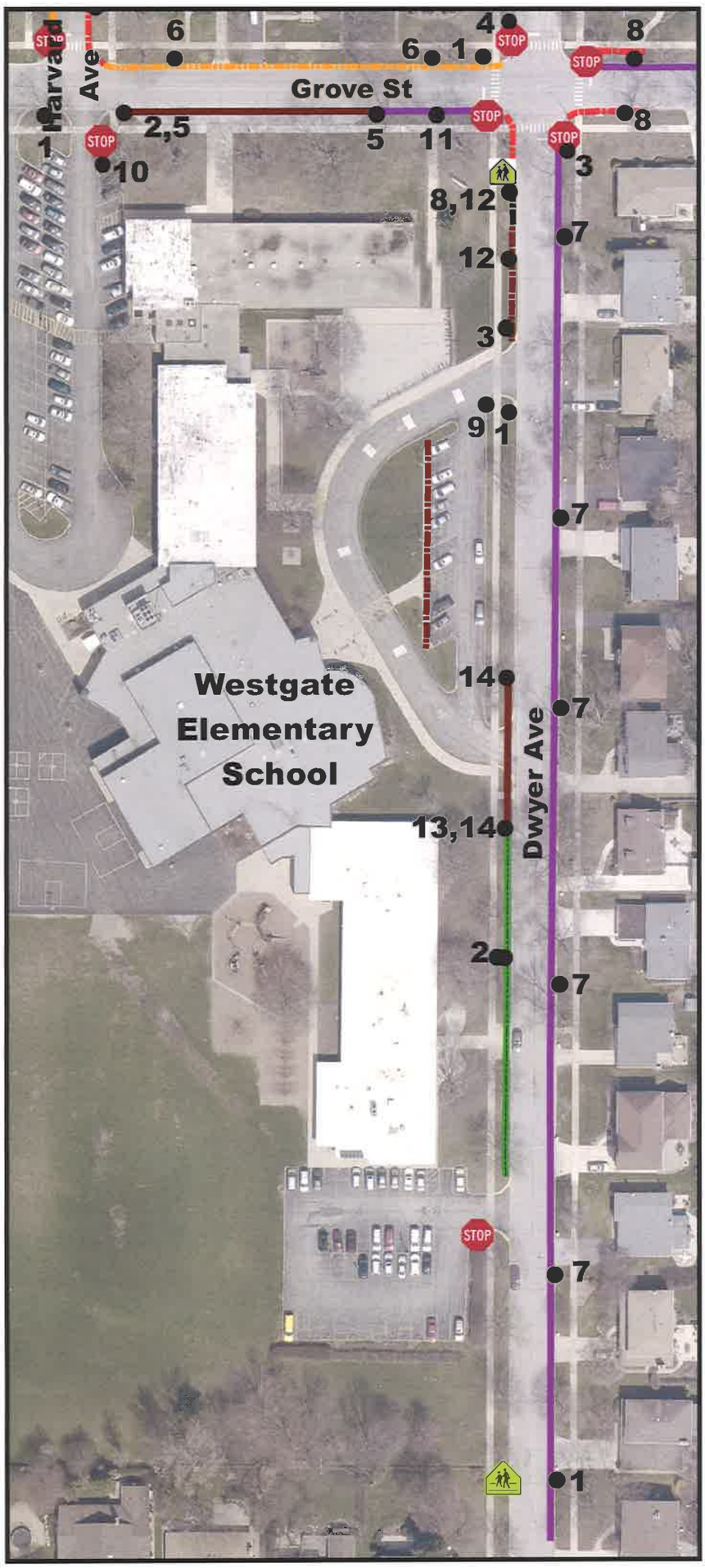
Begin Time	Dwyer Avenue Southbound		Dwyer Avenue Northbound		South Lot Eastbound		15 Minute Totals	60 Minute Totals	Peak Hour Factor
	Right Turn	Through	Through	Left Turn	Right Turn	Left Turn			
	Wednesday August 31, 2022								
8:00 AM	0	19	12	2	0	0	33	200	0.51
8:15 AM	4	18	12	3	0	0	37	**223**	**0.56**
8:30 AM	3	18	5	5	0	0	31	198	0.50
8:45 AM	7	68	10	5	9	0	99		
9:00 AM	1	42	8	0	4	1	56		
9:15 AM	0	5	7	0	0	0	12		
Total	15	170	54	15	13	1			
8:15-9:15 AM	**15**	**146**	**35**	**13**	**13**	**1**	**223**		
	Wednesday August 31, 2022								
2:30 PM	0	11	15	0	0	0	26	105	0.67
2:45 PM	0	6	8	1	0	0	15	161	0.49
3:00 PM	1	9	15	0	0	0	25	**185**	**0.56**
3:15 PM	4	16	12	6	1	0	39		
3:30 PM	1	59	6	1	15	0	82		
3:45 PM	0	20	10	0	6	3	39		
Total	6	121	66	8	22	3			
3:00-4:00 PM	**6**	**104**	**43**	**7**	**22**	**3**	**185**		

Dwyer Avenue and School Dropff/Pickup Circle

Begin Time	Dwyer Avenue Southbound		Dwyer Avenue Northbound		Circle Eastbound		15 Minute Totals	60 Minute Totals	Peak Hour Factor
	Right Turn	Through	Through	Left Turn	Right Turn	Left Turn			
	Wednesday August 31, 2022								
8:00 AM	1	0	0	0	0	0	1	135	0.29
8:15 AM	3	0	0	2	0	1	6	**187**	**0.40**
8:30 AM	6	0	0	0	6	0	12	184	0.40
8:45 AM	60	0	0	2	52	2	116		
9:00 AM	23	0	0	0	24	6	53		
9:15 AM	1	0	0	0	1	1	3		
Total	94	0	0	4	83	10			
8:15-9:15 AM	**92**	**0**	**0**	**4**	**82**	**9**	**187**		
	Wednesday August 31, 2022								
2:30 PM	1	0	0	0	0	2	3	25	0.37
2:45 PM	1	0	0	0	0	0	1	62	0.39
3:00 PM	2	0	0	1	1	0	4	**66**	**0.41**
3:15 PM	10	0	0	4	1	2	17		
3:30 PM	13	0	0	0	26	1	40		
3:45 PM	0	0	0	1	2	2	5		
Total	27	0	0	6	30	7			
3:00-4:00 PM	**25**	**0**	**0**	**6**	**30**	**5**	**66**		

Grove Street and Harvard Avenue/West Lot

Wheaton, IL																
	Harvard Avenue Southbound			Grove Street Westbound			West Lot Northbound			Grove Street Eastbound			15 Minute Totals	60 Minute Totals	Peak Hour Factor
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn			
	Monday August 29, 2022														
8:00 AM	2	0	0	0	0	8	1	0	1	4	0	0	16	118	0.43
8:15 AM	3	0	1	0	0	3	4	0	0	3	0	0	14	**118**	**0.43**
8:30 AM	2	1	1	1	0	4	2	0	0	5	0	4	20	109	0.40
8:45 AM	1	10	0	2	0	6	5	11	15	15	0	3	68		
9:00 AM	1	2	1	1	0	1	2	4	1	2	0	1	16		
9:15 AM	1	0	1	1	0	2	0	0	0	0	0	0	5		
Total	10	13	4	5	0	24	14	15	17	29	0	8			
8:15-9:15 AM	**7**	**13**	**3**	**4**	**0**	**14**	**13**	**15**	**16**	**25**	**0**	**8**	**118**		
	Monday August 29, 2022														
2:30 PM	2	1	0	1	0	0	0	0	0	1	0	0	5	44	0.55
2:45 PM	1	1	2	1	0	3	0	0	0	0	0	1	9	85	0.46
3:00 PM	0	2	0	0	0	1	0	0	2	4	0	1	10	**110**	**0.60**
3:15 PM	1	4	0	1	0	1	1	1	2	5	0	4	20		
3:30 PM	5	1	0	4	0	3	4	11	12	2	0	4	46		
3:45 PM	2	0	1	0	0	1	8	3	11	3	0	5	34		
Total	11	9	3	7	0	9	13	15	27	15	0	15			
3:00-4:00 PM	**8**	**7**	**1**	**5**	**0**	**6**	**13**	**15**	**27**	**14**	**0**	**14**	**110**		



Legend

SIGNS

STOP

1 SCHOOL SPEED LIMIT 20 ON SCHOOL DAYS WHEN CHILDREN ARE PRESENT

2 IDLE FREE ZONE Breathe Easy

3 8:30-9:30AM & 3-4PM SCHOOL DAYS

4 8:30-9:30AM & 3-4PM SCHOOL DAYS

5 NO PARKING BETWEEN SIGNS BUS STOP

6 NO PARKING DURING SCHOOL HOURS

7 NO PARKING STOPPING STANDING 8AM - 9AM 3PM - 4PM SCHOOL DAYS

8 NO PARKING HERE TO CORNER

9 PROHIBITED PICKING UP AND DROPPING OFF STUDENTS BEFORE DURING OR AFTER SCHOOL IN THIS LOT

10 NO RIGHT TURN 8:30-9:30AM 3:00-4:00PM

11 NO PARKING STOPPING STANDING 8 A.M. - 4 P.M. SCHOOL DAYS

12 STUDENT DROP OFF AND PICK UP PROHIBITED 8:30am - 4:00 pm

13 NO STOPPING STANDING PARKING

14 STUDENT DROP OFF AND PICK UP BETWEEN SIGNS PROHIBITED

WESTGATE ELEMENTARY SCHOOL				
SCHOOL SITE MAP				
VILLAGE OF ARLINGTON HEIGHTS PUBLIC WORKS DEPARTMENT				
DRAWN: TLS	V.MNGR:		ORD. NO. 1994-063	
CHECKED: TJP	V. ENG:		DIR FAC 25:	
DATE: 10/2016	POLICE:			
REVISION/DATE:	03/2017	06/2019		

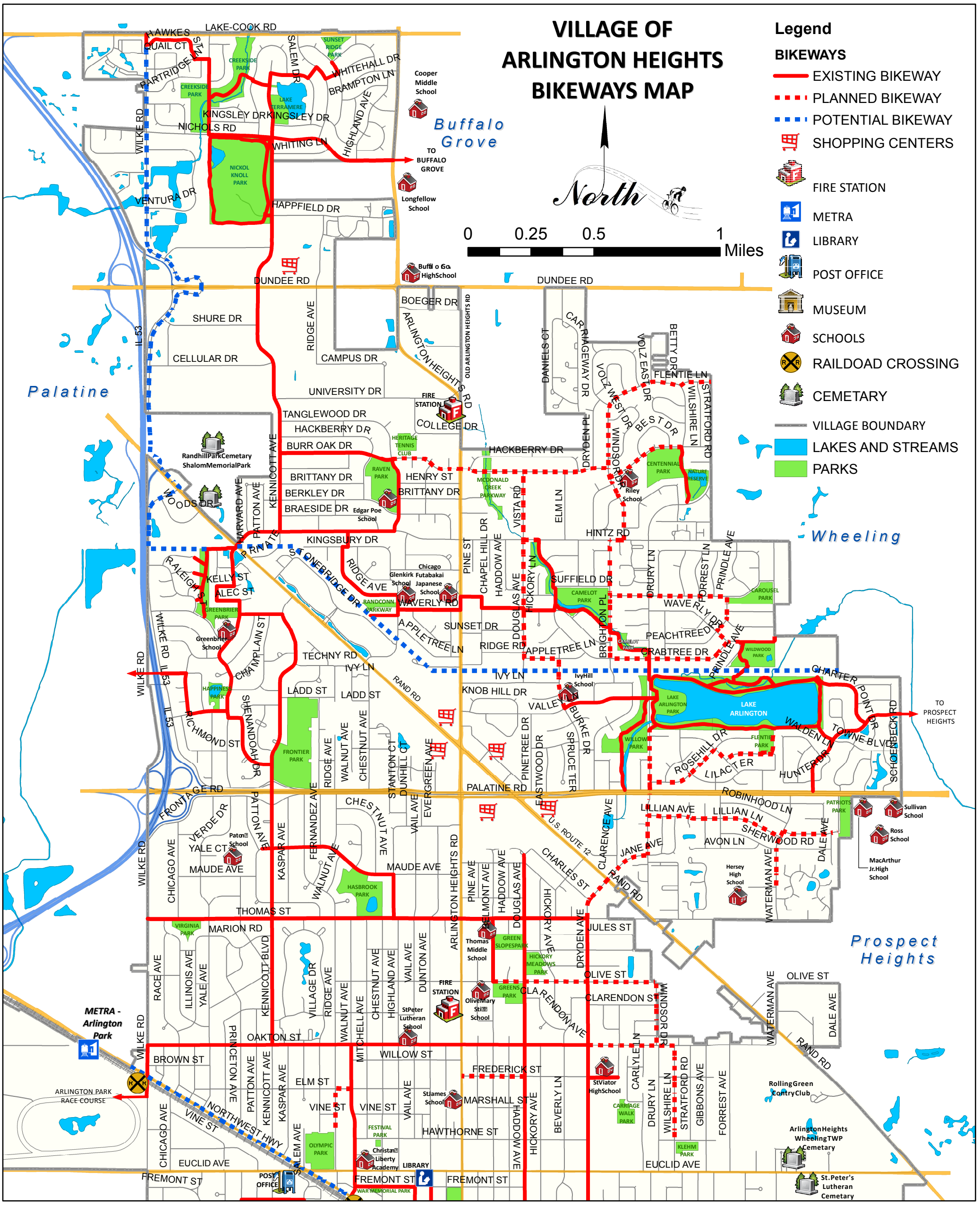
0 50 100 200 300 Feet

N W E S

MAP PREPARED BY:
VILLAGE OF ARLINGTON HEIGHTS
PUBLIC WORKS DEPARTMENT
TIFFANY SCHMOKER
33 S. ARLINGTON HTS. RD.
ARLINGTON HEIGHTS, IL 60005
(847) 368-5250
http://www.vah.com

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VILLAGE OF ARLINGTON HEIGHTS BIKEWAYS MAP



BICYCLE SAFETY RULES

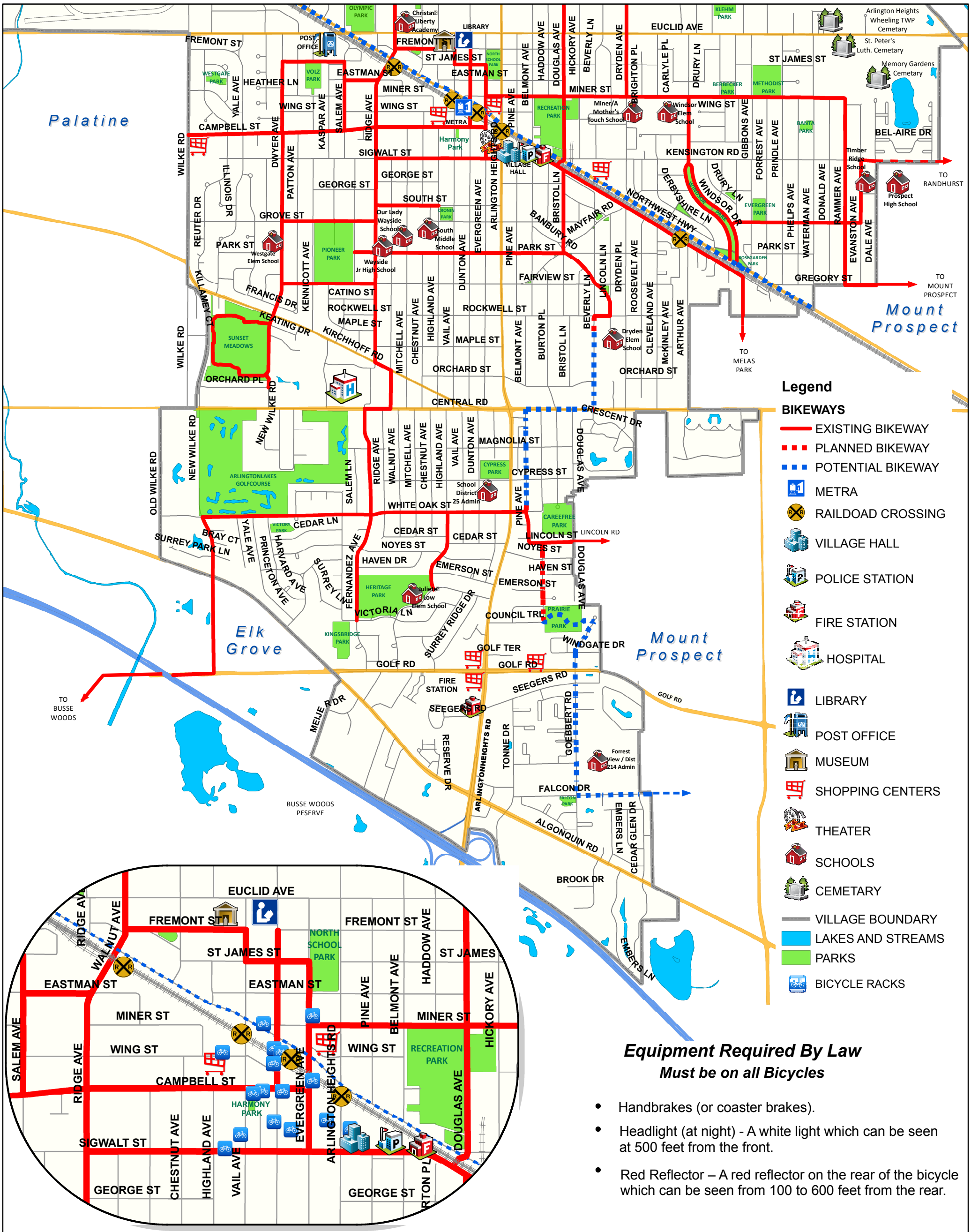
1. Always ride your bike in single file, in the same direction as traffic. Stay close to the right edge of the road.
2. Helmets are highly recommended for all bicyclists.
3. Bicycle riders are expected to know and obey all traffic regulations (signs, signals, pavement markings, etc.).
4. Riding on sidewalks is legal except in the Central Business District.
5. Indicate your intention to slow down, stop, turn or change lanes by using arm signals. This will prevent being cutoff.
6. Be extra careful at intersections and railroad crossings and when emerging from driveways, alleys or from behind parked cars. Establish eye contact with motorists who may not be looking for a cyclist.
7. Look out for motorists pulling into traffic. Keep a close watch for car doors opening suddenly in your path causing you to veer into traffic.
8. Maintain your bicycle in sake working order. Check brakes, tires and wheels.
9. Wear bright colored and reflective clothing when riding after dark. Make sure your bike has proper lights and reflectors before riding at night.
10. Stop before reaching a school bus which has s topped to load or unload passengers.
11. Be ready to yield the right-of-way to other moving vehicles.
12. Keep at least one hand on the handlebars at all times for control of the bicycle. Carry books, packages, or other items in a back pack or carrier.
13. Watch for poor road surfaces including drainage grates (tires may fall through grooves), pot holes, loose gravel, and unsafe shoulders.
14. Make sure that the bike you ride is the right size for you.
15. Right turns on red are permissible, after coming to complete stop, except where a sign is posted prohibiting such a turn. You must yield the right-of-way to other traffic lawfully using the intersection and to pedestrians.
16. Only one person should ride on a bicycle except on a tandem bicycle or with an attached child's seat if available.
17. Never hitch a ride with any motorized vehicle.
18. Do not wear headphones when riding a bicycle.

Source:

Portions of this list were excerpts from **Illinois Bicycle Rules of The Road.** Copies are available from the Arlington Heights Police Department, Village Hall, or Illinois Secretary of State, Woodfield Commons, Schaumburg, IL.

Prepared by the Village of Arlington Heights Engineering Department.

June, 2014



DOWNTOWN

Equipment Required By Law

Must be on all Bicycles

- Handbrakes (or coaster brakes).
- Headlight (at night) - A white light which can be seen at 500 feet from the front.
- Red Reflector – A red reflector on the rear of the bicycle which can be seen from 100 to 600 feet from the rear.

Village of Arlington Heights

Thomas W. Hayes, Mayor
33 South Arlington Heights Rd
Arlington Heights, IL 60005
(847) 368-5100

Reporting Bicycle Accidents

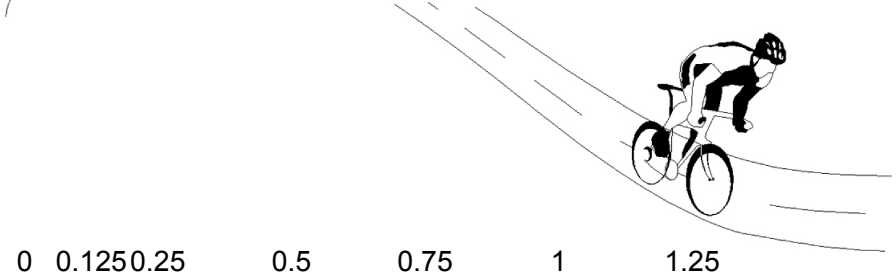
Police Department (847) 368-5300
Emergency 911

Bicycle Advisory Commission

Peter Szabo, Chairman
James K. Daley
Paul Danko
Janet Harlow
Alan Medsker
Mitchell D. Polonsky
Michael Walczak

Bike Map Information
(847) 368-5250

VILLAGE OF ARLINGTON HEIGHTS BIKEWAYS MAP



0 0.125 0.25 0.5 0.75 1 1.25 Miles

AM ROUTE THOMAS - IVY HILL - OLIVE - GREENBRIER SOUTH - WESTGATE - DRYDEN - PIONEER - OLIVE - REC PARK

1ST ROUTE 7:05-7:20AM		DRIVER	SUB	X	BUS	SUB	2ND ROUTE 8:20-8:40AM		DRIVER	BU
		DRIVER							SUB	SU
THOMAS A	7:10				8		IVY HILL A	8:30		
THOMAS B	7:10				11		IVY HILL D (600, 700)	8:40		
THOMAS C	7:10				19		GREENBRIER A	8:35		
THOMAS D	7:10				22		IVY HILL E (800,900)	8:40		
THOMAS E	7:05				1909					
THOMAS F	7:05				5		IVY HILL B	8:35		
THOMAS G	7:15				21		IVY HILL C-(400, 500)			
THOMAS H	7:10				7GPT		OLIVE A	8:20		
THOMAS I	7:10				3		OLIVE-REC	8:40		
THOMAS J	7:10				9		DRYDEN C	8:15		
THOMAS K	7:20				1908					
THOMAS L	7:10				6GPT					

1ST ROUTE 7:05-7:20AM		DRIVER	SUB	X	BUS	SUB	2ND ROUTE 8:15-8:40AM		DRIVER	BU
		DRIVER							SUB	SU
SOUTH A	7:10				16					
SOUTH B	7:15				4		DRYDEN B	8:15		
SOUTH C	7:10				58					
SOUTH D	7:20				24					
SOUTH E	7:20				1					
SOUTH F	7:05				2		WESTGATE A	8:20		
SOUTH G	7:15				20					
SOUTH H	7:15				1915					
SOUTH I	7:15				59		DRYDEN A	8:35		
SOUTH J	7:10				173		DRYDEN D	8:15		
SOUTH K	7:15				12		WESTGATE-PIONEER	8:35		

PM ROUTE THOMAS - IVY HILL - OLIVE **5/31/2022**

1ST ROUTE 2:45 PM		DRIVER	SUB	X	BUS	SUB	2ND ROUTE 3:35 PM		DRIVER	BU
		DRIVER							SUB	SU
THOMAS A	2:40				8		IVY HILL A			
THOMAS B	2:40				11		IVY HILL D (600, 700)			
THOMAS C	2:40				19		GREENBRIER A			
THOMAS D	2:40				22		IVY HILL E (800,900)			
THOMAS E	2:40				1909					
THOMAS F	2:40				5		IVY HILL B			
THOMAS G	2:40				21		IVY HILL C (400,500)			
THOMAS H	2:40				7GPT		OLIVE A			
THOMAS I	2:40				3		OLIVE-REC	3:45		
THOMAS J	2:40				9		DRYDEN C			
THOMAS K	2:40				1908		ACTIVITY EAST THOMAS			
THOMAS L	2:40				6GPT		ACTIVITY WEST			

PM ROUTE SOUTH - WESTGATE - DRYDEN - PIONEER - OLIVE - REC-PARK

PUNCH	1ST ROUTE 2:45 PM		DRIVER	SUB	X	BUS	SUB	2ND ROUTE 3:35 PM		DRIVER	BU
			DRIVER							SUB	SU
	SOUTH A	2:40				16		ACTIVITY SOUTH			
	SOUTH B	2:40				4		DRYDEN B			
	SOUTH C	2:40				58					
	SOUTH D	2:40				24		ACTIVITY NORTH			
	SOUTH E	2:40				1		ACTIVITY NORTHEAST			
	SOUTH F	2:40				2		WESTGATE A			
	SOUTH G	2:40				20					
	SOUTH H	2:40				1915					
	SOUTH I	2:40				59		DRYDEN A			
	SOUTH J	2:40				173		DRYDEN D			
	SOUTH K	2:40				12		WESTGATE-PIONEER	3:50		

MIDDAY ROUTE DRYDEN - IVY HILL - OLIVE - WESTGATE - DATE: **5/31/2022**

PUNCH	K ROUTE 11:45 AM		DRIVER	SUB	X	BUS	SUB	L ROUTE 12:20 - 12:40 PM		DRIVER	BU
			DRIVER							SUB	SU
11:15 AM	DRYDEN	K2-31				21		DRYDEN 31L	12:20		
11:15 AM	DRYDEN	K31				1909					
11:15 AM	IVY HILL	K37				11		IVY HILL 37L	12:30		
11:15 AM	OLIVE	K34				8		OLIVE 34L	12:40		
11:15 AM						22		WESTGATE 32L	12:40		

NOTES.-

Taxi at Schools 21-22	AM	MID-DAY	PM
Dryden Elementary School	-	-	-
Greenbrier Elementary School	6	11	6
Ivy Hill Elementary School	1		1
Olive Mary Stitt Elementary School	-	-	-
Westgate Elementary School	8	3	8
Windsor Elementary School	6	1	6
Thomas Middle School	6	1	5
South Middle School	4	1	4
Total	31	17	30

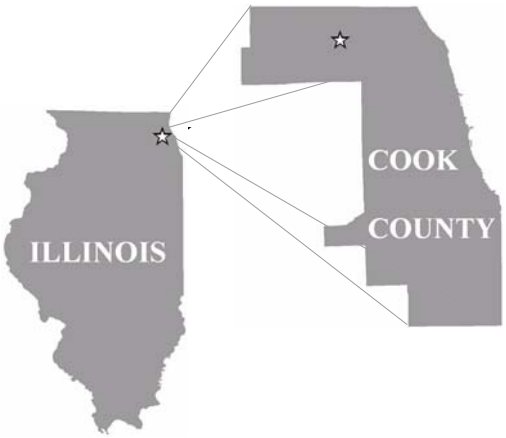
Crossing Guard Locations

Location	AM	PM	K-5	Middle School	Parochial
Arlington & Olive	7:15-9:00	2:25-4:10	Olive		St. Peters
Arlington & Park	7:10-8:25	2:45-3:30		South	OLW
Arlington & Thomas	7:15-7:45	2:45-3:15		Thomas	
Arlington @ St. James	7:45-8:30	3:15-4:00			St. James
Belmont & Thomas	7:15-7:45	2:30-4:00	Olive	Thomas	St. James, St. Peter
	8:15-9:00				
Dryden & Miner	8:05-9:05	3:40-4:10	Windsor		St. James
Dryden & Rockwell	8:35-9:05	3:35-4:05	Dryden		
Dwyer & Grove	8:35-9:05	3:35-4:05	Westgate		
Dwyer & Harvard	8:35-9:05	3:35-4:05	Westgate		
Kennicott & Maude	8:35-9:05	3:35-4:05	Patton		
Maude & Patton	8:35-9:05	3:35-4:05	Patton		
Olive & Belmont	8:35-9:05	3:35-4:05	Olive		
Olive & Douglas	8:35-9:05	3:35-4:05	Olive		
Park & Highland	7:15-7:45	2:45-3:15		South	
Ridge & Park	7:55-8:25	2:55-3:25			OLW
Thomas & Harvard	8:35-9:05	3:35-4:05	Patton		
Windsor & Kensington	8:25-9:10	3:30-4:15	Windsor		
Windsor & Miner	8:20-9:05	3:35-4:05	Windsor		

ELEMENTARY SCHOOL DISTRICTS

Village of Arlington Heights

Cook County - Illinois



Legend

VAH Elementary Schools

ELEMENTARY SCHOOL DISTRICTS

- Dryden School
- Fairview School
- Forest View School
- Greenbrier School
- Ivy Hill School
- Juliette Low School
- Lake Louise School
- Longfellow School
- Olive Mary Stitt School
- Patton School
- Poe School
- Riley School
- Sullivan School
- Westgate School
- Willow Bend School
- Windsor School
- Winston School

ELEMENTARY SCHOOL BOUNDARIES 2008

STREETS

Feature Class Type

- Interstate Highway
- US and State Highway
- Major Streets
- Local City Streets

N

Scale 1:52,300

1 inch equals 0.83 miles

Miles 0 0.35 0.7 1.4

Feet 0 1,750 3,500 7,000

Data Sources:
1. Planimetric Data - Cook County, IL (2001) - VAH GIS Div. (rev. 2004)
2. Annotation - VAH GIS Div. (2004)

Projection: State Plane Coordinate System (Illinois East)
Datum: NAD83 Map Units: feet

MAP PREPARED BY:
VILLAGE OF ARLINGTON HEIGHTS
GEOGRAPHIC INFORMATION SYSTEMS DIVISION
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APRIL 2008

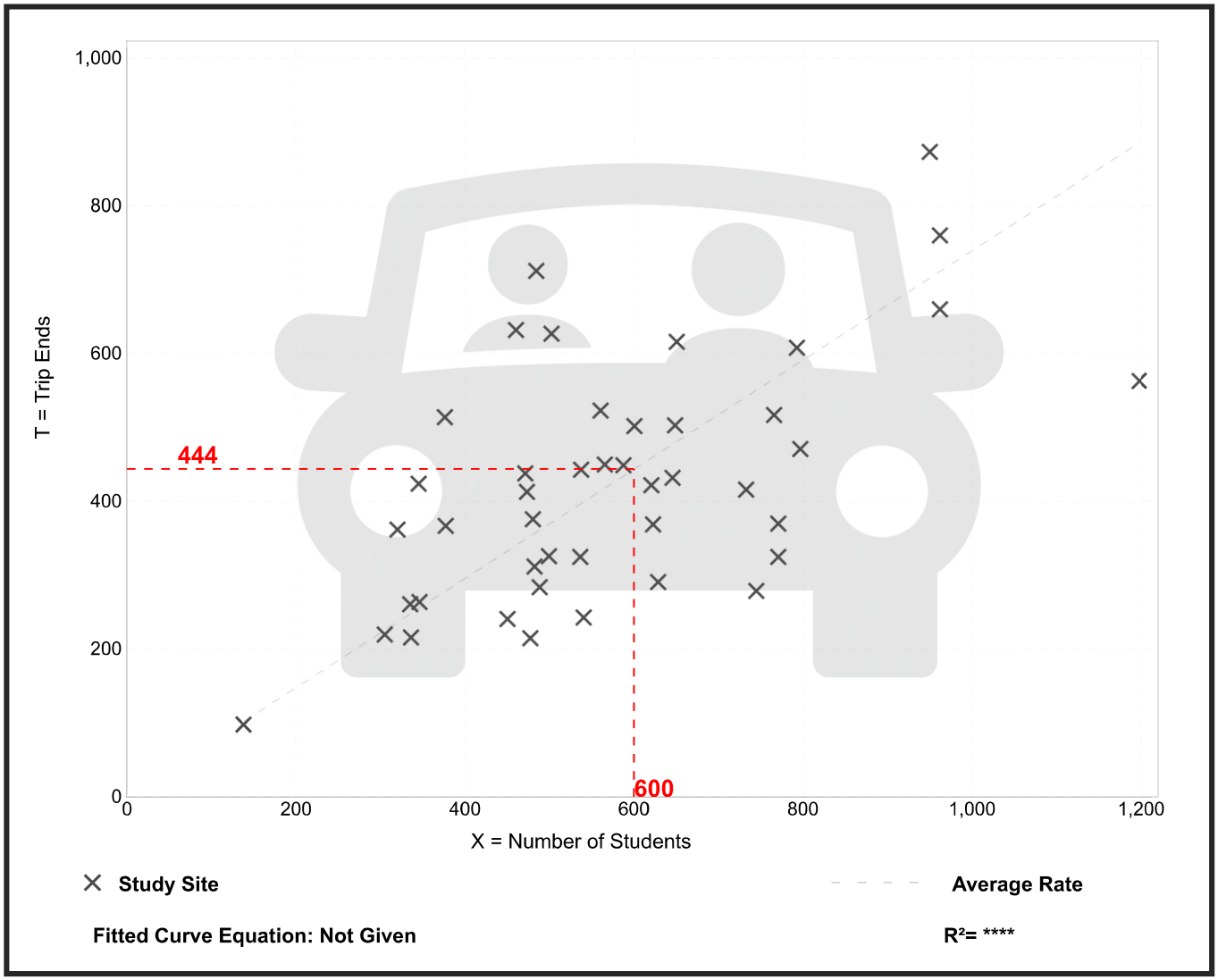
Elementary School
(520)

Vehicle Trip Ends vs:	**Students**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	44
Avg. Num. of Students:	575
Directional Distribution:	54% entering, 46% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.74	0.38 - 1.47	0.25

Data Plot and Equation



Elementary School
(520)

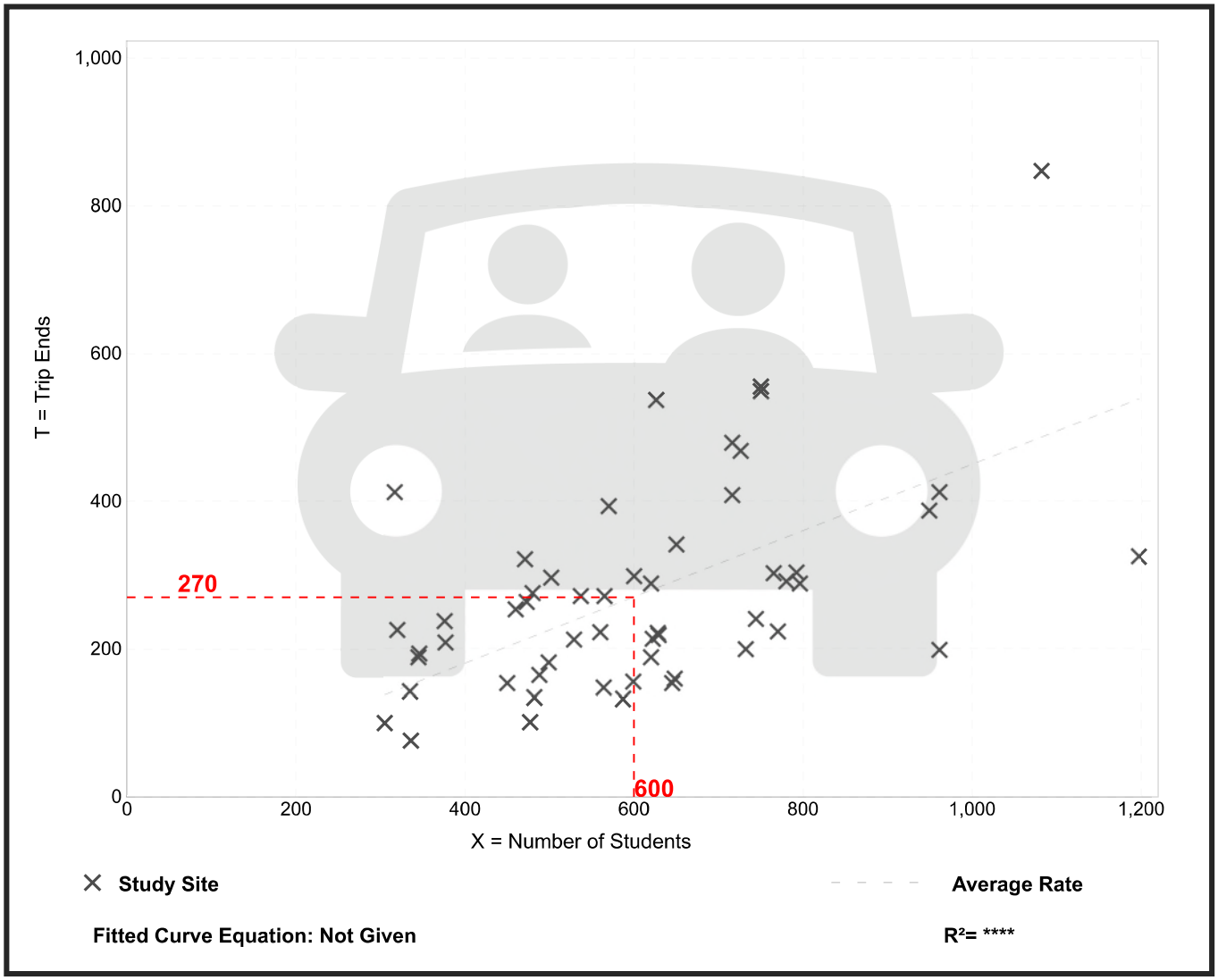
Vehicle Trip Ends vs: **Students**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 54
Avg. Num. of Students: 608
Directional Distribution: 46% entering, 54% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.45	0.21 - 1.30	0.19

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= **

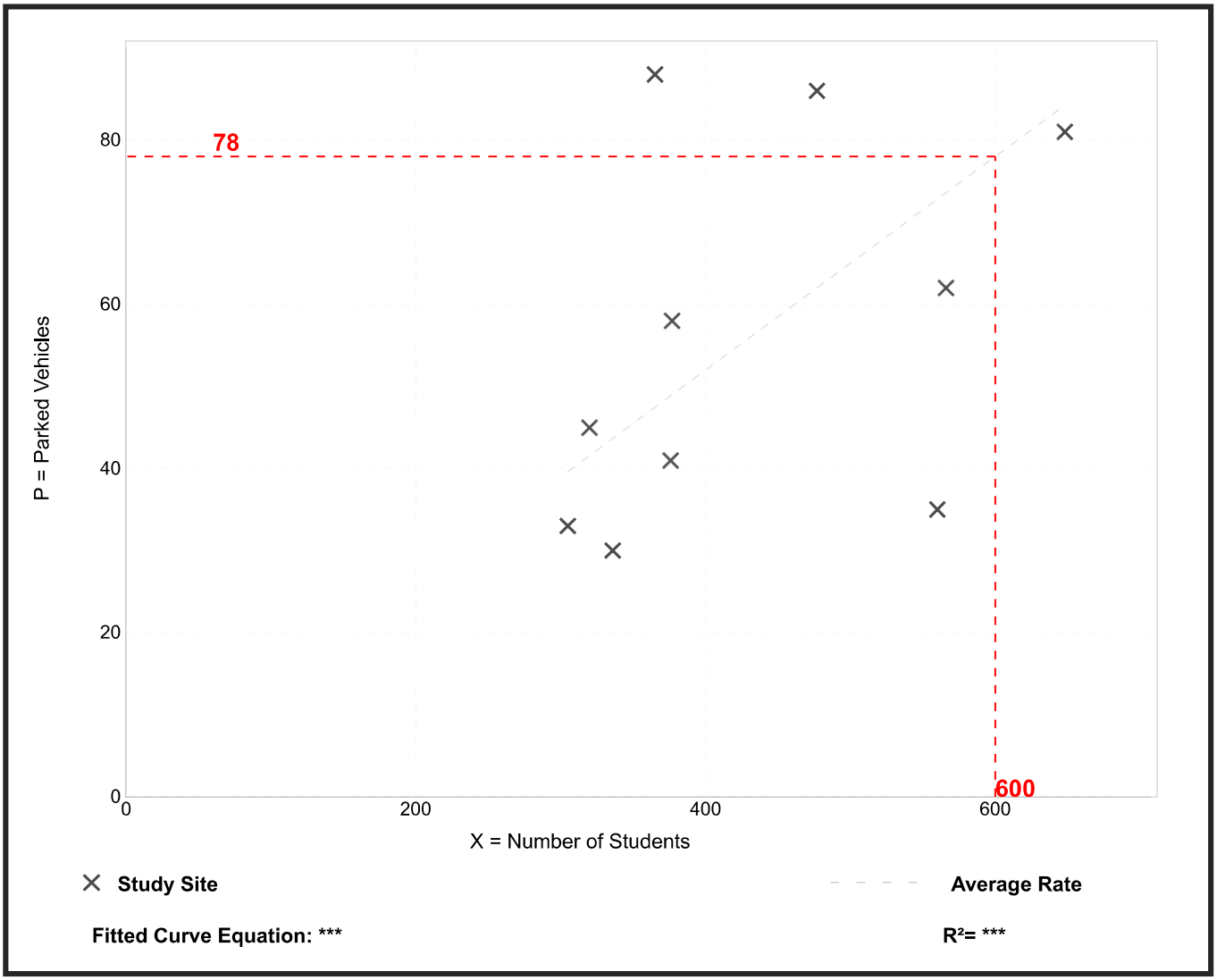
Elementary School
(520)

Peak Period Parking Demand vs: **Students**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **8:00 a.m. - 3:00 p.m.**
Number of Studies: 10
Avg. Num. of Students: 433

Peak Period Parking Demand per Student

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.13	0.06 - 0.24	0.11 / 0.20	***	0.05 (38%)

Data Plot and Equation



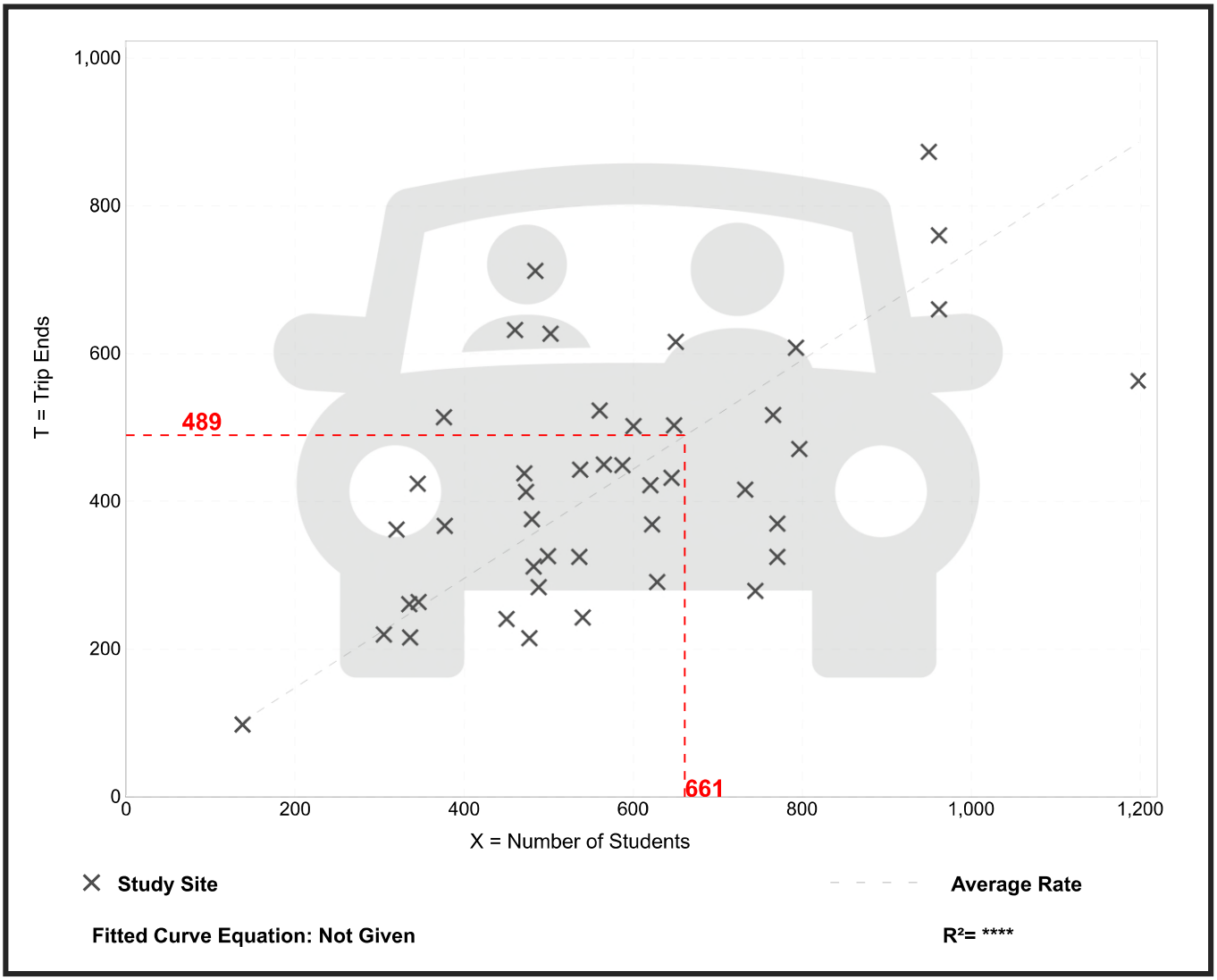
Elementary School
(520)

Vehicle Trip Ends vs:	**Students**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	44
Avg. Num. of Students:	575
Directional Distribution:	54% entering, 46% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.74	0.38 - 1.47	0.25

Data Plot and Equation



Elementary School
(520)

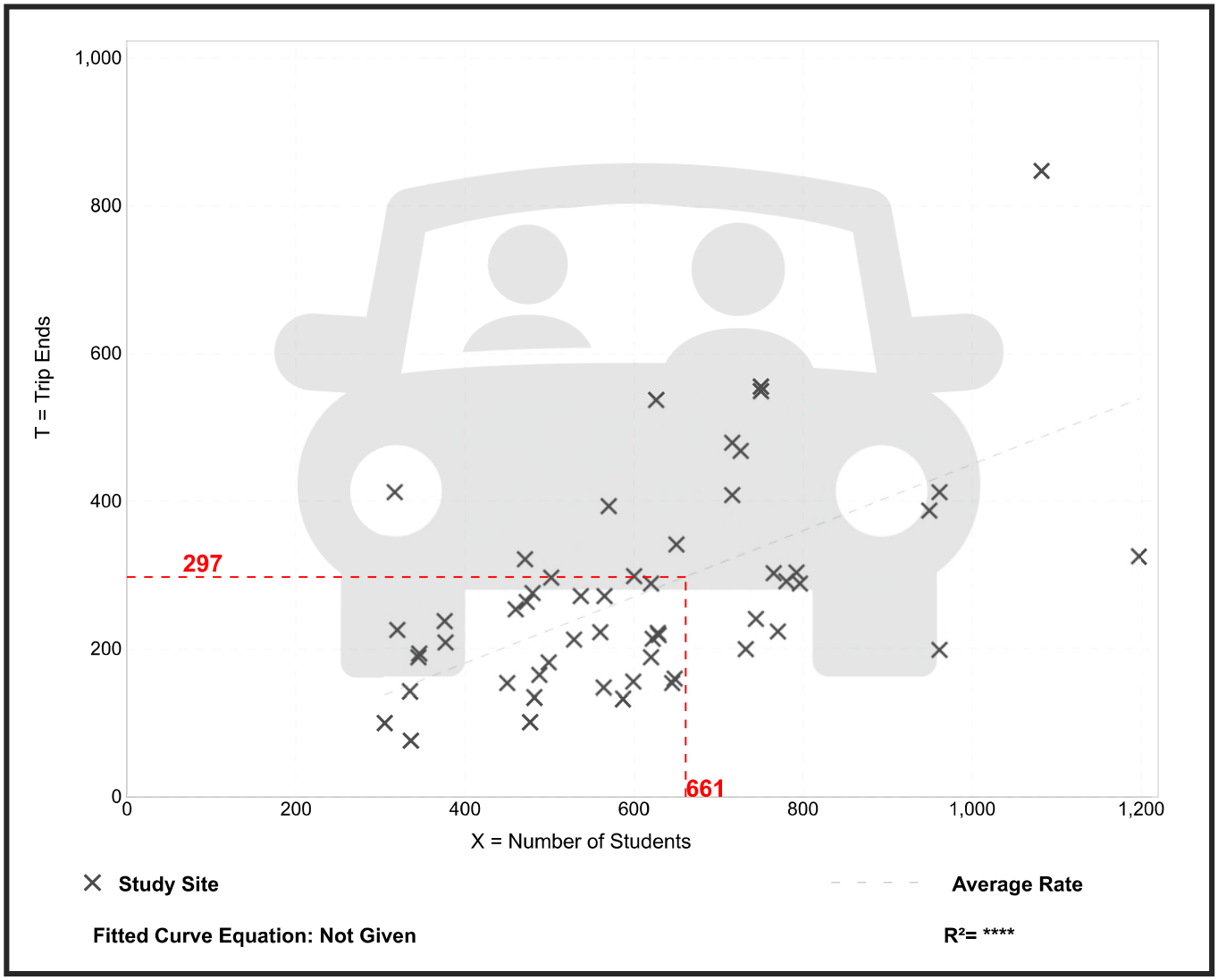
Vehicle Trip Ends vs: **Students**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 54
Avg. Num. of Students: 608
Directional Distribution: 46% entering, 54% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.45	0.21 - 1.30	0.19

Data Plot and Equation



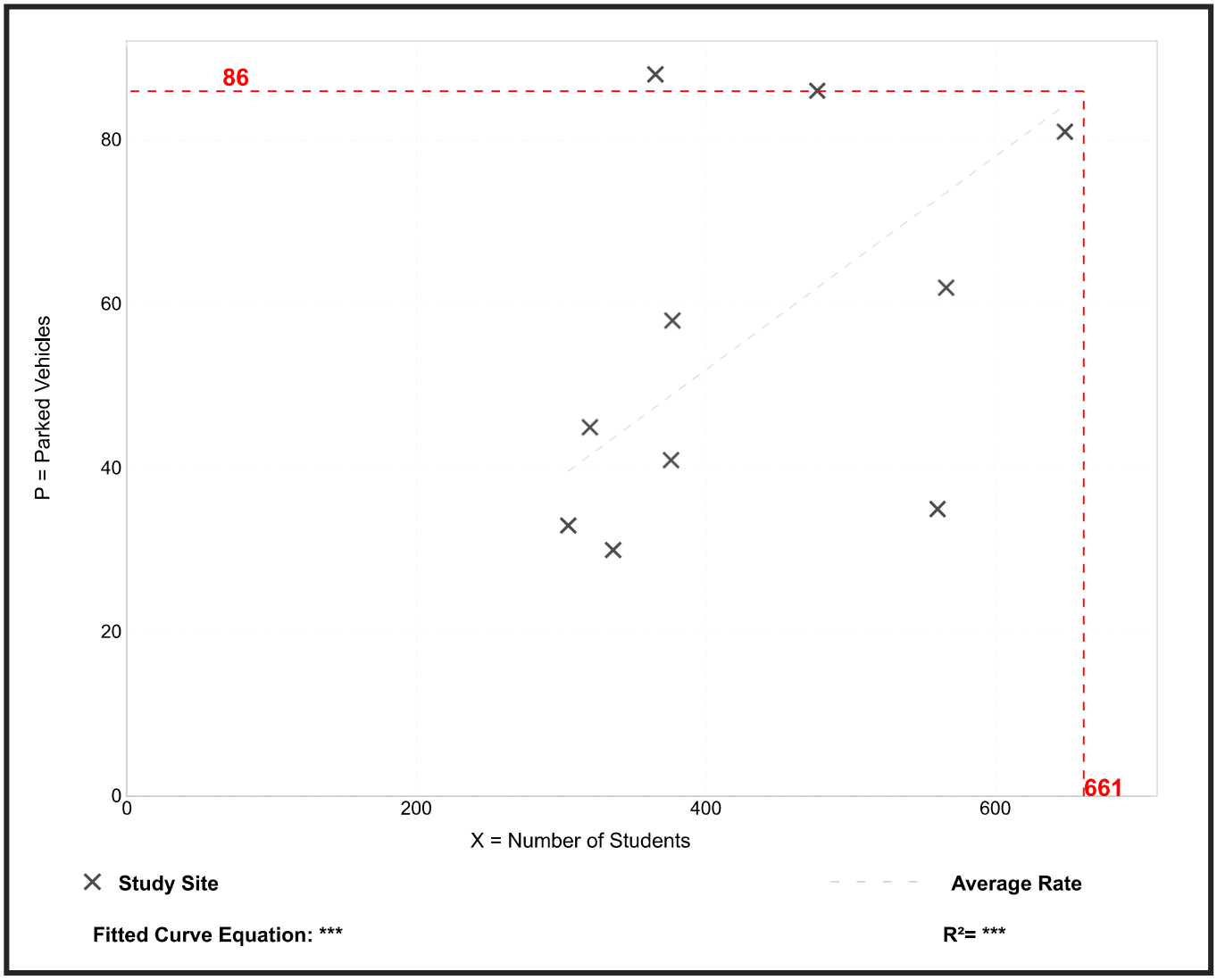
Elementary School
(520)

Peak Period Parking Demand vs: **Students**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **8:00 a.m. - 3:00 p.m.**
Number of Studies: 10
Avg. Num. of Students: 433

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Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.13	0.06 - 0.24	0.11 / 0.20	***	0.05 (38%)

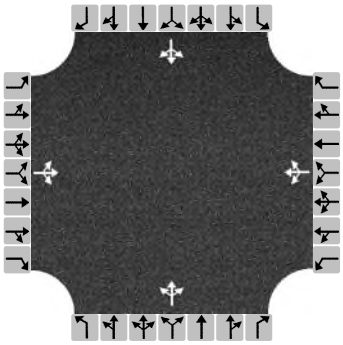
Data Plot and Equation



HCS All-Way Stop Control Report

General Information		Site Information	
Analyst	AG	Intersection	Grove and Dwyer
Agency/Co.	Eriksson	Jurisdiction	Arlington Heights
Date Performed	9/6/2022	East/West Street	Grove Street
Analysis Year	2022	North/South Street	Dwyer Avenue
Analysis Time Period (hrs)	0.25	Peak Hour Factor	0.68
Time Analyzed	AM Peak		
Project Description	Westgate School		

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	6	43	27	42	53	4	8	31	8	9	64	3
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	112			146			69			112		
Percent Heavy Vehicles	0			0			0			0		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.099			0.129			0.061			0.099		
Final Departure Headway, hd (s)	4.31			4.52			4.57			4.58		
Final Degree of Utilization, x	0.134			0.183			0.088			0.142		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	2.31			2.52			2.57			2.58		

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	112			146			69			112		
Capacity	836			796			788			786		
95% Queue Length, Q_{95} (veh)	0.5			0.7			0.3			0.5		
Control Delay (s/veh)	8.0			8.5			8.0			8.3		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh)	8.0			8.5			8.0			8.3		
Approach LOS	A			A			A			A		
Intersection Delay, s/veh | LOS	8.3						A					

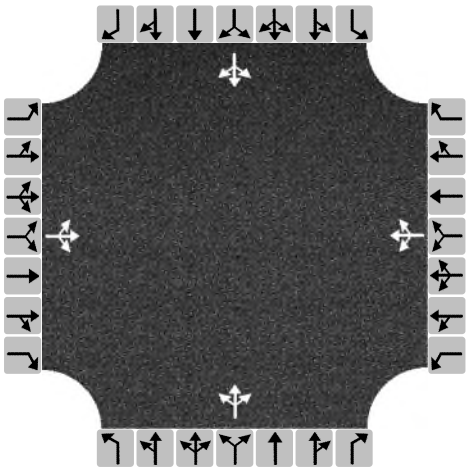
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HCS All-Way Stop Control Report

General and Site Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/6/2022
Analysis Year	2028
Analysis Time Period (hrs)	0.25
Time Analyzed	AM Peak
Project Description	Westgate School
Intersection	Grove and Dwyer
Jurisdiction	Arlington Heights
East/West Street	Grove Street
North/South Street	Dwyer Avenue
Peak Hour Factor	0.68

Lanes



Turning Movement Demand Volumes

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume (veh/h)	6	44	6	49	56	4	13	25	5	9	74	3
% Thrus in Shared Lane												

Lane Flow Rate and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	82			160			63			126		
Percent Heavy Vehicles	0			0			0			0		
Initial Departure Headway, h_d (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.073			0.142			0.056			0.112		
Final Departure Headway, h_d (s)	4.50			4.52			4.62			4.55		
Final Degree of Utilization, x	0.103			0.201			0.081			0.160		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, t_s (s)	2.50			2.52			2.62			2.55		

Capacity, Delay and Level of Service

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	82			160			63			126		
Capacity (veh/h)	800			796			779			791		
95% Queue Length, Q_{95} (veh)	0.3			0.7			0.3			0.6		
Control Delay (s/veh)	8.0			8.7			8.0			8.4		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh) | LOS	8.0	A		8.7	A		8.0	A		8.4	A	
Intersection Delay (s/veh) | LOS	8.4						A					

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HCS All-Way Stop Control Report

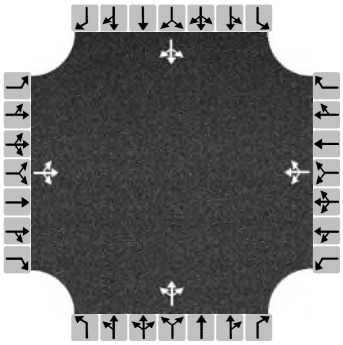
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/6/2022
Analysis Year	2022
Analysis Time Period (hrs)	0.25
Time Analyzed	AM Peak
Project Description	Westgate School

Site Information

Intersection	Grove and Dwyer
Jurisdiction	Arlington Heights
East/West Street	Grove Street
North/South Street	Dwyer Avenue
Peak Hour Factor	0.68

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	7	68	19	54	61	7	2	32	17	13	65	7
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	138			179			75			125		
Percent Heavy Vehicles	0			0			0			0		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.123			0.159			0.067			0.111		
Final Departure Headway, hd (s)	4.50			4.61			4.63			4.73		
Final Degree of Utilization, x	0.173			0.230			0.096			0.164		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	2.50			2.61			2.63			2.73		

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	138			179			75			125		
Capacity	800			781			778			761		
95% Queue Length, Q_{95} (veh)	0.6			0.9			0.3			0.6		
Control Delay (s/veh)	8.4			9.0			8.1			8.7		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh)	8.4			9.0			8.1			8.7		
Approach LOS	A			A			A			A		
Intersection Delay, s/veh | LOS	8.6						A					

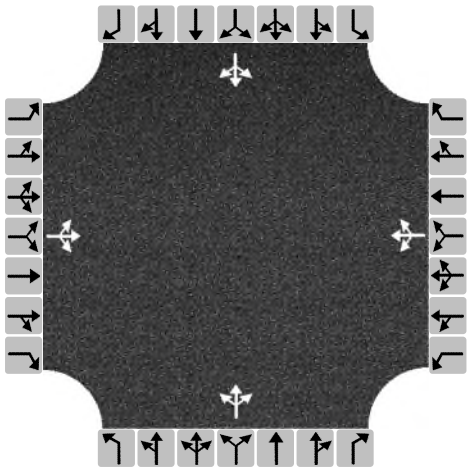
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HCS All-Way Stop Control Report

General and Site Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/6/2022
Analysis Year	2028
Analysis Time Period (hrs)	0.25
Time Analyzed	PM Peak
Project Description	Westgate School
Intersection	Grove and Dwyer
Jurisdiction	Arlington Heights
East/West Street	Grove Street
North/South Street	Dwyer Avenue
Peak Hour Factor	0.76

Lanes



Turning Movement Demand Volumes

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume (veh/h)	7	70	5	60	63	7	9	30	15	13	72	7
% Thrus in Shared Lane												

Lane Flow Rate and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	108			171			71			121		
Percent Heavy Vehicles	0			0			0			0		
Initial Departure Headway, h_d (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.096			0.152			0.063			0.108		
Final Departure Headway, h_d (s)	4.55			4.55			4.58			4.63		
Final Degree of Utilization, x	0.136			0.216			0.090			0.156		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, t_s (s)	2.55			2.55			2.58			2.63		

Capacity, Delay and Level of Service

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	108			171			71			121		
Capacity (veh/h)	791			791			786			777		
95% Queue Length, Q_{95} (veh)	0.5			0.8			0.3			0.5		
Control Delay (s/veh)	8.3			8.8			8.0			8.5		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh) | LOS	8.3	A		8.8	A		8.0	A		8.5	A	
Intersection Delay (s/veh) | LOS	8.5						A					

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HCS Two-Way Stop-Control Report

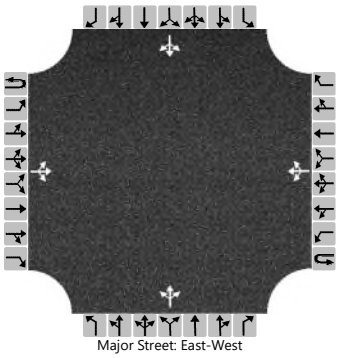
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/6/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Westgate School

Site Information

Intersection	Grove and Harvard
Jurisdiction	Arlington Heights
East/West Street	Grove Street
North/South Street	Harvard Avenue
Peak Hour Factor	0.43
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		8	60	25		14	46	4		16	15	13		3	13	7
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		19				33					102				53	
Capacity, c (veh/h)		1459				1387					542				554	
v/c Ratio		0.01				0.02					0.19				0.10	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.7				0.3	
Control Delay (s/veh)		7.5	0.1	0.1		7.7	0.2	0.2			13.2				12.2	
Level of Service (LOS)		A	A	A		A	A	A			B				B	
Approach Delay (s/veh)	0.7				1.8				13.2				12.2			
Approach LOS	A				A				B				B			

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HCS Two-Way Stop-Control Report

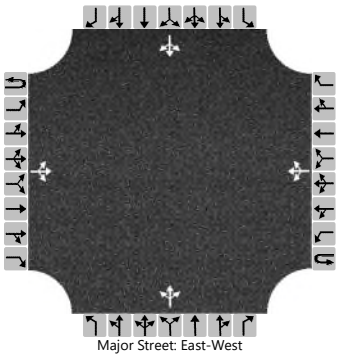
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/6/2022
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Westgate School

Site Information

Intersection	Grove and Harvard
Jurisdiction	Arlington Heights
East/West Street	Grove Street
North/South Street	Harvard Avenue
Peak Hour Factor	0.43
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		8	28	56		22	46	4		45	18	16		3	16	7
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		19				51					184				60	
Capacity, c (veh/h)		1459				1390					487				518	
v/c Ratio		0.01				0.04					0.38				0.12	
95% Queue Length, Q_{95} (veh)		0.0				0.1					1.7				0.4	
Control Delay (s/veh)		7.5	0.1	0.1		7.7	0.3	0.3			16.8				12.9	
Level of Service (LOS)		A	A	A		A	A	A			C				B	
Approach Delay (s/veh)	0.8				2.6				16.8				12.9			
Approach LOS	A				A				C				B			

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HCS Two-Way Stop-Control Report

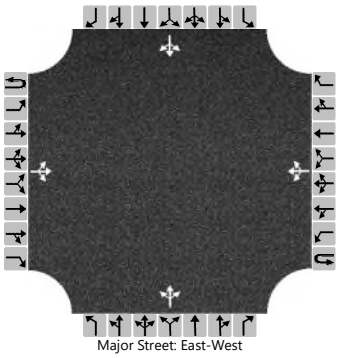
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/6/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Westgate School

Site Information

Intersection	Grove and Harvard
Jurisdiction	Arlington Heights
East/West Street	Grove Street
North/South Street	Harvard Avenue
Peak Hour Factor	0.60
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		14	80	14		6	59	5		27	15	13		1	7	8
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		23				10					92				27	
Capacity, c (veh/h)		1497				1405					586				684	
v/c Ratio		0.02				0.01					0.16				0.04	
95% Queue Length, Q_{95} (veh)		0.0				0.0					0.6				0.1	
Control Delay (s/veh)		7.4	0.1	0.1		7.6	0.1	0.1			12.3				10.5	
Level of Service (LOS)		A	A	A		A	A	A			B				B	
Approach Delay (s/veh)	1.1				0.7				12.3				10.5			
Approach LOS	A				A				B				B			

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HCS Two-Way Stop-Control Report

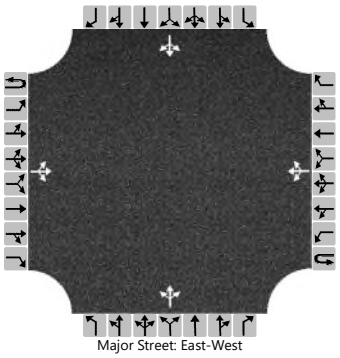
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/6/2022
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Westgate School

Site Information

Intersection	Grove and Harvard
Jurisdiction	Arlington Heights
East/West Street	Grove Street
North/South Street	Harvard Avenue
Peak Hour Factor	0.60
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		14	66	24		14	59	5		39	18	16		1	8	8
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		23				23					122				28	
Capacity, c (veh/h)		1497				1413					567				657	
v/c Ratio		0.02				0.02					0.21				0.04	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.8				0.1	
Control Delay (s/veh)		7.4	0.1	0.1		7.6	0.1	0.1			13.1				10.7	
Level of Service (LOS)		A	A	A		A	A	A			B				B	
Approach Delay (s/veh)	1.1				1.5				13.1				10.7			
Approach LOS	A				A				B				B			

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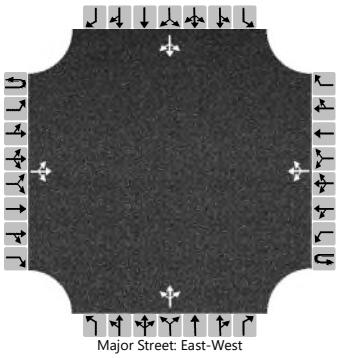
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/6/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Westgate School

Site Information

Intersection	Grove and Princeton
Jurisdiction	Arlington Heights
East/West Street	Grove Street
North/South Street	Princeton Avenue
Peak Hour Factor	0.76
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		4	75	6		9	53	7		3	5	13		5	4	2
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		5				12					28				14	
Capacity, c (veh/h)		1491				1497					814				703	
v/c Ratio		0.00				0.01					0.03				0.02	
95% Queue Length, Q_{95} (veh)		0.0				0.0					0.1				0.1	
Control Delay (s/veh)		7.4	0.0	0.0		7.4	0.1	0.1			9.6				10.2	
Level of Service (LOS)		A	A	A		A	A	A			A				B	
Approach Delay (s/veh)	0.4				1.0				9.6				10.2			
Approach LOS	A				A				A				B			

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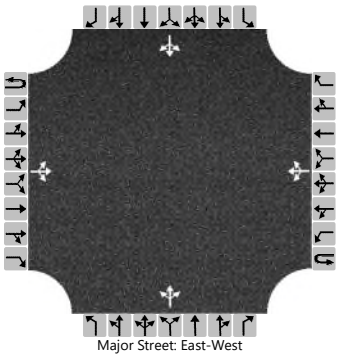
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/6/2022
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Westgate School

Site Information

Intersection	Grove and Princeton
Jurisdiction	Arlington Heights
East/West Street	Grove Street
North/South Street	Princeton Avenue
Peak Hour Factor	0.76
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		4	84	6		9	82	7		3	5	13		5	4	2
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		5				12					28				14	
Capacity, c (veh/h)		1444				1482					780				651	
v/c Ratio		0.00				0.01					0.04				0.02	
95% Queue Length, Q_{95} (veh)		0.0				0.0					0.1				0.1	
Control Delay (s/veh)		7.5	0.0	0.0		7.4	0.1	0.1			9.8				10.7	
Level of Service (LOS)		A	A	A		A	A	A			A				B	
Approach Delay (s/veh)	0.3				0.7				9.8				10.7			
Approach LOS	A				A				A				B			

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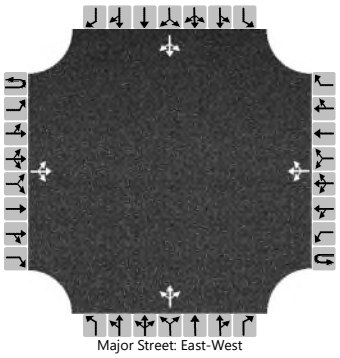
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/6/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Westgate School

Site Information

Intersection	Grove and Princeton
Jurisdiction	Arlington Heights
East/West Street	Grove Street
North/South Street	Princeton Avenue
Peak Hour Factor	0.83
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		8	94	6		7	83	4		5	6	11		3	5	4
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		10				8					27				14	
Capacity, c (veh/h)		1497				1425					694				689	
v/c Ratio		0.01				0.01					0.04				0.02	
95% Queue Length, Q_{95} (veh)		0.0				0.0					0.1				0.1	
Control Delay (s/veh)		7.4	0.1	0.1		7.5	0.0	0.0			10.4				10.3	
Level of Service (LOS)		A	A	A		A	A	A			B				B	
Approach Delay (s/veh)	0.6				0.6				10.4				10.3			
Approach LOS	A				A				B				B			

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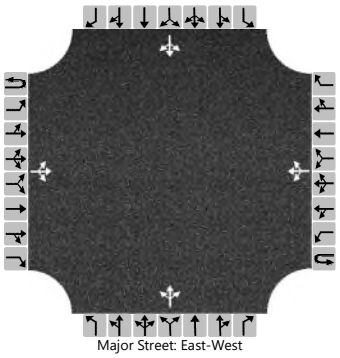
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/6/2022
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Westgate School

Site Information

Intersection	Grove and Princeton
Jurisdiction	Arlington Heights
East/West Street	Grove Street
North/South Street	Princeton Avenue
Peak Hour Factor	0.83
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		8	98	6		7	95	4		5	6	11		3	5	4
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		10				8					27				14	
Capacity, c (veh/h)		1479				1419					682				672	
v/c Ratio		0.01				0.01					0.04				0.02	
95% Queue Length, Q_{95} (veh)		0.0				0.0					0.1				0.1	
Control Delay (s/veh)		7.5	0.1	0.1		7.6	0.0	0.0			10.5				10.5	
Level of Service (LOS)		A	A	A		A	A	A			B				B	
Approach Delay (s/veh)	0.6				0.5				10.5				10.5			
Approach LOS	A				A				B				B			

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HCS Two-Way Stop-Control Report

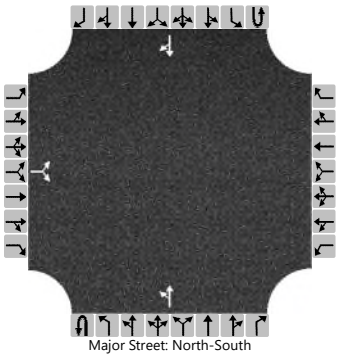
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/8/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Westgate School

Site Information

Intersection	Dwyer Avenue and South Lot
Jurisdiction	Arlington Heights
East/West Street	South Lot
North/South Street	Dwyer Avenue
Peak Hour Factor	0.56
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		1		13						13	41				108	15
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			25							23						
Capacity, c (veh/h)			652							1362						
v/c Ratio			0.04							0.02						
95% Queue Length, Q_{95} (veh)			0.1							0.1						
Control Delay (s/veh)			10.7							7.7	0.1					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		10.7								2.0						
Approach LOS		B								A						

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HCS Two-Way Stop-Control Report

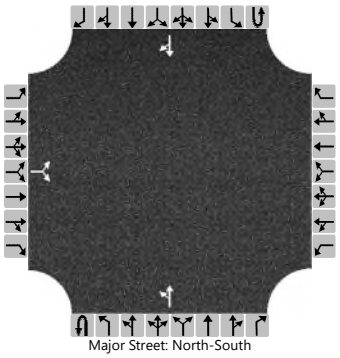
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/8/2022
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Westgate School

Site Information

Intersection	Dwyer Avenue and South Lot
Jurisdiction	Arlington Heights
East/West Street	South Lot
North/South Street	Dwyer Avenue
Peak Hour Factor	0.56
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		1		16						16	42				110	18
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			30							29						
Capacity, c (veh/h)			646							1351						
v/c Ratio			0.05							0.02						
95% Queue Length, Q_{95} (veh)			0.1							0.1						
Control Delay (s/veh)			10.9							7.7	0.2					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		10.9								2.3						
Approach LOS		B								A						

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HCS Two-Way Stop-Control Report

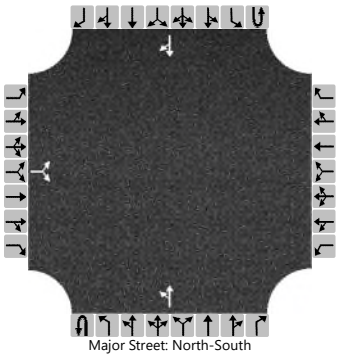
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/8/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Westgate School

Site Information

Intersection	Dwyer Avenue and South Lot
Jurisdiction	Arlington Heights
East/West Street	South Lot
North/South Street	Dwyer Avenue
Peak Hour Factor	0.56
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		3		22						7	49				137	6
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			45							13						
Capacity, c (veh/h)			724							1321						
v/c Ratio			0.06							0.01						
95% Queue Length, Q_{95} (veh)			0.2							0.0						
Control Delay (s/veh)			10.3							7.8	0.1					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		10.3								1.0						
Approach LOS		B								A						

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HCS Two-Way Stop-Control Report

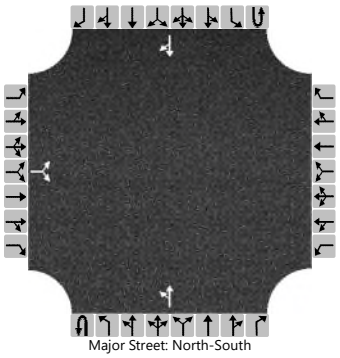
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/8/2022
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Westgate School

Site Information

Intersection	Dwyer Avenue and South Lot
Jurisdiction	Arlington Heights
East/West Street	South Lot
North/South Street	Dwyer Avenue
Peak Hour Factor	0.56
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		4		25						8	50				152	7
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			52							14						
Capacity, c (veh/h)			688							1290						
v/c Ratio			0.08							0.01						
95% Queue Length, Q_{95} (veh)			0.2							0.0						
Control Delay (s/veh)			10.7							7.8	0.1					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		10.7								1.2						
Approach LOS		B								A						

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HCS Two-Way Stop-Control Report

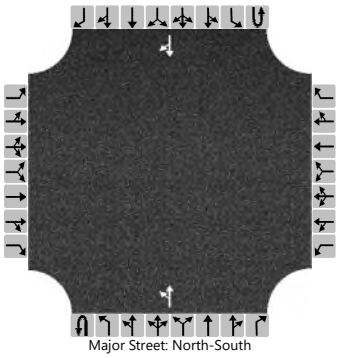
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/8/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Westgate School

Site Information

Intersection	Dwyer Avenue and West Lot Enter
Jurisdiction	Arlington Heights
East/West Street	West Lot
North/South Street	Dwyer Avenue
Peak Hour Factor	0.40
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration										LT						TR
Volume (veh/h)										4	47				41	92
Percent Heavy Vehicles (%)										0						
Proportion Time Blocked																
Percent Grade (%)																
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)										4.1						
Critical Headway (sec)										4.10						
Base Follow-Up Headway (sec)										2.2						
Follow-Up Headway (sec)										2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)										10						
Capacity, c (veh/h)										1238						
v/c Ratio										0.01						
95% Queue Length, Q_{95} (veh)										0.0						
Control Delay (s/veh)										7.9	0.1					
Level of Service (LOS)										A	A					
Approach Delay (s/veh)									0.7							
Approach LOS									A							

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HCS Two-Way Stop-Control Report

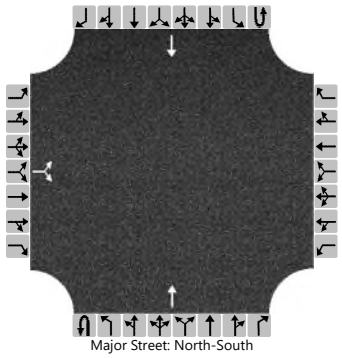
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/8/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Westgate School

Site Information

Intersection	Dwyer Avenue and West Lot Exit
Jurisdiction	Arlington Heights
East/West Street	West Lot
North/South Street	Dwyer Avenue
Peak Hour Factor	0.40
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR								T				T	
Volume (veh/h)		9		82							42				41	
Percent Heavy Vehicles (%)		0		0												
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2												
Critical Headway (sec)		6.40		6.20												
Base Follow-Up Headway (sec)		3.5		3.3												
Follow-Up Headway (sec)		3.50		3.30												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			228													
Capacity, c (veh/h)			903													
v/c Ratio			0.25													
95% Queue Length, Q_{95} (veh)			1.0													
Control Delay (s/veh)			10.3													
Level of Service (LOS)			B													
Approach Delay (s/veh)		10.3														
Approach LOS		B														

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HCS Two-Way Stop-Control Report

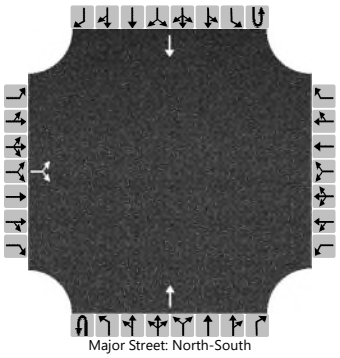
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/8/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Westgate School

Site Information

Intersection	Dwyer Avenue and West Lot Exit
Jurisdiction	Arlington Heights
East/West Street	West Lot
North/South Street	Dwyer Avenue
Peak Hour Factor	0.41
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR								T				T	
Volume (veh/h)		5		30							52				113	
Percent Heavy Vehicles (%)		0		0												
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2												
Critical Headway (sec)		6.40		6.20												
Base Follow-Up Headway (sec)		3.5		3.3												
Follow-Up Headway (sec)		3.50		3.30												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			85													
Capacity, c (veh/h)			732													
v/c Ratio			0.12													
95% Queue Length, Q_{95} (veh)			0.4													
Control Delay (s/veh)			10.6													
Level of Service (LOS)			B													
Approach Delay (s/veh)		10.6														
Approach LOS		B														

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HCS Two-Way Stop-Control Report

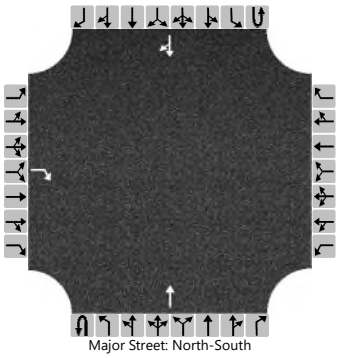
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/8/2022
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Westgate School

Site Information

Intersection	Dwyer Avenue and West Lot
Jurisdiction	Arlington Heights
East/West Street	West Lot
North/South Street	Dwyer Avenue
Peak Hour Factor	0.40
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	1	0	0	0	1	0
Configuration				R							T					TR
Volume (veh/h)				83							43				45	84
Percent Heavy Vehicles (%)				0												
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)				6.2												
Critical Headway (sec)				6.20												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.30												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				208												
Capacity, c (veh/h)				793												
v/c Ratio				0.26												
95% Queue Length, Q_{95} (veh)				1.0												
Control Delay (s/veh)				11.1												
Level of Service (LOS)				B												
Approach Delay (s/veh)	11.1															
Approach LOS	B															

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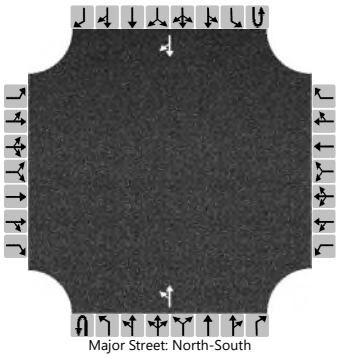
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/8/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Westgate School

Site Information

Intersection	Dwyer Avenue and West Lot
Jurisdiction	Arlington Heights
East/West Street	West Lot
North/South Street	Dwyer Avenue
Peak Hour Factor	0.41
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration										LT						TR
Volume (veh/h)										6	51				113	25
Percent Heavy Vehicles (%)										0						
Proportion Time Blocked																
Percent Grade (%)																
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)										4.1						
Critical Headway (sec)										4.10						
Base Follow-Up Headway (sec)										2.2						
Follow-Up Headway (sec)										2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)										15						
Capacity, c (veh/h)										1234						
v/c Ratio										0.01						
95% Queue Length, Q_{95} (veh)										0.0						
Control Delay (s/veh)										8.0	0.1					
Level of Service (LOS)										A	A					
Approach Delay (s/veh)									0.9							
Approach LOS									A							

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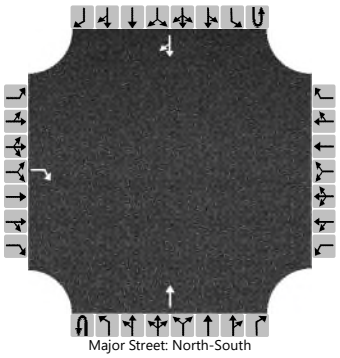
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/8/2022
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Westgate School

Site Information

Intersection	Dwyer Avenue and West Lot
Jurisdiction	Arlington Heights
East/West Street	West Lot
North/South Street	Dwyer Avenue
Peak Hour Factor	0.41
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	1	0	0	0	1	0
Configuration				R							T					TR
Volume (veh/h)				35							54				124	23
Percent Heavy Vehicles (%)				0												
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

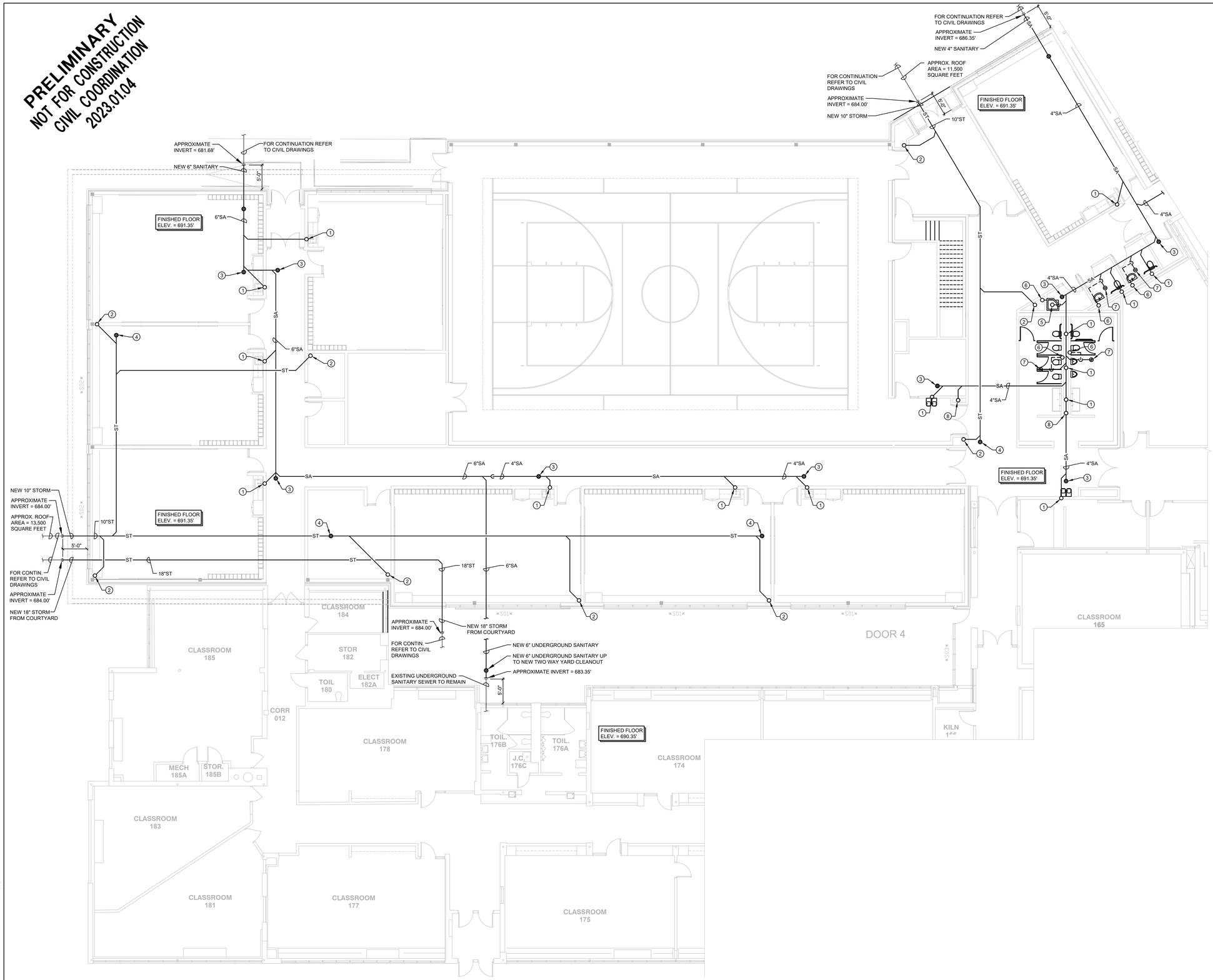
Base Critical Headway (sec)				6.2												
Critical Headway (sec)				6.20												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.30												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				85												
Capacity, c (veh/h)				716												
v/c Ratio				0.12												
95% Queue Length, Q_{95} (veh)				0.4												
Control Delay (s/veh)				10.7												
Level of Service (LOS)				B												
Approach Delay (s/veh)		10.7														
Approach LOS		B														

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2023.01.04



DRAWING NOTES:

1. UNDERFLOOR SANITARY UP IN CHASE/WALL SERVING PLUMBING FIXTURE/FIXTURES.
2. UNDERFLOOR STORM UP IN CHASE SERVING ROOF DRAIN/DRAINS.
3. UNDERFLOOR SANITARY UP TO FLOOR CLEANOUT.
4. UNDERFLOOR STORM UP TO FLOOR CLEANOUT.
5. UNDERFLOOR SANITARY UP TO MOP BASIN.
6. UNDERFLOOR VENT UP IN CHASE/WALL.
7. UNDERFLOOR SANITARY UP TO FLOOR DRAIN.
8. UNDERFLOOR SANITARY UP IN CHASE SERVING FLOOR DRAINS ON MECHANICAL MEZZANINE ABOVE.

1 UNDERFLOOR - PLUMBING PLAN - AREA "A"
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

N

PRELIMINARY
NOT FOR CONSTRUCTION
CIVIL COORDINATION
2023.01.04

STR

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350 West Ontario Street | Suite 200
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  ERIKSSON ENGINEERING ASSOCIATES, LTD.
  145 Commerce Drive, Suite A
  Grayslake, IL 60030
  (847) 223-4804
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  ERIKSSON ENGINEERING ASSOCIATES, LTD.
  145 Commerce Drive, Suite A
  Grayslake, IL 60030
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  STR-SEG/STR BUILDING RESOURCES LLC
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  (262) 253-4700
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  The STRUCTURAL GROUP
  707 Lake Cook Road, Suite 300
  Deerfield, IL 60015
  (847) 562-1977
- MEP/FP ENGINEERING:
  CS2 DESIGN GROUP LLC
  837 Oakton Street
  Elk Grove Village, IL 60007
  (847) 981-1880
- CONSTRUCTION MANAGER:
  NICHOLAS & ASSOCIATES
  1001 Feehanville Drive
  Mount Prospect, IL 60056
  (847) 394-6200

KEY PLAN



SCOPE DOCUMENT

This drawing is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for the proper execution and completion of the Work.

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PROJECT

WESTGATE ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
500 South Dwyer Avenue
Arlington Heights, IL 60005

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
1200 S. Dunton Avenue
Arlington Heights, IL 60005

CLIENT PROJECT NUMBER
709-PP-1
STR PROJECT NUMBER
22052

DRAWING DATES

NUMBER	DATE	COMMENTS
1	JAN. 6, 2023	REVISION FOR VILLAGE

IN-PROGRESS
NOT FOR CONSTRUCTION
1/6/23

DRAWING TITLE

UNDERFLOOR - PLUMBING PLAN - AREA "A"

SHEET NUMBER

P1.0

FILE: F:\709-PP-1\P\WESTGATE ES\709PP1 WG P1.0.DWG SAVED BY: JROSINSKI DATE: 1/5/2023 TIME: 1:06 PM

PRELIMINARY
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CIVIL COORDINATION
2023.01.04



DRAWING NOTES:

1. UNDERFLOOR SANITARY UP IN CHASE/WALL SERVING PLUMBING FIXTURE/FIXTURES.
2. UNDERFLOOR SANITARY UP TO FLOOR CLEANOUT.
3. SAW CUT EXISTING FLOOR SLAB FOR NEW UNDERFLOOR SANITARY PIPING. REFER TO FLOOR SAW CUTTING NOTES THIS DRAWING FOR ADDITIONAL INFORMATION.

FLOOR SAW CUTTING NOTES:

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONNECTION LOCATIONS, SIZE, DIRECTION AND DEPTH VIA PIPE LOCATING/TELEVISING EQUIPMENT PRIOR TO SAW CUTTING OF FLOOR. IF SHOWN CONNECTION DOES NOT EXIST, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY.
2. WHEN SAW CUTTING EXISTING FLOOR SLAB, CONTRACTOR SHALL USE CAUTION TO PREVENT CUTTING OF ANY EXISTING UNDERFLOOR UTILITIES. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UNDERFLOOR UTILITIES PRIOR TO CUTTING FLOOR. CONTRACTOR SHALL USE X-RAY DETECTION OR GROUND PENETRATING RADAR EQUIPMENT TO LOCATE ALL UNDERFLOOR OBSTRUCTIONS TO PREVENT THE CUTTING OF ANY OF THESE EXISTING UNDERFLOOR UTILITIES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR ANY DAMAGES TO THE EXISTING UNDERFLOOR UTILITIES IF DAMAGES OCCURRED DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. DRILL AND DOWEL EXISTING CONCRETE FOR #4 ROD AT 16"OC. #4 ROD TO BE 12" LONG WITH 6" PROJECTION INTO EXISTING CONCRETE. REPLACE WITH 5" CONCRETE SLAB INFILL WITH ONE LAYER 6x6-8/8 WWF 1" CLR TO TOP ON 30 MIL. VAPOR BARRIER OVER COMPACTED GRANULAR FILL - TYPICAL (FIELD VERIFY EXISTING SLAB THICKNESS) EXERCISE CARE SO AS NOT TO UNDERMINE OR DISTURB BUILDING FOUNDATIONS OR REMAINING SLAB ON GRADE. SLOPE EXCAVATIONS AS REQUIRED TO GRADUALLY REACH THE ELEVATIONS.

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2023.01.04

1 **UNDERFLOOR - PLUMBING PLAN - AREA "B"**
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

N

FILE: F:\709-PP-1\PLWESTGATE ES\709PP1 WG P1.1.DWG SAVED BY: JROSINSKI DATE: 1/5/2023 TIME: 1:06 PM

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ARCHITECTS:

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350 West Ontario Street | Suite 200
Chicago, IL 60654

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- CONSTRUCTION MANAGER:
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  (847) 394-6200

KEY PLAN



N

SCOPE DOCUMENT

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PROJECT

WESTGATE ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
500 South Dwyer Avenue
Arlington Heights, IL 60005

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
1200 S. Dunton Avenue
Arlington Heights, IL 60005

CLIENT PROJECT NUMBER
709-PP-1
STR PROJECT NUMBER
22052

DRAWING DATES

NUMBER	DATE	COMMENTS
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IN-PROGRESS
NOT FOR CONSTRUCTION
1/6/23

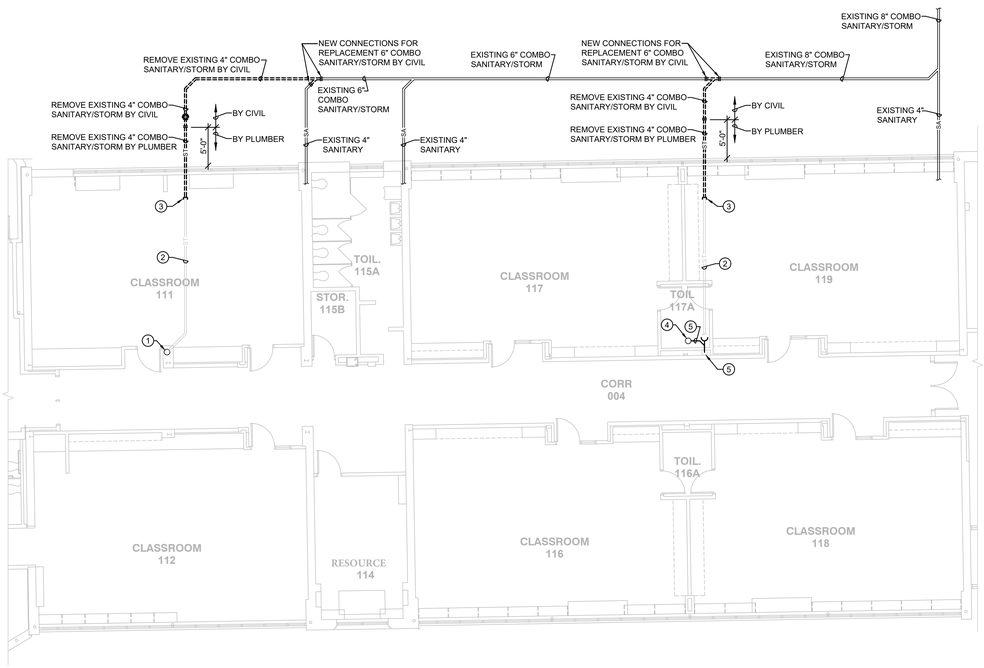
DRAWING TITLE

UNDERFLOOR - PLUMBING PLAN - AREA "B"

SHEET NUMBER

P1.1

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NOT FOR CONSTRUCTION
CIVIL COORDINATION
2023.01.04

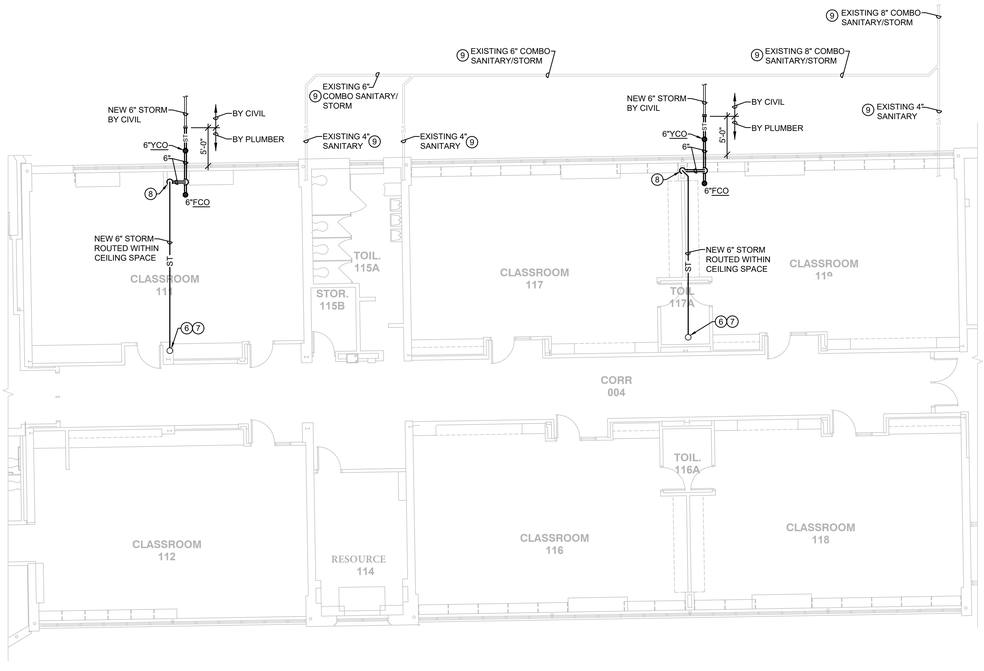


1 UNDERFLOOR - PLUMBING DEMOLITION PLAN - AREA "C"

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

N



1 UNDERFLOOR - PLUMBING PLAN - AREA "C"

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

N

PRELIMINARY
NOT FOR CONSTRUCTION
CIVIL COORDINATION
2023.01.04

FILE: F:\709-PP-1\P\WESTGATE ES\709PP1 WG P1.2.DWG SAVED BY: JROSINSKI DATE: 1/5/2023 TIME: 1:05 PM

DRAWING NOTES:

1. NEW CONNECTION TO BE MADE AT THIS LOCATION TO EXISTING 4" STORM RISER JUST BELOW SECOND FLOOR DECK AS HIGH AS POSSIBLE. REMOVE EXISTING 4" STORM RISER PIPING DOWN TO THE TOP OF EXISTING WALL/CHASE AND CAP OFF AT THE TOP OF WALL/CHASE AND ABANDONED IN PLACE. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS, PIPE ROUTING, SIZE AND LOCATION.
2. EXISTING UNDERFLOOR PLUMBING STORM PIPING TO BE CAPPED OFF AT ALL ENDS AND ABANDONED IN PLACE. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS, PIPE ROUTING, SIZE AND LOCATION.
3. EXISTING UNDERFLOOR STORM PIPING TO BE CAPPED OF AT THIS LOCATION. REMOVE ALL ASSOCIATED PIPING SHOWN DASHED BEYOND THIS POINT TO 5'-0" OUTSIDE THE BUILDING. EXISTING INTERIOR UNDERFLOOR STORM TO BE CAPPED OFF AT ALL ENDS AND ABANDONED IN PLACE. PATCH EXISTING FLOOR TO MATCH EXISTING SURROUNDING AREAS. CONTRACTOR TO FIELD VERIFY EXISTING PIPE ROUTING, SIZE AND LOCATION.
4. NEW CONNECTION TO BE MADE AT THIS LOCATION TO EXISTING 4" STORM RISER JUST BELOW SECOND FLOOR DECK AS HIGH AS POSSIBLE. REMOVE EXISTING 4" STORM RISER PIPING DOWN TO THE TOP OF EXISTING WALL/CHASE AND CAP OFF AT THE TOP OF WALL/CHASE AND ABANDONED IN PLACE. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS, PIPE ROUTING, SIZE AND LOCATION.
5. EXISTING 4" STORM RISER PIPING WITHIN EXISTING WALL/CHASE TO BE CAPPED OFF AT THE TOP OF WALL/CHASE AND ABANDONED IN PLACE. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS, PIPE ROUTING, SIZE AND LOCATION.
6. NEW CONNECTION TO BE MADE AT THIS LOCATION. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS, PIPE ROUTING, SIZE AND LOCATION.
7. NEW CONNECTION TO BE MADE AT THIS LOCATION TO EXISTING 4" STORM RISER JUST BELOW SECOND FLOOR DECK AS HIGH AS POSSIBLE. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS, PIPE ROUTING, SIZE AND LOCATION.
8. NEW 6" STORM DOWN IN EXISTING CHASE/WALL WITH WALL CLEANOUT AT THE BASE OF RISER TO UNDERFLOOR. PLUMBING CONTRACTOR TO OPEN EXISTING CHASE/WALL AS REQUIRED TO FACILITATE THE INSTALLATION OF NEW STORM RISER PIPING. SAW CUT EXISTING FLOOR AS REQUIRED FOR NEW STORM PIPE ROUTING UNDERFLOOR AS SHOW. AT COMPLETION OF INSTALLATION OF NEW STORM PIPING PLUMBING CONTRACTOR TO PATCH WALL AND/OR FLOOR TO MATCH FINISH OF EXISTING SURROUNDING AREAS. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS.
9. EXISTING UNDERGROUND PIPING SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR ACTUAL ROUTING.

FLOOR SAW CUTTING NOTES:

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONNECTION LOCATIONS, SIZE, DIRECTION AND DEPTH VIA PIPE LOCATING/TELEVISING EQUIPMENT PRIOR TO SAW CUTTING OF FLOOR. IF SHOWN CONNECTION DOES NOT EXIST, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY.
2. WHEN SAW CUTTING EXISTING FLOOR SLAB, CONTRACTOR SHALL USE CAUTION TO PREVENT CUTTING OF ANY EXISTING UNDERFLOOR UTILITIES. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UNDERFLOOR UTILITIES PRIOR TO CUTTING FLOOR. CONTRACTOR SHALL USE X-RAY DETECTION OR GROUND PENETRATING RADAR EQUIPMENT TO LOCATE ALL UNDERFLOOR OBSTRUCTIONS TO PREVENT THE CUTTING OF ANY OF THESE EXISTING UNDERFLOOR UTILITIES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR ANY DAMAGES TO THE EXISTING UNDERFLOOR UTILITIES IF DAMAGES OCCURRED DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. DRILL AND DOWEL EXISTING CONCRETE FOR #4 ROD AT 16"OC. #4 ROD TO BE 12" LONG WITH 6" PROJECTION INTO EXISTING CONCRETE. REPLACE WITH 5" CONCRETE SLAB INFILL WITH ONE LAYER 6x6-8/8 WWF 1" CLR TO TOP ON 30 MIL. VAPOR BARRIER OVER COMPACTED GRANULAR FILL - TYPICAL (FIELD VERIFY EXISTING SLAB THICKNESS) EXERCISE CARE SO AS NOT TO UNDERMINE OR DISTURB BUILDING FOUNDATIONS OR REMAINING SLAB ON GRADE. SLOPE EXCAVATIONS AS REQUIRED TO GRADUALLY REACH THE ELEVATIONS.

STR

ARCHITECTS:

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  Deerfield, IL 60015
  (847) 562-1977
- MEP/FP ENGINEERING:
  CS2 DESIGN GROUP LLC
  837 Oakton Street
  Elk Grove Village, IL 60007
  (847) 981-1880
- CONSTRUCTION MANAGER:
  NICHOLAS & ASSOCIATES
  1001 Feehanville Drive
  Mount Prospect, IL 60056
  (847) 394-6200

KEY PLAN



N

SCOPE DOCUMENT

This drawing is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for the proper execution and completion of the Work.

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PROJECT

WESTGATE ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
500 South Dwyer Avenue
Arlington Heights, IL 60005

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
1200 S. Dunton Avenue
Arlington Heights, IL 60005

CLIENT PROJECT NUMBER
709-PP-1

STR PROJECT NUMBER
22052

DRAWING DATES

NUMBER	DATE	COMMENTS
1	JAN. 6, 2023	REVISION FOR VILLAGE

IN-PROGRESS
NOT FOR CONSTRUCTION
1/6/23

DRAWING TITLE

UNDERFLOOR - PLUMBING PLANS - AREA "C"

SHEET NUMBER

P1.2

PLAN COMMISSION PC #22-016
Westgate School Building Expansion
500 S Dwyer Ave
Round 1

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

12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

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

13. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.

14. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations.
    a) An MWRD permit is required.
    b) Provide a storm water report with calculations to verify that both the Village and MWRD storage requirements are met.
    c) The parking lots are shown to be reconstructed. These areas should be accounted for in the detention.
    d) Clearly show the overflow route for the site.
    e) If any of the existing parking lots allow for detention on the lot, provide the existing and proposed volume on the lot. If the volume of detention is to be reduced, the additional volume shall be provided in the Storm Trap system.
    f) Provide calculations for the weir.

15. Preliminary stormwater calculations were received on 12/13/22. Additional comments will be forthcoming upon review of that submittal.

16. If permeable pavers are selected to be used for detention:
    a) The paver system utilized must be classified by the manufacturer as a permeable paver system. Include a copy of the manufacturer's brochure showing the specifications for the paver system.

b) Provide a typical section showing the various layers.
c) The south parking lot shows two existing light poles and electrical wiring. Clarify if the lights poles can remain or if the electrical wiring must be lowered.

17. The demolition plan for the southernmost parking lot shows storm sewer to a catch basin to be removed; however, it is unclear where this pipe is coming from or where it terminates. Provide additional information on the plans.

18. An IEPA permit is required for the sanitary sewer.

19. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

20. Fire lanes, where required adjacent to buildings, must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.

21. The northerly parking lot off of Dwyer Ave currently has two access points.
    a) The lot is proposed to be reconstructed to have only the southernmost access point. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel.
    b) Clarify if the north access point is to be removed.

22. Fire access for the building shall comply with Section 503 of the International Fire Code. Provide an exhibit showing the distance from the fire lane(s) to the entire building confirming the 150 ft rule is met.

23. Provide clarification if the addition will have an approved automatic sprinkler system.

24. If the addition is to have an approved automatic sprinkler system, verify that the existing water service is sufficient.

25. If the parking lots will have stop signs:
    a) Provide a stop bar.
    b) Detectable warning panels are required for the public sidewalk.

Public Works:

26. Any sewer disconnects shall be plugged at the manhole.

27. Show the existing water service on the utility plans.

28. Provide a plan for the interior plumbing for the additional sanitary sewer connections.

29. Provide details of Storm Trap, with Operations and Maintenance plan.

30. Sheet C102 shows abandoning the sanitary sewer that cross between existing building and proposed addition. Sheet C302 shows tying into it. Please correct.

31. If you are tying into a sanitary line, then you cannot have perforated tiles and open structures, as shown in courtyard between proposed and existing building. Will this utility (storm or sanitary) be accessible under the proposed building or exposed?

32. Aprons off Dwyer shall be replaced with parking lot.

33. Sidewalks along the construction area should be checked for condition. Any damage caused by construction on sidewalk or asphalt shall be replaced.

34. Proposed bushes along the sidewalk shall be maintained to not interfere with pedestrian access.

12/14/22

Michael L. Pagones, P.E. Date
Village Engineer

PLAN COMMISSION PC #22-016
Westgate School Building Expansion
500 S Dwyer Ave
Round 1 (stormwater additional comments)

35. The detention summary and calculations provided show that 2.5 ac-ft is required under the proposed conditions. As 2.02 ac-ft in the Wilke-Kirchoff basin is allocated to the Westgate site, staff is agreeable to proposing 0.5 ac-ft of storage on the Westgate site to meet the 2.5 ac-ft of required detention.

Michael L. Pagones, P.E. — Date 12/22/22
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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_____

_____

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_____

_____

_____

NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW

Date _____ Reviewed By: _____

HEALTH SERVICES DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 22-016
Petitioner: Don Hansen, STR Partners LLC Architects
350 W. Ontario St., Suite 200
Chicago, IL 60654
Owner: Arlington Heights School District 25
1200 S. Dunton Avenue
Arlington Heights, IL 60005
Contact Person: Don Hansen, STR Partners LLC
Address: 350 W. Ontario St., Suite 200
Chicago, IL 60654
Phone #: 312-464-1444 ext. 168, Direct 312-242-4168
Fax #: 312-464-0785
E-Mail: don@strpartners.com

P.I.N.# 03-20-306-039-0000 & 03-20-306-040-0000, 03-31-100-022-0000 & 03-31-100-043-0000
Location: Westgate Elementary, 500 S. Dwyer Ave.
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
# of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: ✓ For: Public Elem. School
Land Use Variation: ✓ For: building height
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 341,132 SF
# of Units Total: _____
1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

No comments at this time.

Sean Freres 11/30/22
Environmental Health Officer Date

James McCalister 11/30/22 Director Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 22-016
Petitioner: Don Hansen, STR Partners LLC Architects
350 W. Ontario St., Suite 200
Chicago, IL 60654
Owner: Arlington Heights School District 25
1200 S. Dunton Avenue
Arlington Heights, IL 60005
Contact Person: Don Hansen, STR Partners LLC
Address: 350 W. Ontario St., Suite 200
Chicago, IL 60654
Phone #: 312-464-1444 ext. 168, Direct 312-242-4168
Fax #: 312-464-0785
E-Mail: don@strpartners.com

P.I.N.# 03-20-306-039-0000 & 03-20-306-040-0000, 03-31-100-022-0000 & 03-31-100-043-0000
Location: Westgate Elementary, 500 S. Dwyer Ave.
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
# of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: ✓ For: Public Elem. School
Land Use Variation: ✓ For: building height
_____
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 341,132 SF
# of Units Total: _____
1BR: 2BR: 3BR: 4BR:

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

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

Comments:

Please see attached comments

12-13-22
Date

Planning & Community Development Dept. Review

December 13, 2022

REVIEW ROUND 1

Project: Westgate School Building Expansion
500 S. Dwyer Ave.

Case Number: PC 22-016

Zoning:

7. The Plan Commission must review, and the Village Board must approve, the following actions:
   - Special Use Permit to allow a Public Elementary School on the subject property.
   - Amendment to the Comprehensive Plan to reclassify the Single-Family Detached portion of the site into the Schools classification.
   - Variation to Chapter 28, Section 5.1-3.6, to allow a 27' tall building where building heights are restricted to 25'.
   - Additional variations may be required depending upon your response to certain comments.

General:

8. The project narrative and traffic/parking study is based on the expected student population in the year 2026-2027 with 39 classrooms and the expected student enrollment and staffing at 39 classrooms. However, the school is being constructed to include 44 classrooms for a maximum future capacity at 15% over the 5-year average. The narrative must be revised to outline what the expected student capacity and employee count would be if full capacity usage of the 44 classrooms is necessary. Furthermore, the traffic and parking study must be revised to analyze the future traffic and parking impact at the maximum built capacity of the school (max capacity usage of all 44 classrooms with associated student population and staffing).

9. The "Plat of Survey" provided is a Topographical Survey and does not contain a legal description for the property. Please provide a legal description for the subject property.

10. Please ensure that all plans/documents revised as a result of these comments include a revision date.

11. Provide all resubmittal documents in a USB/flash drive along with one full sized hard copy.

Project Narrative:

12. The project narrative shall be revised as follows:
    - The narrative lists the requested zoning actions as an amendment to Ordinance #90-082. The correct list of requested zoning actions is included within comment #7 above.
    - Provide a summary of any exterior site changes proposed. What will happen to the existing swing sets that will be removed for the building addition? Will new play areas be added? Will there be any changes to the existing playgrounds? Etc.

Floorplans:

13. The floorplans show 8 new classrooms to be constructed and the narrative outlines a net increase of 10 classrooms. Which existing spaces will be converted into new classrooms (reference room # per floorplan) and what is their current use?

14. There appear to be 45 rooms labeled as classrooms on the floorplans and the narrative outlines max capacity will be 44 classrooms. Please clarify and revise the floorplans or narrative accordingly. Additionally, is room #125 (labeled "Kindergarten") going to be used as a classroom?

15. The exterior accessed storage room does not appear to have a label and is shaded like a corridor/circulation space. Additionally, the canopy by door 9 is shaded and should be white, similar to the canopy by door 7. Please revise.

16. The architectural site plan shows the front yard setback on the east side of the site, the exterior side yard setback on the north, the south as a side yard setback and the west as the rear yard. Per Section 28-3.143a, on a corner lot the shorter lot frontage along a ROW is considered the front yard. Accordingly, the front yard is at the north, the rear yard is to the south, the exterior side yard is along Dwyer, and the side yard is to the west. Setbacks along each are as follows:
    - Front: 37.1'
    - Rear: 30'
    - Exterior Side: 31.1'
    - Side: 36.6'

17. No floorplan was included for the existing 2nd floor. How is that area used?

Site:

18. Clarify whether the north drive curb cut for the east lot must remain to comply with emergency service access requirements. Fire truck turning exhibits are recommended. If this access point is not required for emergency service access, the curb cut should be removed and the parkway restored. If the curb cut must remain for compliance with emergency service access requirements, please confirm that the proposed "grass-pave" surface within the parkway is a compliant surface and whether the "grass-pave" needs to extend to connect to the east parking lot and a depressed curb is needed at the connection point. Provide additional details on the proposed gate, will it ever be opened other than for emergency service provision? The site plans conflict with the landscape plans with regards to the proposed "grass-pave". Please correct the appropriate plans for consistency.

19. Is the east lot south driveway entrace suitable for emergency vehicle ingress/egress into the site? Please confirm. The driveway may need to be widened.

20. Please modify the architectural and engineering site plans to show the parallel parking stalls within the western parking lot. Additionally, the parking stall counts within the narrative differ from the stall counts as shown on the site plans. Please revise the applicable site plans accordingly.

21. Please clarify what is occurring in the western parking lot. The existing parking lot is striped with 45 parking stalls and includes a large midway crosswalk. The proposed plans show the elimination of this crosswalk but the stall counts are not increasing. Are the parking stalls going to be restriped with a slightly larger width?

22. Due to the newly proposed parking lot lights within the eastern parking lot, a photometric plan is required. Please provide the plan, which must include cut sheets for the proposed fixtures and data on the fixture height as measured from grade to the top of the light fixture. Any existing light poles that will be moved must also be included within the photometric plan.

23. The existing shed located along the side of the building (west), along with the sport courts along the western side of the site are existing non-conforming. The height of the existing play equipment may be in excess of 15', which would also be non-conforming. Because no change to these elements are proposed at this time, they may remain as non-conforming. Future changes to these elements could trigger a variation.

24. What play equipment will be placed in the proposed rubber play area to be located along the eastern elevation? Would the size of this play equipment exceed 15' in height or 300 square feet in area? If so, a variation may be required.

25. Will the resurfaced asphalt area adjacent to door 16 contain any striping for ball playing or equipment (hoops, tetherball, ball funnels, etc.) or will this area be used as a sports court? If so, it would qualify this area as a sport court, which is not allowed within an exterior side yard and a variation would be required.

26. Identify any newly proposed ground mounted mechanical equipment (generators, transformers, utility pedestals etc.) on the site plan and landscape plan. These elements must be appropriately located and screened from view.

27. If any landscape variations are requested, please clearly identify what variations have been requested and provide written justification for each variation per the four criteria of approval.

Traffic/Circulation/Parking:

28. The traffic and parking study must be revised per maximum building capacities and associated student populations and employees necessary, as identified in comment #8.

29. Please identify areas for landbanked parking should it be necessary to increase the parking supply onsite.

30. Traffic counts during drop-off and pick-up were based on a warm and sunny day. To what extent will drop-off and pick-up activities increase during the winter and/or inclement weather.

31. What was the observed peak queue within the west parking lot during AM and PM peak times? With doubling this queue with the full day kindergarten plus adding additional grade levels (and anticipated kindergarten population growth) to the drop-off/pick-up operations here, what is the peak anticipated queue?

32. Were any students observed to be dropped-off or picked-up in areas where it is prohibited?

33. Per code, 27 bike parking stalls are required. Please revise the site plans to show the location and number of bike parking existing on the site.

Prepared by: 

Westgate School Building Expansion
500 S. Dwyer Avenue
PC #22-016
December 14, 2022

Tree Preservation

1) The demolition plan indicates that a tree is will be removed. Please identify the size and species of the tree. In addition, if feasible, please explore options for transplanting the tree elsewhere on the site.

Landscape Issues

2) The ends of all parking rows shall include a landscape island equal in area to one parking space. Additionally, any continuous stretch of twenty parking stalls must contain interim landscape islands equal in area to one parking space to break up the parking row. Said islands must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). The islands/trees are absent within the South Parking Lot. In addition, the trees are absent in the West Parking Lot. Two interim islands are also required in the West Parking Lot since an island is required every twenty parking spaces.

3) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. Please provide the code required screen for the West Parking Lot and the South Parking Lot.

4) Per Chapter 28, Section 6.15-2 all paved parking areas shall be effectively screened from a residential district. Provide six foot high landscaping that provides year round opacity along the west property line in order to screen the South Parking Lot, or alternatively along the western edge of the South Parking Lot. In addition, infill where any Arborvitae are absent adjacent to the West Parking Lot.

STR PARTNERS LLC
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Suite 200
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January 6, 2023

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

Re: Plan Commission PC #22-018
Responses to Round 1 Comments

Westgate Elementary School
500 S. Dwyer Avenue
Arlington Heights, IL 60005

STR Project #22052

Dear Mr. Hubbard:

Responses to Round 1 comments for the addition at the above referenced school in Arlington Heights School District 25 follow.

ENGINEERING DEPARTMENT:

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detail 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.

    RESPONSE: With the exception that plans for the building permit will be submitted to the North Cook Intermediate Service Center/Regional Office of Education who will issue the Building Permit, we acknowledge 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

RESPONSE: Final engineering plans shall be georeferenced using State Plane Coordinate System - Illinois East.

13. The proposed detention facility 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.

RESPONSE: An Onsite Utility Maintenance Agreement shall be executed prior to final engineering approval.

14. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations.
    a) An MWRD permit is required.
    b) Provide a storm water report with calculations to verify that both the Village and MWRD storage requirements are met.
    c) The parking lots are shown to be reconstructed. These areas should be accounted for in the detention.
    d) Clearly show the overflow route for the site.
    e)If any of the existing parking lots allow for detention on the lot, provide the existing and proposed volume on the lot. If the volume of detention is to be reduced, the additional volume shall be provided in the Storm Trap system.
    f) Provide calculations for the weir.

RESPONSE: Preliminary stormwater calculations and narratives have been previously provided to the Engineering Department via email. Additional documentation and supporting calculations will be provided for review through continued engineering and permitting review.
    a) It is understood that an MWRD permit is required for the proposed improvements. MWRD applications shall be provided to the Village for review, record, and signoff.
    b) A stormwater report with calculations verifying that Village and MWRD storage requirements are met will be provided.

c) Reconstruction of parking lots, without detention previously allocated for past improvements, have been included in the preliminary SWM calculations and narrative.

15. Preliminary stormwater calculations were received on 12/14/22. Additional comments will be forthcoming upon review of that submittal.

RESPONSE: Noted.

16. If permeable pavers are selected to be used for detention:
    a) The paver system utilized must be classified by the manufacturer as a permeable paver system. Include a copy of the manufacturer's brochure showing the specifications for the paver system.
    b) Provide at typical section showing the various layers.
    c) The south parking lot shows two existing light poles and electrical wiring. Clarify the light poles can remain or if the electrical wiring must be lowered.

RESPONSE: Permeable pavers are intended to be used to satisfy the MWRD's Volume Control requirements. It is understood that the Village allows MWRD Volume Control storage to be credited toward the Village's detention requirements.
    a) Manufacturer documentation shall be submitted to verify classification of permeable paver system through continued engineering and permitting review.
    b) A typical section for the permeable paver areas will be provided through continued engineering and permitting review.
    c) The existing light poles will be relocated. Refer to the Photometric Plan. Electrical wiring is intended to remain with adjustments at relocations. The proposed grading is not anticipated to impact existing electrical components.

17. The demolition plan for the southernmost parking lot shows storm sewer to a catch basin to be removed; however, it is unclear where this pipe is coming from or where it terminates. Provide additional information on the plans.

RESPONSE: Per review of MWRD Record Permit 93-0484, the storm sewer proposed to be removed is blind tapping into the existing, public storm sewer beneath the parkway. The line has been extended as indicated on the record plans. It is anticipated that additional, private curb, and public walk will have to be removed and replaced in order to abandon the connection as required by the Village. A tree in the parkway may also have to be removed an replaced in order to abandon the connection. This has been reflected on the revised plans.

18. An IEPA permit is required for the sanitary sewer.

    RESPONSE: An IEPA permit shall be applied for if the increased flow exceeds 15 PE.

19. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

    RESPONSE: The site photometric lighting plan and fixture catalog cuts are provided.

20. Fire lanes, where required adjacent to buildings, must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.

    RESPONSE: The pavement sections proposed at the aprons and the location of fire lanes has been revised per Village requirements.

21. The northerly parking lot off of Dwyer Ave currently has two access points.
    a) 'The lot is proposed to be reconstructed to have only the southernmost access point. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel.
    b) Clarify if the north access point is to be removed.

    RESPONSE: An AutoTurn exhibit has been prepared to demonstrate that the Village's Aerial Truck can access and maneuver in the parking lots/fire lanes.

22. Fire access for the building shall comply with Section 503 of the International Fire Code. Provide an exhibit showing the distance from the fire lanes) to the entire building confirming the 150 ft rule is met.

    RESPONSE: The AutoTurn exhibit prepared demonstrates that the 150 ft rule of Section 503 of the International Fire Code is met.

23. Provide clarification if the addition will have an approved automatic sprinkler system.

RESPONSE: The addition will have an approved automatic sprinkler system. Note that the existing school is fully sprinklered.

24. If the addition is to have an approved automatic sprinkler system, verify that the existing water service is sufficient

RESPONSE: Water flow testing will be coordinated with the Village to determine current static pressure, residual pressure and flow. The bid documents will require the contractor to provide a complete hydraulically calculated and operating sprinkler system to comply with International Building Code 2015 Edition, International Fire Code 2015 Edition and NFPA 2013 Edition.

25. If the parking lot will have stop signs:
    a) Provide a stop bar.
    b) Detectable warning panels are required for the public sidewalk.

RESPONSE: Existing signage and the entrance/exits of the parking lots shall remain. The existing signage has been called out as observed in the field. Stop Bars have been added at the exits of the parking lots. Existing and proposed ADA detectable warnings have been indicated on the revised plans.

PUBLIC WORKS:

26. Any sewer disconnects shall be plugged at the manhole.

RESPONSE: A note has been added indicating for sewer disconnects to be plugged at downstream manhole or location of blind tap connection as required by the MWRD.

27. Show the existing water service on the utility plans.

RESPONSE: The approximate location of the existing water service has been added to the plans per record drawings.

28. Provide a plan for the interior plumbing for the additional sanitary sewer connections.

RESPONSE: Plumbing plans are provided.

29. Provide details of Storm Trap, with Operations and Maintenance plan.

RESPONSE: Stormwater management for the site is in coordination with the Village. Details for the StormTrap will be provided on final construction drawings.

30. Sheet C102 shows abandoning the sanitary sewer that cross between existing building and proposed addition. Sheet C302 shows tying into it. Please correct.

    RESPONSE: Drawings are revised.

31. If you are tying into a sanitary line, then you cannot have perforated tiles and open structures, as shown in courtyard between proposed and existing building. Will this utility (storm or sanitary) be accessible under the proposed building or exposed?

    RESPONSE: The proposed storm sewer is not tying into a sanitary line. A crossing is shown on the preliminary drawings. The intent is that the new addition will have dedicated sanitary and storm outfalls. The existing sanitary outfall from the existing building will have to be maintained and routed through the new addition.

32. Aprons off Dwyer shall be replaced with parking lot.

    RESPONSE: The existing aprons were observed to be in good condition during our field visit. The replacement of the aprons (existing curb to remain) has been shown on the demolition and grading plan. Given that the condition is good the southern staff parking lot would remain, but we would replace the other two aprons with concrete.

33. Sidewalks along the construction area should be checked for condition. Any damage caused by construction on sidewalk or asphalt shall be replaced.

    RESPONSE: Noted. General Note #5 on Sheet C002 covers restoration of areas disturbed by construction activity.

34. Proposed bushes along the sidewalk shall be maintained to not interfere with pedestrian access.

    RESPONSE: Noted.

FIRE DEPARTMENT:

1. Ensure FD access to new addition via south lot.

    RESPONSE: Fire access has been shown in the south parking lot. It is anticipated that the Village's fire truck would have to back up in order to exit the lot if vehicles are occupying parking stalls.

2. Fire alarm system should be upgraded.

RESPONSE: The fire alarm panel will be upgraded. The new fire alarm control panel (FACP) will have voice capability. Fire alarm devices will be upgraded to work with the new FACP.

3. All spaces added should be covered by the fire alarm and/or fire suppression systems.

   RESPONSE: All spaces will be covered by fire alarm and fire sprinkler systems. The fire alarm system will comply with current National Electric Code (NEC). The fire sprinkler system will comply with 2015 International Building Code (IBC), 2015 International Fire Code (IFC) and NFPA 2013 Edition.

4. Alarm and suppression systems should be tested upon completion of the work.

   RESPONSE: The fire alarm and fire sprinkler systems will be tested as is required by the Illinois State Board of Education (ISBE) to obtain a Certificate of Occupancy from the North Cook Intermediate Service Center/Regional Office of Education.

HEALTH SERVICE DEPARTMENT:

1. No comments at this time.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT:

1. Complies with Comprehensive Plan? Yes

   RESPONSE: Noted.

2. Complies with Thoroughfare Plan? Yes.

   RESPONSE: Noted.

3. Variations needed from Zoning Regulations? Yes.

   RESPONSE: Noted. Variations are being requested.

4. Variations needed from Subdivision Regulations? No.

   RESPONSE: Noted.

5. Subdivision Required? No.

   RESPONSE: Noted.

6. School/Park District Contributions Required? No.

   RESPONSE: Noted.

Zoning:

7. The Plan Commission must review, and the Village Board must approve, the following actions:
   - Special Use Permit to allow a Public Elementary School on the subject property.
   - Amendment to the Comprehensive Plan to reclassify the Single-Family Detached portion of the site into the School classification.
   - Variation to Chapter 28, Section 5.1-3.6, to allow a 27' tall building where building heights are restricted to 25'.
   - Additional variations may be required depending upon your response to certain comments.

   RESPONSE: Noted. An updated Written Justification is provided.

General:

8. The project narrative and traffic/parking study is based on the expected student population in the year 2026-2027 with 39 classrooms and the expected student enrollment and staffing at 39 classrooms. However, the school is being constructed to include 44 classrooms for a maximum future capacity at 15% over the 5-year average. The narrative must be revised to outline what the expected student capacity and employee count would be if full capacity usage of the 44 classrooms is necessary. Furthermore, the traffic and parking study must be revised to analyze the future traffic and parking impact at the maximum built capacity of the school (max capacity usage of all 44 classrooms with associated student population and staffing).

   RESPONSE: AHSD25 retains a professional demographer to make future projections as it relates to building enrollment by using extensive school and community data to gauge the expected enrollment at Westgate. District 25 intends to use the 15% "buffer" classrooms for services to support the anticipated student population that is projected at the school related to resource, intervention, student services, etc. These full size rooms may have several students receiving pull out services from their traditional classroom in small group and other formats for individual services. These students are currently included in the current enrollment and projected enrollment numbers for Westgate.

In addition it is not possible to apply a simple formula to Westgate regarding the overall capacity of the building due to the special districtwide services that are supported at this school. In example, a simple formula would apply the number of students that could be in a classroom and multiply it by the total number of classrooms. This model does not work for Westgate since currently 7 full size classrooms in the building support 42 students that receive instruction in these classrooms along with their associated buddy classroom. This model drastically limits the enrollment capacity for Westgate based on the services and instruction that are required.

District 25 currently believes the projections that are provided are the most accurate and reflective enrollment numbers for this school and theoretical building capacity and expected enrollment at Westgate.

Maximum building capacity is largely determined by the enrollment boundaries for the specific school, new residence construction, home turnover, birth rates, etc. A copy of the demographic report for Westgate showing enrollment projections is available upon request.

9. The "Plat of Survey" provided is a Topographical Survey and does not contain a legal description for the property. Please provide a legal description for the subject property.

   RESPONSE: Legal Descriptions have been added.

10. Please ensure that all plans/documents revised as a result of these comments include a revision date.

    RESPONSE: All new and revised plans/documents include the date they are issued or revised.

11. Provide all resubmittal documents in a USB/flash drive along with one full sized hard copy.

    RESPONSE: One full size hard copy and a USB/flash drive is provided for all new and revised plans/documents.

Project Narrative:

12. The project narrative shall be revised as follows:
    - The narrative lists the requested zoning actions as an amendment to Ordinance #90-082. The correct list of requested zoning actions is included within comment #7 above.

- Provide a summary of any exterior site changes proposed. What will happen to the existing swing sets that will be removed for the building addition? Will new play areas be added? Will there be any changes to the existing playgrounds? Etc.

RESPONSE: Site Response: The swings are at the end of their useful life and are not intended to be reinstalled after their removal.

We are exploring the installation of a replacement playground structure on the east side of the school near the existing small playground location and intend to install the equipment in a manner consistent with the Village past practice "...there are no zoning issues with the playground modifications as this is an existing accessory use to the main School function".

We do not anticipate any changes to the main playground structure currently installed on the west side of the school building.

The Project Narrative has been updated.

Floorplans:

13. The floorplans show 8 new classrooms to be constructed and the narrative outlines a net increase of 10 classrooms. Which existing spaces will be converted into new classrooms (reference room # per floorplan and what is their current use?

    RESPONSE: The net increase is 10 classrooms. The existing gym is being converted into the two additional classrooms and a replacement of the Art Room.

14. There appear to be 45 rooms labeled as classrooms on the floorplans and the narrative outlines max capacity will be 44 classrooms. Please clarify and revise the floorplans or narrative accordingly. Additionally, is room #125 (labeled "Kindergarten") going to be used as a classroom?

    RESPONSE: Currently the building operates with 34 classrooms identified within the building as verified by our most recent classroom survey. The addition will establish a net increase of 10 new classrooms to bring the total classrooms within the building to a total of 44. Several of the classrooms will be constructed within the footprint of the existing gym space while the remaining classrooms will be newly constructed classroom spaces.

    Additionally, the floorplans are updated.

15. The exterior accessed storage room does not appear to have a label and is shaded like a corridor circulation space. Additionally, the canopy by door 9 is shaded and should be white, similar to the canopy by door 7. Please revise.

    RESPONSE: Storage 146 is exterior accessed storage. The canopy by door 9 is revised to show as white.

16. The architectural site plan shows the front yard setback on the east side of the site, the exterior side yard setback on the north, the south as a side yard setback and the west as the rear yard. Per Section 28-3.143a, on a corner lot the shorter lot frontage along a ROW is considered the front yard. Accordingly, the front yard is at the north, the rear yard is to the south, the exterior side yard is doing Dwyer, and the side yard is to the west. Setbacks along each as follows:
    - Front: 37.1'
    - Rear: 30'
    - Exterior Side: 31.1'
    - Side: 36.6'

    RESPONSE: The architectural site plan is revised to show the correct setbacks.

17. No floorplan was included for the existing 2nd floor. How is that area used?

    RESPONSE: The existing 2nd floor plan is added to the drawings. Uses are labeled.

Site:

18. Clarify whether the north drive curb cut for the east lot must remain to comply with emergency service access requirements. Fire truck turning exhibits are recommended. If this access point is not required for emergency service access, the curb cut should be removed and the parkway restored. If the curb cut must remain for compliance with emergency service access requirements, please confirm that the proposed "grass-pave" surface with the parking lot and a depressed curb is needed at the connection point. Provide additional details on the proposed gate, will it ever be opened other than for emergency service provision? The site plans conflict with the landscape plans with regards to the proposed "grass-pave." Please correct the appropriate plans for consistency.

    RESPONSE: The north drive apron has been removed. An AutoTurn exhibit utilizing the Village's Ladder Truck has been provided to demonstrate that the vehicle can maneuver through the lot without the secondary access.

19. Is the east lot south driveway entrace suitable for emergency vehicle ingress/egress into the site? Please confirm. The driveway may need to be widened.

    RESPONSE: Please refer to response #1 to the VAH Fire Department comments.

20. Please modify the architectural and engineering site plans to show the parallel parking stalls within the western parking lot. Additionally, the parking stall counts within the narrative differ from the stall counts as shown on the site plans. Please revise the applicable site plans accordingly.

    RESPONSE: The parallel parking on the east side of the western lot has been shown. Stall counts have been added to the Civil plans.

21. Please clarify what is occurring in the western parking lot. The existing parking lot is striped with 45 parking stalls and includes a large midway crosswalk. The proposed plans show the elimination of this crosswalk but the stall counts are not increasing. Are the parking stalls going to be restriped with a slightly larger width?

    RESPONSE: The western parking lot is proposed to be reconstructed. The existing parking layout provides 49 standard parking stalls and 2 accessible (51 total). The parking lot is 1 accessible parking stall short of ADA requirements in the existing condition. The crosswalk has been proposed to be eliminated to provide additional parking. The proposed parking layout provides 48 standard parking stalls and 3 accessible parking stalls (51 total), per ADA requirements.

22. Due to the newly proposed parking lot lights within the eastern parking lot, a photometric plan is required. Please provide the plan, which must include cut sheets for the proposed fixtures and data on the fixture height as measured from grade to the top of the light fixture. Any existing light poles that will be moved must also be included with the photometric plan.

    RESPONSE: A photometric plan and fixture cut sheets are provided.

23. The existing shed located along the side of the building (west), along with the sport courts along the western side of the site are existing non-conforming. The height of the existing play equipment may be in excess of 15', which would also be non-conforming. Because no change to these elements are proposed at this time, they must remain as non-conforming. Future changes to these elements could trigger a variation.

    RESPONSE:

The shed has been located at Westgate for 20+ years and houses items the school needs access to on a regular basis to support the school operations.

The playground was presented to VAH staff in early 2018 and determined that it did not require a zoning review with the response "...there are no zoning issues with the playground modifications as this is an existing accessory use to the main School function". We request this variation requirement be withdrawn due to the past precedent that it was determined additional VAH review was not required.

24. What play equipment will be placed in the proposed rubber play area to be located along the eastern elevation? Would the size of this play equipment exceed 15' in height or 300 square feet in area? If so, a variation may be required.

    RESPONSE: The proposed playground equipment will be determined by the School District. It is not anticipated that the playground equipment height will exceed 15'.

25. Will the resurfaced asphalt area adjacent to door 16 contain any striping for ball playing or equipment (hoops, tetherball, ball funnels, etc.) or will this area be used as a sports court? If so, it would qualify this area as a sport court, which is not allowed within an exterior side yard and a variation would be required.

    RESPONSE: The removal and replacement of the existing asphalt area, adjacent to door 16, is not proposed to have any striping or equipment. This area is currently used for bicycle storage and shall be maintained as such.

26. Identify any newly proposed ground mounted mechanical equipment (generators, transformers, utility pedestals etc.) on the site plan and landscape plan. These elements must be appropriately located and screened from view.

    RESPONSE: No new ground mounted mechanical equipment is proposed.

27. If any landscape variations are requested, please clearly identify what variations have been requested and provide written justification for each variation per the four criteria of approval.

    RESPONSE: The District intends to meet the the Village's landscape ordinance in areas where there is new construction proposed. In area in and around the existing parking areas we are seeking relief form strict application of the landscape ordinance as these are existing parking lot areas that are being maintained and or replaced in kind.

Traffic/Circulation/Parking:

28. The traffic and parking study must be revised per maximum building capacities and associated student populations and employees necessary, as identified in comment #8.

    RESPONSE: See Response for Comment 8 above. The current plan provides 120 spaces which exceed the required number of spaces by 9 which include the 44 classrooms. An additional 9 staff (+9%) can be added without exceeding the current supply.

29. Please identify areas for landbanked parking should it be necessary to increase the parking supply onsite

    RESPONSE: In the future, if additional parking is needed, the south lot could be expanded further west.

30. Traffic counts during drop-off and pick-up were based on a warm and sunny day. To what extent will drop-off and pick-up activities increase during the winter and or inclement weather.

    RESPONSE: The intersections and driveways are working well and have excess capacity to accommodate additional traffic volumes during inclement weather. The queuing capacity for the the east lot has doubled from 18 to 36 vehicles which can accommodate additional traffic demand.

31. What was the observed peak queue within the west parking lot during AM and PM peak times? With doubling this queue with the full day kindergarten plus adding additional grade levels (and anticipated kindergarten population growth) to the drop-off/pickup operations here, what is the peak anticipated queue?

    RESPONSE: In the west lot, the afternoon queue was 12 vehicles which is less than the capacity of 17 queued vehicles. With the increase in overall traffic, the queue should not exceed 17 vehicles.

32. Were any students observed to be dropped-off or picked-up in areas where it is prohibited?

    RESPONSE: With the current back-ups from the East parking lot into the Grove/Dwyer intersection, some parents would let their student off while waiting at the stop signs. With the new East lot configuration and the use of the West lot for all grades, the overall queue lengths will not enter the intersection and eliminate improper drop-offs.

33. Per code, 27 bike parking stalls are required. Please revise the site plans to show the location and number of bike parking existing on the site.

    RESPONSE: The removal and replacement of existing bike racks has been shown on the plans.

TREE PRESERVATION:

1. The demolition plan indicates that a tree is will be removed. Please identify the size and species of the tree. In addition, if feasible, please explore options for transplanting the tree elsewhere on the site.

    RESPONSE: The existing tree information for the trees to be removed will be indicated on the landscape plan.

LANDSCAPE ISSUES:

2. The ends of all parking rows shall include a landscape island equal in area to one parking space. Additionally, any continuous stretch of twenty parking stalls must contain interim landscape islands equal in area to one parking space to break up the parking row. Said islands must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). The islands/trees are absent within the South Parking Lot since an island is required every twenty parking spaces.

    RESPONSE: The District intends to meet the the Village's landscape ordinance in areas where there is new construction proposed. In area in and around the existing parking areas we are seeking relief form strict application of the landscape ordinance as these are existing parking lot areas that are being maintained and or replaced in kind.

3. Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. Please provide the code required screen for the West Parking Lot and the South Parking Lot.

    RESPONSE: The existing large hedge between the existing south parking lot and the R.O.W. is proposed to remain in place, unchanged. The District has added a row of shrubs to the north end of the existing parking lot to provide additional screening of the existing parking lot area.

4. Per Chapter 28, Section 6.15-2 all paved parking areas shall be effectively screened from a residential district. Provide six foot high landscaping that provides year round opacity along the west property line in order to screen the South Parking Lot. In addition, infill where any Arborvitae are absent adjacent to the West Parking Lot.

RESPONSE: The district intends to keep the large stand of existing Arborvitae along the western property line and install a 6' high opaque fence immediately adjacent to the existing sidewalk. Maintaining the Arborvitae on the residential side of the fence.

VAH POLICE:

1. Character of use: The character of use is consistent with the area and is not a concern.

   RESPONSE: Noted.

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
   - Lighting is an important aspect of CPTED. LIghting increases the amout and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting should be activated by sensor, timer or motion depending on the need and location.
   - This project includes plans for addition LED light sources installed on the building and around the property. Please consider the following: The height of the light fixtures makes a difference in the ability of pedestrians to see past the shadows caused by the cars and other obstructions naturally occurring in parking lots. Typical light poles are 30 to 45 feet high and cast a wide swath of lighting, but they create deep shadows between cars. Pedestrian-level lighting in the 12-to-14-foot range casts light that will go through the glass of cars and reflect off the cars; that can dramatically reduce shadows and dark spots.

   RESPONSE: Noted. This project will comply with VAH Zoning ordinances related to site lighting.

3. Present traffic problems? There are no traffic problems at this location.

   RESPONSE: Noted.

4. Traffic accidents at particular location? This is not a problem area in relation to traffic accidents.

   RESPONSE: Noted.

5. Traffic problems that may be created by the development. This development should not create any additional traffic problems.

   RESPONSE: Noted.

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 constuction 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: Noted. District 25 believes the Arlington Heights Police Department continuously has up to date contact information for District 25 facilities with their School Resource Officers.

- With the sizeable addition to Westgate School, upgraded mechanicals will need to be utilized Mechanicals should be secured and/or positioned far enough away from the school to prevent people from gaining roof access. This is a current problem at some of our local schools. People use the mechanicals as a ladder of sorts and area able to climb onto/gain access to the roof.

  RESPONSE: Noted. We do not intend to place any mechanical equipment in locations that would allow roof or building access.

- Windows should be elevated to prevent someone at ground level from peering into the classrooms/students are shielded from someone at ground level viewing them in their classrooms.

  RESPONSE: Noted. We will comply with VAH Zoning and Design commission requirements related to building aesthetics and may not always be able to accommodate window height due to the current aesthetics of the building.

- The plans for this project do not indicate upgrades/additions to the number of bathrooms located inside the school. If new bathrooms are not considered with the addition of extra classrooms, this could force the youngest students in the building to utilize bathrooms not adjacent/near their assigned classroom. This creates a security risk in the event of a lockdown.

  RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. Classrooms will be assigned based on administrator input and not necessarily be assigned to the youngest students. Note there is an additional girls' bathroom and boys' bathroom being

added in the project. The girls' toilet room will have 4 water closets and the boy's toilet room will have a total of 4 water closets and urinals combined.

- All new doors should be lockable from the interior of the classroom by a lock other than one that requires a key. Interior locks should be able to be locked quickly in the event of an emergency. An interior lock that requires a key is not practical in a stress inducing situation.

  RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. District 25 is internally exploring various security measures that they will inform first responders of any potential changes to normal operations or procedures.

- Natural Surveillance and Access Management - Natural surveillance refers to the placement of physical features that improve visibility. Access control refers to interventions that improve the perimeter security of locations. This includes using signs, well-marked entrances and exits, and landscaping to improve or limit access to certain areas.

  RESPONSE: Noted. We will comply with VAH zoning requirements as it relates to landscaping and placement of items.

- 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. Perimeter definition and access control are essential to deter unwanted access to the facility. Utilize signage to clearly distinguish public access from private access.

  RESPONSE: Noted. We will comply with VAH zoning requirements as it relates to landscaping and placement of items.

- Plantingss higher than 3 feet should not be placed within 10 to 15 feet of entrances to prevent hiding spots, and mature trees should be pruned to 8 feet. Landscaping elements should not allow for easy access to roofs, windows, or other upper-level areas.

  RESPONSE: Noted. We will comply with VAH zoning requirements as it relates to landscaping and placement of items. The height and placement of items noted in this comment is a recommendation through CPTED and may not always align with the Authority Having Jurisdiction requirements such as Zoning, State Board of Education, or other legal requirements.

- The use of bushes or plants with thorns or sharp foliage is not recommended for this facility as children are the primary patrons of this space.

  RESPONSE: Noted. We will comply with VAH zoning requirements as it relates to landscaping and placement of items. The height and placement of items noted in this comment is a recommendation through CPTED and may not always align with the Authority Having Jurisdiction requirements such as Zoning, State Board of Education, or other legal requirements.

- Parking Lot: CPTED recommends one means of entry and exit for all vehicles. The less entrances there are, the easier it is to control the users and uses of the facility. One point of entry and exit is recommended for parent pick up/drop off.

  RESPONSE: Noted. We will comply with VAH zoning requirements as it relates to landscaping and placement of items. The height and placement of items noted in this comment is a recommendation through CPTED and may not always align with the Authority Having Jurisdiction requirements such as Zoning, State Board of Education, or other legal requirements.

- Pedestrian pathways on the property should be separated from vehicular routes by use of curbing, color markings, landscaping and/or other types of barriers.

  RESPONSE: Noted. We will comply with VAH zoning requirements as it relates to landscaping and placement of items. The height and placement of items noted in this comment is a recommendation through CPTED and may not always align with the Authority Having Jurisdiction requirements such as Zoning, State Board of Education, or other legal requirements.

- Parking lots and pedestrian pathways should be well maintained and in good condition. The parking lot should be up to Village of Arlington Heights Code. This parking lot has heavy foot traffic on and around the property. The area around the vehicle entrance/exit should be clear of obstructions. Maintenance, adequate lighting and signage could be utilized to help vehicles entering, exiting, and navigating the parking lot to make other vehicles and pedestrians easily visible. Due to the location of this development, stree parking adjacent to the entrances/exits should be prohibited, especially during parent drop off and pickup.

  RESPONSE: Noted. We will comply with VAH zoning requirements as it relates to site parking and traffic. CPTED recommendations may not always align with the Authority Having Jurisdiction requirements such as Zoning, State Board of Education, or other legal requirements.

- CCTV is an essential part of CPTED and is highly recommended for school facilities. Signage indicating the use of video surveillance and monitoring is also recommended in conjunction with CCTV. Consider surveillance camera upgrades for this project.

  RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. The school will utilize CCTV and coordinate placement where appropriate.

- Address Visibility: - Directional signage located at the entry to the complex should be utilized, clearly indicating location of staff parking, parent drop-off and pick-up areas and the front entrance.

  RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. We will comply with VAH zoning requirements as it relates to site parking and traffic.

- Signage should also be used to delineate school property boundaries from adjacent properties.

  RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District.

- Include signage for "No Trespassing," "No Loitering" and/or "No Solicitation."

  RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District.

- Interior and exterior of school building should prominently display door numbers in the event an emergency occurs. Interior hallways and doorways should prominently/adequately display floor plans. This is essential for first responders as well as persons unfamiliar with the complex layout that may need emergency services. With the addition of 10 new classrooms and a new gymnasium to this building, it will be essential to renumber all exterior doors and to update the school's crisis manual as soon as possible.

  RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. The intent is to install the appropriate exterior door numbers and any changes to local first responders.

- Parent drop-off/pick-ups: - One designated drop-off/pick-up area should be utilized. Drop off locations should be clearly marked by signage, pavement and or curb treatments

RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District.

- There should be sufficient space and capacity for vehicles in the drop-off/pick-up area (especially during peak traffic times) to allow for the orderly movement of vehicles.

  RESPONSE: Noted. We will comply with Village zoning requirements related to parking and traffic.

- Territoriality and Maintenance - Territoriality involved creating a welcoming environment. This involves creating a strong sense of ownership and community through artwork, color, pavement treatments, landscaping design and maintenance of the property. Maintenance includes making timely repairs and the general upkeep of interior and exterior spaces.

  RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District.

- Create clear separation between public, semiprivate and private zones through landscaping and attractive, well-maintained fencing and/or other types of natural barriers.

  RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. We will comply with Village zoning requirements as it relates to site and landscaping items.

- Throughout the school year, displaying student artwork prominently is a great way to create a welcoming environment with distinct territoriality.

  RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District.

Sincerely,
STR Partners LLC

Don Hansen, AIA, LEED AP
Senior Project Manager

In accordance with Public Act 099-0890, Arlington Heights School District 25 retains the following rights in accordance with Illinois Law in addition to all other rights afforded to it as a public school district in the State of Illinois.

(a) In exercising the powers under this Division with respect to public school districts, a municipality shall act in a reasonable manner that neither regulates educational activities, such as school curricula, administration, and staffing nor frustrates a school district's statutory duties. This subsection (a) is declarative of existing law and does not change the substantive operation of this Division.

(b) In processing zoning applications from public school districts, a municipality shall make reasonable efforts to streamline the zoning application and review process for the school board and minimize the administrative burdens involved in the zoning review process, including, but not limited to, reducing application fees and other costs associated with the project of a school board to the greatest extent practicable and reflective of actual cost but in no event more than the lowest fees customarily imposed by the municipality for similar applications, limiting the number of times the school district must amend its site plans, reducing the number of copies of site plans and any other documents required to be submitted by the municipality, and expediting the zoning review process for the purpose of rendering a decision on any application from a school district within 90 days after a completed application is submitted to the municipality.

PLAN COMMISSION PC #22-016
Westgate School Building Expansion
500 S Dwyer Ave
Round 2

36. The petitioner's response to comment nos. 11-13, 15, 18-20, 22, 23, 25, 26, 28-35 are acceptable.

37. The petitioner's response to comment no. 14 is noted.
    a) The storm water report and calculations shall be provided.
    b) Clearly show the overflow route for the site.
    c) Portions of the disturbed area are not tributary to the proposed vault. Provide an exhibit showing the tributary area being used to offset the volume and provide calculations that show the area generates an equal volume.

38. The petitioner's response to comment no. 16 is noted. The manufacturer's documentation and typical section for the permeable pavers and volume control shall be provided. This can be addressed at final engineering.

39. The petitioner's response to comment no. 17 is noted. The revised demolition plan shows that a parkway tree may need to be removed. Per Chapter 20 of the Municipal Code, a tree removal fee as determined by the "Guide for Establishing Values and Trees and Other Plants" is required. The tree shall be replaced. The type of tree shall be approved by the Village Forester and the Landscape Planner. This can be addressed at final engineering.

40. The petitioner's response to comment no. 21 is noted.
    a) The Fire Department wants the existing east drive access to remain for fire access.
    b) Per section 503.2.1 of the International Fire Code, fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders. The drive aisle is only 18 ft wide.

41. The petitioner's response to comment no. 24 is noted. Per the Building & Life Safety Department, the following codes shall apply:
    a) International Building Code 2018 Edition.
    b) International Fire Code 2018 Edition
    c) 2016 NFPA 13

Public Works:

42. The petitioner's response to comment no. 27 is noted. On sheet C301, Site Utility Plan, the following items can be addressed at final engineering:
    a) Provide crossing information for the storm sewer, combined sewer and water service.
    b) The storm sewer is above the water service. The storm sewer shall comply with the Standard Specification for Water & Sewer Construction in Illinois, Water and Sewer Separation Requirements.

Traffic:

43. In the event that traffic issues arise with the pick-up and/or drop-off queueing, SD 25 shall evaluate and address the traffic issues. SD 25 shall accept this understanding.

Michael L. Pagones, P.E. 1/17/23
Michael L. Pagones, P.E. Date
Village Engineer

Arlington Heights Fire Department

David Roberts, Division Chief
droberts@vah.com
Telephone 847/368-5457 · Facsimile 847/368-5995

P.C. Number 22-016
Project Name Westgate School Expansion
Project Location 500 S Dwyer Ave
Planning Department Contact Sam Hubbard

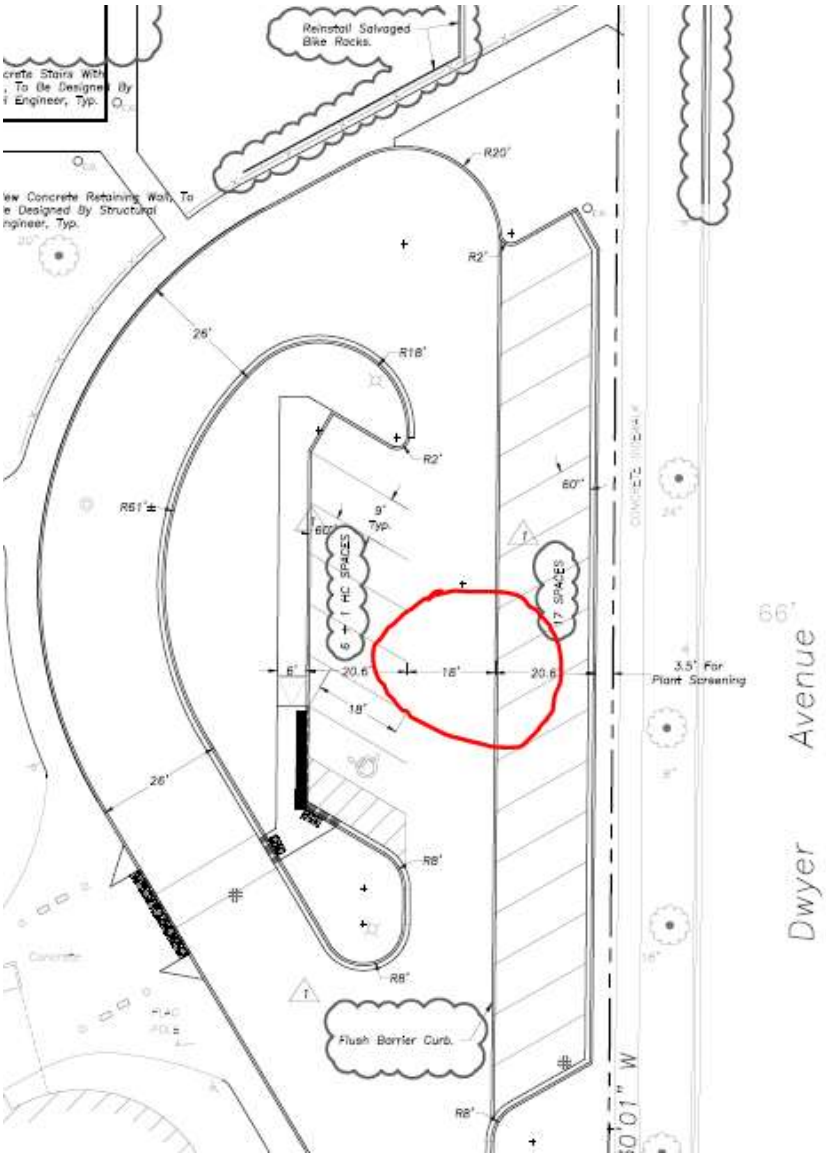
January 13th 2023

As previously noted in Fire Department revised comments emailed on 12-15-23, the Fire Department wants to keep the existing east drive access at Westgate School “as-is”. The proposed modification to the east access road does not meet the code requirements for a Fire Apparatus Access Road.

Arlington Heights Fire Department

David Roberts, Division Chief
droberts@vah.com
Telephone 847/368-5457 · Facsimile 847/368-5995

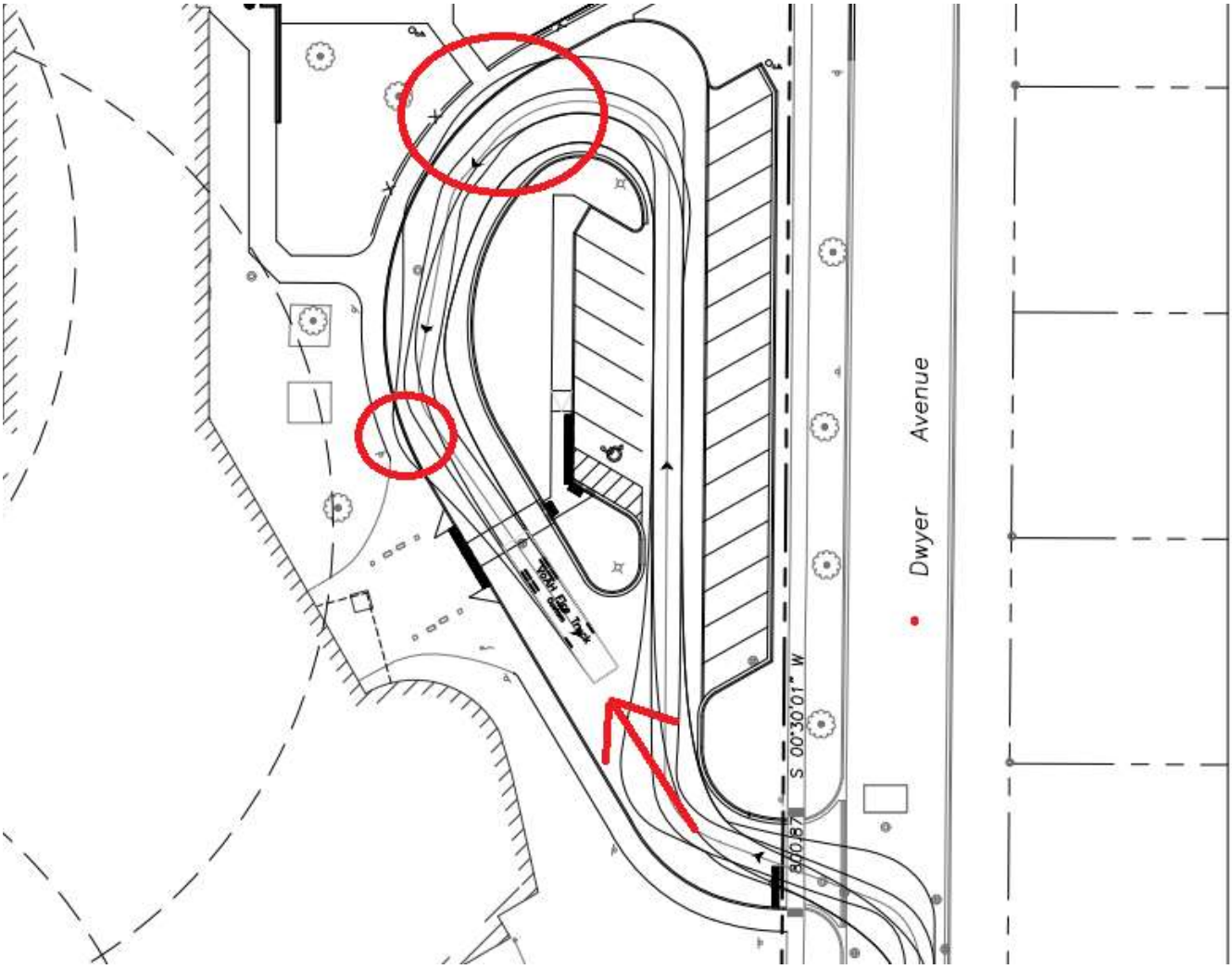
503.2.1 Dimensions.
Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders.



Arlington Heights Fire Department

David Roberts, Division Chief
droberts@vah.com
Telephone 847/368-5457 · Facsimile 847/368-5995

Also, the "auto-turn" diagram with the proposed changes to the east access has overhangs as noted below.



Finally, any response during school hours with the proposed access limitations, especially during drop-off or pick-up times, would be severely delayed and/or increase the risk of an incident.

The School District's original proposal to keep the access point open, but with some sort of "grass paving" and blocked off with a gate may be acceptable but we will need further information to evaluate.

Planning & Community Development Dept. Review

January 13, 2023

REVIEW ROUND 2

Project: Westgate School Building Expansion
500 S. Dwyer Ave.

Case Number: PC 22-016

34. The responses to the following comments are acceptable: 9-11, 13, 14-17, 21, 25, and 26.

35. The response to comment #7 is noted. Based on the revised plans and responses to comments, the following approvals are required:
    a) Special Use Permit to allow a Public Elementary School on the subject property.
    b) Amendment to the Comprehensive Plan to reclassify the Single-Family Detached portion of the site into the Schools classification.
    c) Variation to Chapter 28, Section 5.1-3.6, to allow a 27' tall building where building heights are restricted to 25'.
    d) Variation to Chapter 28, Section 6.5-2, to allow an accessory structure (play equipment) in an exterior side yard where accessory structures are restricted to rear yards only.
    e) Variation to Chapter 28, Section 6.13-3a, to allow a 6' tall solid fence within a front yard where fences in a front yards are restricted to open fences no taller than 3' in height.
    f) Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at each end of the two central rows of parking within the South parking lot, but only if permeable pavers are used for these two parking rows.
    g) Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at the western end of the northern most parking row within the South parking lot, and one both ends of the southern most parking row within the South lot.
    h) Variation to Chapter 28, Section 6.15-1.2b, to omit the requirement for interim landscape islands within parking rows containing more than 20 parking stalls, within the West parking lot.
    i) Variation to Chapter 28, Section 6.15-1.2a.2, to omit the requirement for a 6' tall landscape screen along the western side of the South parking lot.

36. The response to comment #8 is noted. As the District maintains that maximum expected enrollment is 661 students and has not provided a theoretical maximum possible enrollment based on built capacity, a restriction of approval will be recommended that restricts maximum occupancy to 661 students.

37. The response to comment #12 is noted, however, playground equipment that is permanently affixed to the ground is considered accessory structures. As such, these elements are required to be located within a rear yard. Staff is supportive of a variation to allow these elements within the exterior side yard, as proposed. Please note that accessory structures are limited to 300 square feet in size and 15' feet in height.

38. The response to #18 is noted, however, the Fire Department is recommending that the secondary access to Dwyer remain open. This issue should be resolved prior to appearing before the Plan Commission. Please coordinate a viable response. Can the 18' wide drive aisle be increased to 20' in width to comply with the fire lane requirement? Would this ameliorate the overhang concerns raised by the Fire Department? If possible, the Planning Department would prefer that the secondary access point be returned to parkway/landscaping as currently proposed, provided all other emergency access requirements have been met. If the secondary access point must remain open and "grass paving" or a gate is proposed, detailed information must be provided to the Fire Department to verify acceptability.

39. The response to comment #20 is noted. The stall counts on the architectural site plan do not show the parallel spaces and the stall counts in the west lot do not match the stall counts as shown on the engineering plan. Please acknowledge that the engineering plans show the correct number of parking stalls.

40. The response to comment #22 is noted, however, three light poles are shown within the East lot on the photometric plans and only two light poles are shown on the engineering plans. Please clarify. It is recommended that only two light poles be installed as the third (middle) light pole does not appear to conform to Section 10.2-12.3c.3. Alternatively, a variation would be required.

41. The response to comment #23 is noted. As noted in the comment, a variation is not required for these elements at this time as they are considered existing non-conforming. Please note that the determination relative to playgrounds from early 2018 may no longer be applicable as the Village has since amended Chapter 28 to specifically create regulations for sport courts, which are only allowed in rear yards.

42. The response to comment #24 is noted. If details on the height and size of the play equipment are not provided as part of this process, future variations could be required once equipment has been selected and details are provided. Please note that playground equipment shall not exceed 300 square feet in size and 15' in height. However, a locational variation is required as identified in comment #37. Staff is supportive of this variation.

43. The response to comment #27 is noted. However, full depth removal of the asphalt parking lots triggers compliance with current code requirements relative to landscaping. Accordingly, the following variations are required:
    a) Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at each end of the two central rows of parking within the South parking lot, but only if permeable pavers are used for these two parking rows. Staff is supportive of this variation should permeable pavers be incorporated for the two central rows of parking. Please verify if permeable pavement can be used, otherwise please request a variation. Staff is not supportive of this variation.
    b) Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at the western end of the northern most parking row within the South parking lot, and one both ends of the southern most parking row within the South lot. Staff is supportive of this variation, however, a shade tree should be added to the existing island located at the eastern end of the northern most parking row within the South lot. Please acknowledge that you will add a shade tree to this island.
    c) Variation to Chapter 28, Section 6.15-1.2b, to omit the requirement for interim landscape islands within parking rows containing more than 20 parking stalls, within the West parking lot. Staff is supportive of this variation.
    d) Variation to Chapter 28, Section 6.15-1.2a.2, to omit the requirement for a 6' tall landscape screen along the western side of the South parking lot. Staff is supportive of this variation.

44. The response to comment #28 is noted. Please refer to comment #36.

45. The response to comment #29 is noted.

46. The responses to comments #30, #31, and #32 are noted. If the revised parking layout does not adequately address drop-off/pick-up issues, SD25 shall be required to work with the Village to address any such issues, which could involve additional staff actively monitoring drop-off/pick-up operations, changes to drop-off/pick-up procedures, additional outreach to families to inform/encourage compliance with procedures, and any other means deemed appropriate by the Village as necessary to address drop-off/pick-up issues.

47. The response to comment #33 is noted, however, the plans do not indicate the number of bike parking spaces provided within the racks. Please confirm.

48. Provide details on the newly proposed 6' solid fence (materials, color, product specifications). As noted above, the fence encroaches into the front yard and requires a variation. Has the fence been proposed to comply with the parking lot screening requirement to the west? Please be aware that the existing arborvitae in this location satisfy the code requirement. If SD25 would like to move forward with the fence, staff is supportive of the variation, but concerned that the fence could crowd the existing arborvitae and negatively contribute to their

health. Any further buffer in this location would need to be coordinated with the neighborhing property owners. Please note that the northern portion of the fence encroaches into a vision triangle (Section 6.11.1). Accordingly, the northern-most 12' feet of the fence should be omitted if the School District continues to propose the fence and moves forward with a variation request.

Prepared by: 

Westgate School Building Expansion
500 S. Dwyer Avenue
PC #22-016
January 12, 2023

Tree Preservation

1) The demolition plan indicates that a tree is will be removed. Please identify the size and species of the tree. In addition, if feasible, please explore options for transplanting the tree elsewhere on the site.

   This has been addressed and there are no additional comments.

Landscape Issues

2) The ends of all parking rows and every 20 parking spaces shall include a landscape island equal in area to one parking space. In addition, the island must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). The islands/trees are absent for the parking area located in the southeast corner. In addition, the trees are absent for the parking area located in the northwest corner. Two islands are also required since an island is required every twenty parking spaces.

   Please either comply with code or seek a variance for the islands and shade trees that are absent for the parking area in the southeast corner. In addition, a variance is required for the islands absent in the northwest corner where it is required every twenty parking space.

3) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. Please provide the code required screen for the parking area in the southeast corner and the northwest corner.

   This has been addressed and there are no additional comments.

4) Provide six foot high landscaping that provides year round opacity along the west property line in order to screen the south parking lot. Per Chapter 28, Section 6.15-2 all paved parking areas shall be effectively screened from a residential district. In addition, infill where any Arborvitae are absent adjacent to the parking lot in the northwest corner.

   There is concern that the proposed fence will conflict with the Arborviate. The existing screen along the west property line adjacent to the parking area is aging and should be monitored. If and when the screen dies, it will need to be replaced with a code compliant screen.

   For the parking area in the southeast corner, a six foot high screen that provides year round opacity is required in order to screen the parking area.

STR PARTNERS LLC
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Chicago IL 60654
312.464.1444
www.strpartners.com

January 18, 2023

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

Re: Plan Commission PC #22-018
Responses to Round 2 Comments

Westgate Elementary School
500 S. Dwyer Avenue
Arlington Heights, IL 60005

STR Project #22052

Dear Mr. Hubbard:

Responses to Round 2 comments for the addition at the above referenced school in Arlington Heights School District 25 follow.

ENGINEERING DEPARTMENT:

36. The petitioner's response to comment nos. 11-13, 15, 18-20, 22, 23, 25, 26, 28-35 are acceptable.

RESPONSE: Noted.

37. The petitioner's response to comment no. 14 is noted.
    a) The storm water report and calculations shall be provided.
    b) Clearly show the overflow route for the site.
    c) Portions of the disturbed area are not tributary to the proposed vault. Provide an exhibit showing the tributary area being used to offset the volume and provide calculations that show the area generates an equal volume.

RESPONSE: a) A stormwater report and calculations will be provided for final engineering review. Preliminary calculations have been previously provided and and Village Engineering has provided a letter indicating agreement with the proposed on-site storage. The on-site storage will not be less than the agreed upon storage volume.

b) The overland overflow route has been shown on revised sheet C402. The outlet control structure is intended to have an internal weir wall. Supporting calculations and documentation will be provided for final engineering review.
c) A preliminary Tributary Area exhibit has been prepared. This exhibit will be further detailed for final engineering and supporting calculations shall be provided. It should be noted that both undisturbed and disturbed area is already tributary to the Wilke-Kirchoff regional facility that has approximately 2.02 ac-ft of detention storage allocated to the Westgate site. It should also be noted that a portion of the east parking/drop-off area will be tributary to an MWRD volume control facility which is allowed to be credited as Village detention storage.

38. The petitioner's response to comment no. 16 is noted. The manufacturer's documentation and typical section for the permeable pavers and volume control shall be provided. This can be addressed at final engineering.

RESPONSE: Noted. Final product data information will be provided during final engineering.

39. The petitioner's response to comment no. 17 is noted. The revised demolition plan shows that a parkway tree may need to be removed. Per Chapter 20 of the Municipal Code, a tree removal fee as determined by the "Guide for Establishing Values and Trees and Other Plants" is required. The tree shall be replaced. The type of tree shall be approved by the Village Forester and the Landscape Planner. This can be addressed at final engineering.

RESPONSE: Noted.

40. The petitioner's response to comment no. 21 is noted.
    a) The Fire Department wants the existing east drive access to remain for fire access.
    b) Per section 503 .2.1 of the International Fire Code, fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders. The drive aisle is only 18 ft wide.

RESPONSE: a. The northern access to the east drive has been added back into the plans and is indicated to remain. A concrete drive has been shown for access purposes to the drop-off drive. b. The drive aisle has been widened to 20'.

41. The petitioner's response to comment no. 24 is noted. Per the Building & Life Safety Department, the following codes shall apply:
    a) International Building Code 2018 Edition.
    b) International Fire Code 2018 Edition
    c) 2016 NFPA 13

RESPONSE: : Per Illinois Administrative Code 180, International Building Code 2015 Edition, International Fire Code 2015 Edition and 2013 NFPA 13 apply. From the website of the Office of the Illinois State Fire Marshal: "Public School inspections are conducted under the Health and Life Safety School Glossary developed by the Illinois State Board of Education, which is updated and republished every year. NFPA 101, Life Safety Code, 2015 Edition, as adopted by the Office of the State Fire Marshal, as well as any local fire codes in the jurisdiction where the school is located do not apply when conducting these statutorily mandated inspections." We plan to proceed under the codes per Illinois Administrative Code 180.

PUBLIC WORKS:

42. The petitioner's response to comment no. 27 is noted. On sheet C301, Site Utility Plan, the following items can be addressed at final engineering:
    a) Provide crossing information for the storm sewer, combined sewer and water service.
    b) The storm sewer is above the water service. The storm sewer shall comply with the Standard Specification for Water & Sewer Construction in Illinois, Water and Sewer Separation Requirements.

RESPONSE: Noted. a) Crossing information has been added for where the proposed storm is assumed to cross over the existing water service. The pipe material has been revised to C900 to satisfy IEPA separation requirements. The crossing information for the existing combined sewer and water service has not been provided as this is an existing condition that we are not modifying. It is assumed that the crossing was designed in compliance with IEPA requirements. b) It is our opinion that the proposed crossing is compliant with IEPA separation requirements.

TRAFFIC:

43. In the event that traffic issues arise with the pick-up and/or drop-off queueing, SD 25 shall evaluate and address the traffic issues. SD 25 shall accept this understanding.

RESPONSE: Noted. Arlington Heights School District 25 will work with Village staff and Departments to collaborate on reasonable solutions should traffic issues arise.

FIRE DEPARTMENT:

- As previously noted in Fire Department revised comments emailed on 12-15-23, the Fire Department wants to keep the existing east drive access at Westgate

School "as-is". The proposed modification to the east access road does not meet the code requirements for a Fire Apparatus Access Road.

- 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders.
- Also, the "auto-turn" diagram with the proposed changes to the east access has overhangs as noted below.
- Finally, any response during school hours with the proposed access limitations, especially during drop-off or pick-up times, would be severely delayed and/or increase the risk of an incident.
- The School District's original proposal to keep the access point open, but with some sort of "grass paving" and blocked off with a gate may be acceptable but we will need further information to evaluate.

RESPONSE: The firetruck access to the east parking lot has been revised.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT:

34. The response to the following comments are acceptable: 9-11, 13, 14-17, 21, 25, and 26.

    RESPONSE: Noted.

35. The response to comment #7 is noted. Based on the revised plans and responses to comments, the following approvals are required:
    a) Special Use Permit to allow a Public Elementary School on the subject property.
    b) Amendment to the Comprehensive Plan to reclassify the Single-Family Detached portion of the site into the Schools classification.
    c) Variation to Chapter 28, Section 5.1-3.6, to allow a 27' tall building where building heights are restricted to 25'.
    d) Variation to Chapter 28, Section 6.5-2, to allow an accessory structure (play equipment) in an exterior side yard where accessory structures are restricted to rear yards only.
    e) Variation to Chapter 28, Section 6.13-3a, to allow a 6' tall solid fence within a front yard where fences in a front yards are restricted to open fences no taller than 3' in height.
    f) Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at each end of the two central rows of parking within the South parking lot, but only if permeable pavers are used for these two parking rows.
    g) Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at the western end of the northern most parking row

within the South parking lot, and one both ends of the southern most parking row within the South lot.

h) Variation to Chapter 28, Section 6.15-1.2b, to omit the requirement for interim landscape islands within parking rows containing more than 20 parking stalls, within the West parking lot.

i) Variation to Chapter 28, Section 6.15-1.2a.2, to omit the requirement for a 6' tall landscape screen along the western side of the South parking lot.

RESPONSE: The Written Justification for Special Use and Variation is revised to add requests to allow an accessory structure (play equipment) in an exterior side yard where accessory structures are restricted to rear yards only, omit the required landscape islands at each end of the two central rows of parking within the South parking lot, but only if permeable pavers are used for these two parking rows, to omit the required landscape islands at the western end of the northern most parking row within the South parking lot, and one both ends of the southern most parking row within the South lot, omit the requirement for interim landscape islands within parking rows containing more than 20 parking stalls, within the West parking lot and omit the requirement for a 6' tall landscape screen along the western side of the South parking lot. The 6' tall solid fence that is within the front yard has been removed from plans.

36. The response to comment #8 is noted. As the District maintains that maximum expected enrollment is 661 students and has not provided a theoretical maximum possible enrollment based on built capacity, a restriction of approval will be recommended that restricts maximum occupancy to 661 students.

RESPONSE: See response that follows this letter.

37. The response to comment #12 is noted, however, playground equipment that is permanently affixed to the ground is considered accessory structures. As such, these elements are required to be located within a rear yard. Staff is supportive of a variation to allow these elements within the exterior side yard, as proposed. Please note that accessory structures are limited to 300 square feet in size and 15' feet in height.

RESPONSE: The Written Justification for Special Use and Variation is revised to include a request to allow an accessory structure (play equipment) in an exterior side yard where accessory structures are restricted to rear yards only. We havre noted that accessory structures are limited to 300 square feet in size and 15 feet in height.

38. The response to #18 is noted, however, the Fire Department is recommending that the secondary access to Dwyer remain open. This issue should be resolved

prior to appearing before the Plan Commission. Please coordinate a viable response. Can the 18' wide drive aisle be increased to 20' in width to comply with the fire lane requirement? Would this ameliorate the overhang concerns raised by the Fire Department? If possible, the Planning Department would prefer that the secondary access point be returned to parkway/landscaping as currently proposed, provided all other emergency access requirements have been met. If the secondary access point must remain open and "grass paving" or a gate is proposed, detailed information must be provided to the Fire Department to verify acceptability.

RESPONSE: The existing apron is proposed to remain in place. A new concrete drive from the apron has been extended to the parking/drop-off drive. The AutoTurn exhibit has been adjusted accordingly.

39. The response to comment #20 is noted. The stall counts on the architectural site plan do not show the parallel spaces and the stall counts in the west lot do not match the stall counts as shown on the engineering plan. Please acknowledge that the engineering plans show the correct number of parking stalls.

    RESPONSE: We acknowledge that the engineering plans show the correct number of parking stalls.

40. The response to comment #22 is noted, however, three light poles are shown within the East lot on the photometric plans and only two light poles are shown on the engineering plans. Please clarify. It is recommended that only two light poles be installed as the third (middle) light pole does not appear to conform to Section 10.2-12.3c.3. Alternatively, a variation would be required.

    RESPONSE: Two poles will be installed as shown on civil engineering plans. The middle light pole will not be installed.

41. The response to comment #23 is noted. As noted in the comment, a variation is not required for these elements at this time as they are considered existing non-conforming. Please note that the determination relative to playgrounds from early 2018 may no longer be applicable as the Village has since amended Chapter 28 to specifically create regulations for sport courts, which are only allowed in rear yards.

    RESPONSE: We have noted that a variation is not required for these elements at this time as they are considered existing non-conforming.

42. The response to comment #24 is noted. If details on the height and size of the play equipment are not provided as part of this process, future variations could be required once equipment has been selected and details are provided.

Please note that playground equipment shall not exceed 300 square feet in size and 15' in height. However, a locational variation is required as identified in comment #37. Staff is supportive of this variation.

RESPONSE: Location: We request a location variance since we intend to replace the playground in a similar location on the site where it currently sits on the east side of the facility.

Size: We believe the new playground structure will exceed the 300sf area based on the sizing needed for school use. We propose a conditional variance limiting the playground structure to 850sf. Final documentation will be provided to Village staff at the time the playground has been selected.

Height: We do not anticipate the structure exceeding 15' in height and would not seek a height variation at this time. If the structure is determined to be taller than 15', we would seek a variation at that time.

We propose these conditional variances for the Playground replacement to streamline future reviews and allow District 25 adequate time to ensure the playground structure meets the needs of the student population at the School. Should the Village wish to table this review and variation approval process, we do not object but believe this conditional variation would satisfy VAH and AHSD25 interests.

43. The response to comment #27 is noted. However, full depth removal of the asphalt parking lots triggers compliance with current code requirements relative to landscaping. Accordingly, the following variations are required:
    a) Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at each end of the two central rows of parking within the South parking lot, but only if permeable pavers are used for these two parking rows. Staff is supportive of this variation should permeable pavers be incorporated for the two central rows of parking. Please verify if permeable pavement can be used, otherwise please request a variation. Staff is not supportive of this variation.
    b) Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at the western end of the northern most parking row within the South parking lot, and one both ends of the southern most parking row within the South lot. Staff is supportive of this variation, however, a shade tree should be added to the existing island located at the eastern end of the northern most parking row within the South lot. Please acknowledge that you will add a shade tree to this island.
    c) Variation to Chapter 28, Section 6.15-1.2b, to omit the requirement for interim landscape islands within parking rows containing more than 20

parking stalls, within the West parking lot. Staff is supportive of this variation.

d) Variation to Chapter 28, Section 6.15-1.2a.2, to omit the requirement for a 6' tall landscape screen along the western side of the South parking lot. Staff is supportive of this variation.

RESPONSE: The pavers in the center parking stalls are to be permeable pavers. A shade tree will be added to the landscape island at the northeast corner of the south parking lot.

44. The response to comment #28 is noted. Please refer to comment #36.

RESPONSE: Noted.

45. The response to comment #29 is noted.

RESPONSE: Noted.

46. The responses to comments #30, #31, and #32 are noted. If the revised parking layout does not adequately address drop-off/pick-up issues, SD25 shall be required to work with the Village to address any such issues, which could involve additional staff actively monitoring drop-off/pick-up operations, changes to drop-off/pick-up procedures, additional outreach to families to inform/encourage compliance with procedures, and any other means deemed appropriate by the Village as necessary to address drop-off/pick-up issues.

RESPONSE: Noted. Arlington Heights School District 25 will work with Village staff and Departments to collaborate on reasonable solutions should traffic issues arise.

47. The response to comment #33 is noted, however, the plans do not indicate the number of bike parking spaces provided within the racks. Please confirm.

RESPONSE: There are 10 bike racks accommodating 9 bikes each located on the east side of the school providing 90 bike parking spaces.

48. Provide details on the newly proposed 6' solid fence (materials, color, product specifications). As noted above, the fence encroaches into the front yard and requires a variation. Has the fence been proposed to comply with the parking lot screening requirement to the west? Please be aware that the existing arborvitae in this location satisfy the code requirement. If SD25 would like to move forward with the fence, staff is supportive of the variation, but concerned that the fence could crowd the existing arborvitae and negatively contribute to their health. Any further buffer in this location would need to be coordinated with the

neighboring property owners. Please note that the northern portion of the fence encroaches into a vision triangle (Section 6.11.1). Accordingly, the northern-most 12' feet of the fence should be omitted if the School District continues to propose the fence and moves forward with a variation request.

RESPONSE: The proposed 6' high wood fence has been removed from this project. The existing landscape screening materials along the western edge of the northwest parking lot meet the requirements of the ordinance.

TREE PRESERVATION:

1. The demolition plan indicates that a tree is will be removed. Please identify the size and species of the tree. In addition, if feasible, please explore options for transplanting the tree elsewhere on the site.

   This has been addressed and there are no additional comments.

   RESPONSE: Noted.

LANDSCAPE ISSUES:

2. The ends of all parking rows and every 20 parking spaces shall include a landscape island equal in area to one parking space. In addition, the island must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). The islands/trees are absent for the parking area located in the southeast corner. In addition, the trees are absent for the parking area located in the northwest corner. Two islands are also required since an island is required every twenty parking spaces.

   Please either comply with code or seek a variance for the islands and shade trees that are absent for the parking area in the southeast corner. In addition, a variance is required for the islands absent in the northwest corner where it is required every twenty parking space.

   RESPONSE: We will comply with the landscape island requirements at either end of the parking lot but seek a variance for the internal landscape islands.

3. Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. Please provide the code required screen for the parking area in the southeast corner and the northwest corner.

   This has been addressed and there are no additional comments.

   RESPONSE: Noted.

4. Provide six foot high landscaping that provides year round opacity along the west property line in order to screen the south parking lot. Per Chapter 28, Section 6.15-2 all paved parking areas shall be effectively screened from a residential district. In addition, infill where any Arborvitae are absent adjacent to the parking lot in the northwest corner.

   There is concern that the proposed fence will conflict with the Arborviate. The existing screen along the west property line adjacent to the parking area is aging and should be monitored. If and when the screen dies, it will need to be replaced with a code compliant screen.

   For the parking area in the southeast corner, a six foot high screen that provides year round opacity is required in order to screen the parking area.

   RESPONSE: We are seeking a variation from the required screening along the west edge of the south lot given the distance across the green space is over 200' to the nearest residential property line. The area immediately west of the existing parking lot is needed for snow removal and the stacking of snow due to the lot configuration. If the landscaping along that edge is installed, snow would need to be stacked within the parking lot, eliminating parking spaces.

Sincerely,
STR Partners LLC

Don Hansen

Don Hansen, AIA, LEED AP
Senior Project Manager

We believe comment #36 included in the Round 2 Village of Arlington Heights Plan Commission staff comments to “restrict building occupancy” at Westgate Elementary School would regulate educational activities, administration, and staffing, which are the responsibility of the Board of Education of School District 25, therefore frustrating Arlington Heights School District 25’s statutory duties. We respectfully object to the idea that the Village has the authority to restrict building occupancy for a public school within the State of Illinois.

Based on our current understanding of the Arlington Heights Zoning code, we agree that a jurisdictional claim can be made in regard to parking at the facility in which (1) parking space is required for each staff member plus (1) parking space for every (5) classrooms. Details regarding parking at Westgate Elementary School can be found in response to Village comments related to traffic and parking.

While we object to the Village creating an occupancy limit at Westgate, in an effort to address the occupancy concern, we have provided additional background information to relay our expectation of how the building will be occupied into the foreseeable future while hosting general education and integrated services program. The classroom/staffing counts provided as part of our submission were based on enrollment projections prepared by a professional demographer. The demographer incorporates housing turnover and new developments within the school boundaries in creating his projections. We do not have reason to believe that this school would encounter a large enrollment spike beyond the 2026-27 school year due to the current percentage of the attendance boundary that is currently developed and the minimal potential for developments that would have a drastic impact on overall school enrollment.

You will see from the theoretical occupancy limits that are provided that the majority are unrealistic, infeasible, and not sustainable for the day-to-day operations of the school. We have provided a variety of examples showing what the maximum building capacity could be if the customary items typically used at a school are not included such as furniture and reasonable classroom layouts.

We believe that **Scenarios F and G** are realistic examples of how Arlington Heights School District 25 intends to use Westgate Elementary School as a result of this expansion. We also believe that **Scenario E** is plausible, but highly unlikely due to the relatively stable enrollment parameters for the school.

We believe the information provided should satisfy the Village's request for additional information regarding intended occupancy and eliminate the need to restrict building occupancy.

Occupancy Scenario Analysis

Reference from Round 2 Response	Description of Occupancy Example	Example Classroom Square Footage	Equation	Maximum Occupancy per Room	Building Maximum Occupancy	Notes
A.Step 2 Capacity Factor Component	OSFM Guidance on Maximum Room Occupancy	875	(36" wide door / 0.2" per person)	180	**7,920**	Exceeds the Total Enrollment of District 25. This assumes no desks or furniture within the classroom
B. IBC Component	International Building Code per Illinois School Code	875	(875sf / 7sf per occupant)	125	**5,500**	Exceeds the Total Enrollment of District 25. This assumes no desks or furniture within the classroom.
C 30" Aisle Component	OSFM / NFPA 30" aisle Occupancy Requirement When Desks are Used	875	(44 classrooms x 70 students per room)	70	**3,080**	Currently Exceeds more than 50% of Total District 25 Enrollment. Current K-5 enrollment for District 25 is 3,336 spread across 7 elementary schools. Not conducive to the teaching environment and does not align with District 25 classroom enrollment targets.
D. Arlington Heights School District 25 Classroom Enrollment Targets	District 25 Classroom Enrollment Target Avg. 22.7 student per class	N/A	(44 classrooms x 22.7 students per room)	22.7	**999**	Due to the Integrated Services program hosted at Westgate, the building would not be able to support 999 students due to the program needs where 6-8 students are taught in a full-size classroom for portions of the day. District 25 intends to continue providing Integrated Services at Westgate due to recent Board decisions during the referendum process to continue the IS program at Westgate and therefore we believe this total building occupancy is not realistic nor viable. This size of elementary school would also be nearly double the size of our average elementary school and not be feasible from a support and administrative standpoint.
E. Westgate Hosting Integrated Services Program and ALL 44 Classrooms Used	Westgate Average Number of Students per Classroom	N/A	(44 classrooms x 17.82 students per room)	17.82	**784**	This would assume that all classrooms are used to host general education and IS students, and no classrooms would be used for the necessary support services at the building. The intent of the 15% occupancy buffer was to provide the building with full-size classrooms that could be used for ancillary services such as Resource, Multi-Lingual, Advanced Learning, OT/PT, Speech, etc at the building and was not intended to be fully used for general K-5 educational spaces.
F. Westage Proposed Classroom Usage with 38 Classroom Used + 6 Ancillary	Westgate Assumes 31 General Education Classrooms + 7 IS Classrooms Totaling 38 Classrooms Used with 6 Classrooms for Ancillary Services	N/A	(38 classrooms used x 17.82 student per room)	17.82	**677**	This scenario assumes the current 17.82 students per occupied classroom remains while using 38 of the 44 total classrooms. This scenario is using historical data to provide a reasonable estimate of a potential enrollment scenario we feel is feasible beyond 5 years into the future. This scenario does not use demographic data and should only be considered a model example for enrollment.

G. Demographic and Enrollment Trends 38 Classrooms Used + 6 Ancillary Using Projected Enrollment Averages	Westgate Assumes 31 General Education Classrooms + 7 IS Classrooms Totaling 38 Classrooms Used with 6 Classrooms for Ancillary Services	N/A	Uses average enrollment Total Projection from 2021-2027. Maximum Occupancy per Room for this example is calculated using the Total Projected Enrollment divided by the anticipated 38 classrooms that will be used for General Education + IS Program needs	16.95	**644**	This scenario is the most likely enrollment scenario through the 2026-2027 school year and captures detailed enrollment trends for Westgate Elementary School. Since the Board of Education made the necessary decisions to expand Westgate to accommodate the current school boundaries and District-wide Integrated Services program, we anticipate these numbers to be the most reasonable and stable numbers to anticipate future enrollment at the building. We also do not have reason to believe that this school would encounter a large enrollment spike beyond the 2026-27 school year due to the current percentage of the enrollment boundary that is currently developed and the minimal potential for developments that would have a drastic impact on overall school enrollment.

Guidance on Determining Maximum Occupancy

- **A.Step 1 Occupant Load Component:** Theoretical maximum occupancy per the most recent Illinois Office of State Marshal technical guidance document is as follows since locally adopted codes are not applicable.

  A typical classroom at Westgate is approximately 875 square feet. The occupant load factor for a classroom is 20 net ft square / occupant. This is used to determine if the means of egress from the classroom provide sufficient egress width.
  875 square feet / 20 net square feet (per occupant) = 43.75 occupants. Rounding up = **44 occupants (This is used for Step 2 of the component)**

- **A.Step 2 Capacity Factor Component:** The 44 occupants determined in Step 1 **is not the maximum occupancy for the classroom**, but rather used for determining if the means of egress (door(s)) from the classroom provide sufficient egress width. The number of inches of egress width is typically calculated using 0.2 inches per person.

  To determine the maximum egress a door can provide for the classroom, the following formula is used.

  36” wide door / 0.2 inches per person = **180 occupants.**

- **B. IBC Component:** The current International Building Code (IBC) that applies to schools per the Illinois School Code has a provision that limits the number of occupants in a room to 7sf per occupant. Using an 875 gross square foot classroom as an example

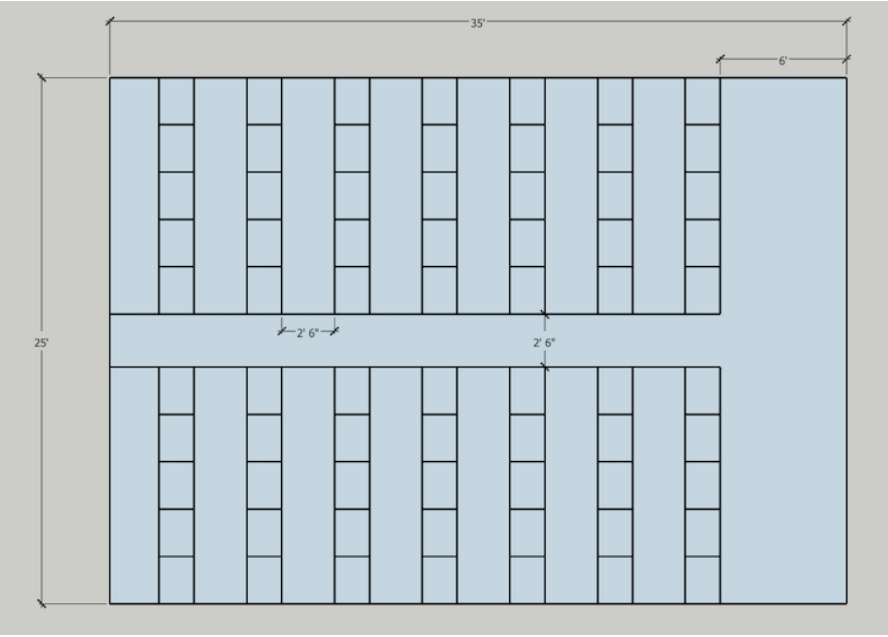
  875 square feet / 7 sf per occupant = **125 occupants**

- **C. 30" Aisle Component:** Also, codes do require that aisles in the educational classroom be of a minimum dimension. For example, the OSFM-adopted NFPA Life Safety Code requires that aisles in educational classrooms shall not be less than 30 inches wide.

  As an example for a 25' x 35' classroom totaling **875 gross square feet** using a traditional classroom layout with rows of desks, the expected occupancy rate of the classroom would be appx. 7 rows of 10 students totaling **70 students per classroom maximum**. Note a 6' wide teaching area is designated at the front of the classroom near the whiteboard for teacher space and movement. *This layout is at or near the maximum configuration for the classroom and is not a typical teaching arrangement nor feasible in an educational environment.*

  7 rows x 10 students per row = **70 occupants**

  In 2023 District 25 teachers prefer a more freeform classroom layout that encourages collaboration in pods of students, reading areas, small group areas, etc. This layout also does not account for other items that are typical in a classroom such as built-in cabinets, HVAC equipment, sinks, free-standing bookshelves, storage units, and ancillary equipment that would further limit the maximum number of occupants within the space. *This occupancy limit is extreme and is in no way conducive to a classroom environment at any grade level supported by Arlington Heights School District 25.*



- **D. Arlington Heights School District 25 Classroom Enrollment Targets:** In order to support an appropriate student-to-teacher ratio and provide rigorous instruction,

Arlington Heights School District 25 uses the following targets for enrollment per grade level**. 22.7 is the average grade level enrollment target** across grades K-5. These are used as benchmarks as typically the specific classroom enrollment falls at or below these targets while a small percentage of classrooms may exhibit enrollment at or slightly above these targets depending on the total number of sections at the particular building. For the '22-'23 school year, the District building's average class size for K - 5 is **20.59 students per class**. Note: Westgate hosts a Districtwide Integrated Services Program that drastically reduces the average number of students per classroom due to the services that are provided. For example, a student in the IS program may be with their peers in a general education style classroom for a portion of the day and then flow back into a classroom specifically for the IS program for another portion of the day. This is further discussed in topic ***E. Westgate Integrated Services Program*** below.

Grade Level	Grade Level Enrollment Target
K	20
1	22
2	22
3	22
4	25
5	25
AVG	**22.7**

For demonstration purposes, if all 44 classrooms after the addition at Westgate were used for K-5, and the building DID NOT host the Integrated Services program for District 25, the theoretical occupancy rate for the school would be **998 students** per District 25 enrollment targets.

Description	Total Classrooms After Addition	Total Maximum Building Occupancy
Westgate Total Maximum Occupancy Using 22.7 Students per Classroom	44	**998.8**

- **E. Westgate Integrated Services Program** As part of the Arlington Heights School District 25 Board discussions related to full-day kindergarten, a decision was made to continue hosting the District-wide Integrated Services (IS) Program at Westgate Elementary School into the future. This was factored into the decision to add a total of 10 new classroom spaces to the building with the addition scope. For the '22-'23 school

year, currently, 6 full-size classrooms of a total of 34 classrooms are used to support this program (i.e. one for each grade level K-5).

After full-day kindergarten is implemented, we anticipate Kindergarten will require an additional full-size classroom dedicated to IS program due to the elimination of AM/PM classroom sharing in the current model, bringing the total number of IS classroom spaces to 7. These IS classrooms typically have a general education "buddy" classroom where students from the IS program will integrate with their peers throughout the day for certain curriculum and educational purposes. An IS classroom typically hosts between 6-8 students in a full-size classroom due to the curriculum and resources needed to support their learning. For enrollment purposes, IS students are included in their appropriate grade level and counted within the general education classroom they are partnered with.

Westgate 2022-'23 Classroom Usage Example

Grade	Students	General Education Sections	Average Enrollment When IS students are with Their "Buddy " Classroom	General Education Classrooms Used	IS Classrooms Used	Total Classrooms Used (General Education + IS)
K (Current 1/2 Day Model)	69	4	17.25	2	1	3
1	108	5	21.60	5	1	6
2	114	6	19.00	6	1	7
3	105	5	21.00	5	1	6
4	103	5	20.60	5	1	6
5	89	4	22.25	4	1	5
				27	**6**	**33**
					Resource Room	1
					Total Full-Size Classrooms	**34**
					2022-23 Enrollment	588
					Total Full-Size Classrooms Used	33
					Enrollment per Total	**17.82**

					Classrooms	

- **F. Westgate Proposed Classroom Usage** After the completion of the building addition, we anticipate that a portion of the classrooms at the building will be used to support ancillary services at the building and not be dedicated to general education or IS classroom spaces. Currently, we believe that 38 of the 44 classroom spaces will be used daily for general education and IS classroom spaces. The remaining 6 classrooms will be used as ancillary support spaces to host various general education and Integrated Service resources that are offered at Westgate. These 6 classrooms will also provide an enrollment "buffer" for the building should we see increases in the future that may require additional sections that the building currently struggles to absorb due to the current occupancy rate.

Grade	General Education Classrooms Used	IS Classrooms Used	Total Classrooms Used (General Education + IS)
K Full Day Model Starting 24-25	6	2	8
1	5	1	6
2	6	1	7
3	5	1	6
4	5	1	6
5	4	1	5
	31	**7**	**38**
		Ancillary Classrooms, Resource, etc	6
		Total Full Size Classrooms	**44**

- **G. Westgate Demographic and Enrollment** Arlington Heights School District 25 routinely uses a professional demographer to review necessary data points to provide enrollment projections to support staffing and building space needs. The demographer uses extensive data to make projections based on:

- School-Specific Boundaries - *Note: District 25 currently has no intention of revising school-specific boundaries that would impact the area serviced by Westgate Elementary School. The School Board made decisions regarding these additions with the assumption that the current School-Specific Boundaries would remain.*
- In-Migration and Out Migration
- Birth Rates
- Real Estate Turn Over
- New Housing Construction
- Population Age Demographics
- Grade to Grade Retention

This data was used during the exploration of full-day kindergarten and to determine the appropriate size of the Westgate addition.

Series B Projection						
Grade	**2021–22**	**2022–23**	**2023–24**	**2024–25**	**2025–26**	**2026–27**
Total	600	618	655	663	665	661
Average Enrollment	**644**					

PLAN COMMISSION PROJECT TIMELINE

Project Name: Westgate School Building Expansion
PC Number: 22-0016
Location: 500 S. Dwyer Ave.

Requested Action:

1. Special Use Permit to allow a Public Elementary School on the subject property.
2. Amendment to the Comprehensive Plan to reclassify the Single-Family Detached portion of the site into the Schools classification.
3. Multiple Variations Required.

	Date	# of Business Days
Petitioner Provides Plans needed for CPRC	10/05/22	
Conceptual Plan Review Meeting (CPRC)	10/26/22	15
Awaiting Petitioner PC Application	11/29/22	21
PC Application Submittal Date	11/29/22	-
1st Round Department Comments	12/14/22	11
Petitioner's Response – 1st Round	01/06/23	14
2nd Round Department Comments	01/13/23	5
Petitioner's Response – 2nd Round	01/18/23	3
PC Hearing	01/25/22	38 days from application date
Village Board	02/06/23	8
Potential Village Board Resolution Adoption	02/20/23	10

Village Board
2/6/2023

Item: Dryden School Building Expansion - 722 S. Dryden Pl. - PC#22-017

Department: Planning and Community Development

Requested Action

1. Special Use Permit to allow a Public Elementary School on the subject property.

Variations Required

1. Chapter 28, Section 10.4-4, to allow 62 parking stalls where 67 are required.

2. Chapter 28, Section 5.1-3.6, to allow a building addition at 25.3' in height where building heights are restricted to a maximum height of 25'.

3. Chapter 28, Section 5.1-3.3a, to allow a 22.1' front yard setback for the existing building where a minimum 24.1' setback is required.

4. Chapter 28, Section 5.1-3.3b, to allow a 10.7' side yard setback (north) for the existing building where a minimum 72.7' setback is required.

5. Chapter 28, Section 5.1-3.3d, to allow a 29' rear yard setback for the existing and proposed building where a minimum 30' setback is required.

6. Chapter 28, Section 5.1-3.5a, to allow 40.5% building lot coverage where maximum building lot coverage is restricted to 35%.

7. Chapter 28, Section 6.5-2, to allow a sport court outside of a rear yard and within a side yard.

8. Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at the southern end of the eastern most parking row within the North lot.

9. Chapter 28, Section 6.15-1.2b, to omit the requirement for interim landscape

islands within parking rows containing more than 20 parking stalls, within the South parking lot.

Recommendation

A public meeting was held by the Plan Commission on January 25, 2023 where Commissioner Cherwin moved and Commissioner Lorenzini seconded:

A motion to recommend to the Village Board of Trustees approval of PC#22-017, a Special Use Permit to allow a public elementary school on the subject property, and the following Variations:

1. Chapter 28, Section 10.4-4, to allow 62 parking stalls where 67 are required.

2. Chapter 28, Section 5.1-3.6, to allow a building addition at 25.3 feet in height where building heights are restricted to a maximum height of 25 feet.

3. Chapter 28, Section 5.1-3.3A, to allow a 22.1-foot front yard setback for the existing building where a minimum 24.1-foot setback is required.

4. Chapter 28, Section 5.1-3.3B, to allow a 10.7-foot side yard setback (north) for the existing building where a minimum 72.7-foot setback is required.

5. Chapter 28, Section 5.1-3.3D, to allow a 29-foot rear yard setback for the existing
and proposed building where a minimum 30-foot setback is required.

6. Chapter 28, Section 5.1-3.5A, to allow a 40.5-percent building lot coverage where
maximum building lot coverage is restricted to 35 percent.

7. Chapter 28, Section 6.5.2, to allow a sport court outside of a rear yard and within a side yard.

8. Chapter 28, Section 6.15-1.2B, to omit the required landscape islands at the southern end of the easternmost parking row within the north lot.

9. Chapter 28, Section 6.15-1.2B, to omit the requirement for interim landscape islands within parking rows containing more than 20 parking stalls within the south parking lot.

This recommendation is subject to the following conditions:

1. If enrollment at Dryden Elementary School exceeds or is projected to exceed 526
students within the proposed building, the school district shall demonstrate to the satisfaction of the Village Staff that adequate onsite parking can accommodate peak demand and drop-off/pickup operations will not create unsafe vehicular or pedestrian movements. Improvements needed to satisfactorily

accommodate such increase shall be implemented upon administrative approval by the Village. If administrative approval is not granted, an amendment to this special use permit shall be required.

2. The Petitioner shall continue to work with the Village and neighbors to address any drop-off/pickup concerns.

3. Should the parking agreement with the Southminster Church expire, additional drop-off/pickup loading areas and/or parking may be required at the discretion of the Village. Additionally, operational changes to address parking issues or dropoff/pickup issues may also be required, which changes must be implemented to the satisfaction of the Village.

4. The Petitioner shall continue to work with the Village to provide stormwater information to verify compliance with all MWRD and Village regulations to the satisfaction of the Village.

5. Compliance with the 1/24/23 Design Commission motion shall be required.

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

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

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
PC Minutes 1/25/23 - DRAFT	Minutes
Aerial	Exhibits
Plat of Survey	Exhibits
Neighborhood Meeting Summary	Correspondence
Justification for Special Use & Variations	Correspondence
Project Narrative	Correspondence
Architectural Plans	Exhibits
Engineering Plans	Exhibits
Landscape Plan	Exhibits
Photometric Plan	Exhibits
Preliminary Stormwater Details	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
PC Timeline Tracker	Exhibits

VILLAGE OF ARLINGTON HEIGHTS

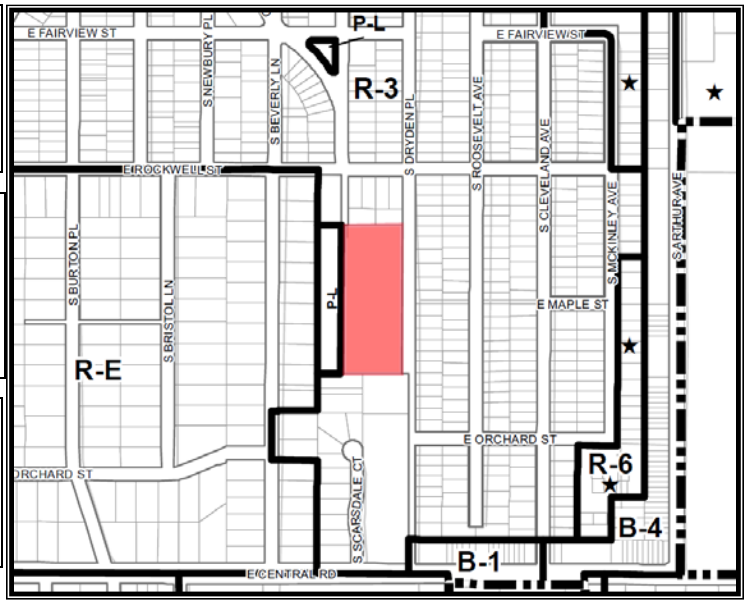
STAFF DEVELOPMENT COMMITTEE REPORT

***Project Number**: PC #22-017*
***Project Title**: Dryden School Building Expansion*
***Address**: 722 S. Dryden Place*
***PIN**: 03-32-409-021*

***To**: Plan Commission*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: January 25, 2023*
***Date Prepared**: January 20, 2023*

***Petitioner**: Arlington Heights School District 25*
***Address**: 1200 South Dunton Avenue*
Arlington Heights, IL 60005

***Existing Zoning**: R-3, One-Family Dwelling District*
***Comprehensive Plan**: Schools*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-Family Homes	Single-Family Detached
South	R-3, One-Family Dwelling District	Dryden Park	Single-Family Detached, Institutional
East	R-3, One-Family Dwelling District	Single-Family Homes	Single-Family Detached
West	P-L, Public Land District	Dryden Park	Parks

Requested Action:

1. Special Use Permit to allow a Public Elementary School on the subject property.

Variations Required:

- Chapter 28, Section 10.4-4, to allow 62 parking stalls where 67 are required.
- Chapter 28, Section 5.1-3.6, to allow a building addition at 25.3' in height where building heights are restricted to a maximum height of 25'
- Chapter 28, Section 5.1-3.3a, to allow a 22.1' front yard setback for the existing building where a minimum 24.1' setback is required.
- Chapter 28, Section 5.1-3.3b, to allow a 10.7' side yard setback (north) for the existing building where a minimum 72.7' setback is required.
- Chapter 28, Section 5.1-3.3d, to allow a 29' rear yard setback for the existing and proposed building where a minimum 30' setback is required
- Chapter 28, Section 5.1-3.5a, to allow 40.5% building lot coverage where maximum building lot coverage is restricted to 35%.
- Chapter 28, Section 6.5-2, to allow a sport court outside of a rear yard and within a side yard.
- Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at the southern end of the eastern most parking row within the North lot.
- Chapter 28, Section 6.15-1.2b, to omit the requirement for interim landscape islands within parking rows containing more than 20 parking stalls, within the South parking lot.

Project Background:

In June of 2022, the Arlington Heights School District 25 community passed a referendum to establish a full day Kindergarten program for all children within District 25. As a result, the District will transition away from the current half-day Kindergarten model where approximately half of the Kindergarten cohort arrives at 9:05am and is dismissed for the day at 11:50am, and the remaining Kindergarten students arrive at 12:50pm and are dismissed at 3:35pm. The full day Kindergarten program is scheduled to begin at the start of the 2024/2025 school year. In order to accommodate the entire Kindergarten cohort within each elementary school building at one time, building additions have been proposed at six of the elementary schools within the district, which will result in an increase to the number of staff, classrooms, and overall student population at each of these six schools.

Dryden Elementary School is one of the six schools that needs additional space for the full day Kindergarten program. In order to accommodate anticipated kindergarten enrollment, as well as to have the appropriate capacity to absorb future variations in student population, the School District is proposing four new classrooms, an expansion of the gymnasium, additional storage spaces, and an expansion of the administrative offices. The building addition would be located at the southern end of the existing school.

The site has two parking lots; the primary parking lot ("South Lot") is located along Dryden Place and contains 49 parking stalls with a northern and southern curb cut along Dryden, the secondary parking area ("North Lot") contains eight spaces and is located at the northwest side of the school with access from Lincoln Street. Circulation through the Dryden parking lot, which is used as a student drop-off area in the mornings, operates in a one-way orientation that loops around the parking spaces. Traffic flow is configured to where the northern curb cut provides ingress and the southern curb cut provides egress. In sum, the site currently contains a total of 57 parking spaces.

Through reconfigured striping within the South Lot that will reduce parking space widths from 9' to 8.5', and modifications to the ADA parking stalls, three parking stalls will be added to the South Lot. The North Lot will add striping to an unused area of the lot to incorporate an additional two parking spaces, bringing the site total up from 57 to 62 as a result of this project. Full depth asphalt removal and reconstruction will occur in both parking lots, which will each be replaced within their existing footprints.

Dryden School currently has 478 students, 56 employees, and 24 classrooms. The school is expected to have 526 students, 61 employees, and 28 classrooms as a result of the building addition and full day Kindergarten program. It should be noted that the proposed building addition is meant to provide capacity at 15% above the five-year enrollment and staffing projections in order to accommodate possible future "bumps" in enrollment beyond five-year projections.

There are four busses that currently serve the school and there is no change anticipated to bussing as a result of the full day Kindergarten. The standard 9:05am arrival and 3:35pm dismissal times would remain unchanged. The existing asphalt playground located on the south side of the existing school would be removed to create space for the building addition. This play area is proposed for reconstruction at the south end of the proposed building addition. The existing mulched play area at the far southern end of the school is located on Park District property and part of Dryden Park. The equipment there may be reconstructed in conjunction with this project, however, this would need to be initiated by the Park District and review/approval of any such changes would occur separate of this petition.

Zoning and Comprehensive Plan

The subject property is zoned R-3, One-Family Dwelling District, which allows schools only through issuance of a Special Use Permit. Dryden School has never been approved for a Special Use Permit, and due to the proposed building expansion, a Special Use Permit is now required for the site. The School District has submitted a written response explaining how the existing school and proposed building addition comply with the three standards for Special Use Permit approval, which standards are summarized below. The written response from the School District has been included in the materials provided to the Plan Commission:

- ***That said special use is deemed necessary for the public convenience at this location.***
- ***That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.***
- ***That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.***

Staff concurs that the necessary criteria for Special Use Permit approval have been met for the following reasons; 1) the need for the school and building addition at this location is illustrated by the expected growth in enrollment and passage of a community referendum to provide a full-day kindergarten, 2) the school has existed on this site for many years and is part of the established character of the neighborhood, and 3) the school is regularly inspected by the Illinois State Board of Education (ISBE) for compliance with ISBE health and safety regulations which will protect the safety, morals, and general welfare of persons residing or working in the vicinity.

The Village's Comprehensive Plan designates the future use of the subject property as “Schools” and the proposed Special Use Permit is compatible with this designation.

In addition to the Special Use Permit, several variations are required for the proposed site improvements and existing school building. These variations will be discussed in detail within the various sections of the report below, and for each variation the petitioner has submitted a written response documenting compliance to the four hardship criteria necessary for variation approval, which criteria has been outlined below:

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

Neighborhood Meeting

On Wednesday, October 19th, 2022, District 25 held a neighborhood meeting to present their conceptual plans to surrounding property owners and solicit early feedback to understand any potential concerns with the project. According to the petitioner, one resident attended the meeting. Questions related to clarifications on screening of the rooftop mechanical units, stormwater impacts, playground spaces, and traffic/drop-off and pick-up. The petitioner’s written summary of the discussion has been included as part of the materials provided to the Plan Commission.

Conceptual Plan Review Committee

On October 24, 2022, District 25 appeared before the Conceptual Plan Review Committee. The discussion at this meeting was primarily related to parking and drop-off/pick-up operations. In general, the Conceptual Plan Review Committee was supportive of the project and encouraged the petitioner to proceed with their Plan Commission application.

Design Commission

The Design Commission is scheduled to meet on January 24, 2023, to discuss the design and architecture of the proposed building addition. An update on the discussion will be provided during the Plan Commission hearing on January 25th.

Building and Site

As mentioned above, the proposed building addition would be located at the south side of the existing school building. The building addition complies with many of the Code requirements relating to bulk, height, lot coverage, and building setbacks, however, certain variations are required. The new classroom areas and associated spaces are proposed at one-story in height; the gymnasium expansion would maintain the height of the existing gym, which is 25.3' tall. The R-3 District restricts maximum building heights to no taller than 25 feet and the following variation is therefore necessary:

- ***Variation to Chapter 28, Section 5.1-3.6, to allow a 25.3 foot tall building where building height is limited to 25 feet.***

Given the need to have quality recreation spaces for students, the minor scope of the variation at only 0.3 feet above the maximum allowable height, and the fact that the gymnasium addition will match the height of the existing gym, the Staff Development Committee is supportive of this variation.

Several setback variations are required as part of this project, two of which are required for the existing structure to formally grant entitlements for the current location of the building on the site and one for the proposed building addition, which is summarized below:

- ***Variation to Chapter 28, Section 5.1-3.3d, to allow a 29' rear yard setback for the existing and proposed building where a minimum 30' setback is required.***

The Staff Development Committee is supportive of this variation for the following reasons; 1) the rear yard abuts the Park District property, which includes playgrounds, and does not directly abut any residential homes, 2) the minor scope of the encroachment will not alter the essential character of the locality, and 3) the proposed 29' rear yard setback will match the existing setback of the gym, which is an existing non-conformity.

The variations required for the current building to formally entitle the existing building setbacks are detailed below:

- ***Variation to Chapter 28, Section 5.1-3.3a, to allow a 22.1' front yard setback (east) for the existing building where a minimum 24.1' setback is required.***
- ***Variation to Chapter 28, Section 5.1-3.3b, to allow a 10.7' side yard setback (north) for the existing building where a minimum 72.7' setback is required.***

The Staff Development Committee is supportive of these requests as the variations apply only to the existing building, which has existed in its current location for many years, and no changes are proposed the existing building setbacks in these locations. The requested variations are only necessary to formally allow the current building setbacks, which will remain unchanged.

The reconstructed asphalt play area located to the south of the proposed building addition is classified as a sport court and will be located within the side yard. In residential zoning districts, sport courts are only allowed within the rear yard and accordingly, the following variation is required:

- ***Variation to Chapter 28, Section 6.5-2, to allow a sport court outside of a rear yard and within a side yard.***

The Staff Development Committee is supportive of this variation as outdoor play areas are critical for schools to provide the necessary recess and recreational opportunities for healthy development and growth of children and the site does not include enough room at the rear of the building to accommodate an adequately sized sport court. Additionally, the existing (and to be removed) asphalt play area for Dryden is located in a side yard and the Village is not aware of any issues created by this location.

The final site related variation is for the overall building lot coverage on the site, where code restricts maximum building lot coverage in the R-3 District to 35% of the gross area of the property. Given the proposed building expansion, the resulting building will cover 40.5% of the subject property and the following variation is therefore required:

- ***Variation to Chapter 28, Section 5.1-3.5a, to allow 40.5% building lot coverage where maximum building lot coverage is restricted to 35%.***

The Staff Development Committee is supportive of this variation for the following reasons; 1) there is adjacent land to the southwest of the school, including a small piece of land owned by the School District, which was not factored into the overall lot area and is currently used as open space, 2) a second floor addition to the school to reduce the proposed building coverage is not practical given the existing interior configuration of the building which currently has no second floor areas, and 3) the school site abuts Dryden Park to the south, which provides ample open greenspace in combination with the open areas on the school property.

With regards to emergency vehicle access, there is no substantive change proposed to the existing emergency access to the site. Both the proposed building addition and existing building will be protected by a fire sprinkler system. The Fire Department and Building & Life Safety Department do not take issue with the proposed emergency access at Dryden School.

With regards to stormwater, the District is proposing a large underground stormwater detention vault within the greenspace at the southern end of the site, which will store stormwater water during rain events and slowly release the stormwater into the Village system. Currently, the site is only served with underground pipes to divert stormwater runoff into the Village storm sewers and the site does not have an underground stormwater vault. While the petitioner has preliminarily demonstrated that the proposed stormwater system will be able to comply with all MWRD and Village requirements, final stormwater calculations are needed and minor details/modifications must be incorporated on the engineering plans prior to site development

permit issuance. The petitioner shall continue to work with the Village to provide finalized stormwater information and plans to verify compliance with all MWRD and Village regulations.

Landscaping:

Given the full depth removal of the pavement within each parking lot, compliance with current landscape regulations is required. In general, this means a 3' tall landscape screen is required at the edge of any parking lot where it fronts upon a public street and along the edge of any parking lot where it is adjacent to residentially zoned property. Additionally, landscape islands with a shade tree are required at each end of every parking row, and parking rows that include more than 20 parking spaces must include an interim landscape island to break up the parking row. The reconstructed parking lots are deficient in two areas and variations are required as identified below:

- ***Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at the southern end of the eastern most parking row within the North lot.***
- ***Chapter 28, Section 6.15-1.2b, to omit the requirement for interim landscape islands within parking rows containing more than 20 parking stalls, within the South parking lot.*** *(the two rows within the South Lot contain 25 and 27 spaces)*

Staff is supportive of the landscape variations identified above. The variations are warranted due to the need to preserve parking areas for the school; the addition of a landscape island in the North Lot would cause the elimination of one parking stall and interim landscape islands in the South Lot would require the elimination of two parking spaces. Additionally, both lots would be reconstructed within their existing footprints and so the scope of the proposed work is somewhat limited. Finally, the area within the North Lot where the code-required landscape island could be added (to avoid elimination of a parking stall) is already occupied by a dumpster enclosure including a transformer. Relocation of this element to incorporate the code required landscape island constitutes a significant hardship that justifies the requested variation.

Parking and Loading:

As mentioned above, both the North Lot and South Lot will have full depth removal of the existing asphalt and will be reconstructed in their existing footprints. Relative to the North Lot, the School District will be incorporating two new parking stalls within an area that is not currently striped for parking but can accommodate code-compliant parking spaces. Within the reconstructed South Lot, parking stall widths will be revised from 9' to 8.5' and the ADA parking stalls will be redesigned to share an accessible aisle. These modifications will increase the overall parking supply by five spaces resulting in an onsite total of 62 spaces. Per Code, 67 parking stalls are required for the Dryden School property and the parking calculations for the site are shown in **Table I** below.

Table I: Parking Calculations

Location	Use		Ratio	Number of Employees	Number of Classrooms	Number of Students	Parking Required
722 S. Dryden Pl.	Dryden School	Elementary School	1 per employee + 1 per 5 classrooms	61	28	526	67
Total							
						Total Required	67
						Total Provided	62
						Surplus/Deficit	-5

The following parking variation is required.

- ***Section 10.4-4, to allow 62 parking stalls where 67 are required.***

The School District has a parking agreement with the Southminster Church that abuts the property to the south of Dryden Park, which allows the school to use the 130 parking spaces located on the church property. This agreement is scheduled to expire in September of 2025, however, the petitioner intends to renew the agreement prior to its expiration. While the 62 onsite parking spaces are expected to accommodate for the daily staff parking demand, the church lot is utilized by families during pick-up times where they park and leave their car to meet their children at the school, or wait in their cars for their children to arrive after dismissal. Given the existing agreement with the church, the Staff Development Committee is supportive of the requested variation. However, should the parking agreement with the Southminster Church ever expire, additional drop-off/pick-up loading areas and/or parking may be required, which shall be at the discretion of the Village. Additionally, should the agreement expire, operation changes to address parking issues or drop-off/pick-up issues may need to be implemented to the satisfaction of the Village. To this effect, a condition of approval has been recommended below.

Per code, 16 bike parking stalls are required. The existing site has approximately 36 bike parking stalls located across four large bike parking racks on the east side of the school.

Drop-off/Pick Up

Although morning drop-off occurs within the South Lot, the South Lot is closed to cars in the afternoon as it is used for bus loading at dismissal time. Therefore, afternoon pick-up primarily occurs along the west side of Dryden Avenue between of Rockwell Street and the Southminster Church, with pick-ups also occurring within the church lot. Additionally, some parents have been observed parking along Rockwell Street and on Dryden Avenue north of Rockwell. Furthermore, cars have been observed standing along Rockwell just west of the Dryden intersection, which is a concern as Rockwell west of Dryden is narrow and accommodating both two-way traffic and on-street parking is a challenge. Increased enrollment due to the full day kindergarten will further contribute to the congestion at Dryden/Rockwell and the School District will need to encourage increased usage of the church parking lot for afternoon pick-ups, which should help to relieve pressure at the Dryden/Rockwell intersection.

The School District provided a traffic and parking study from Ericksson Engineering Associates (EEA), which accessed the drop-off/pick-up operations, traffic, and parking at the school. The study was predicated on the School District projections for staffing and enrollment in the year 2026/2027 (526 students and 61 staff), however, it is important to note that the proposed number of classrooms are meant to accommodate capacity at 15% above the 2026/2027 projections to allow for future enrollment "bumps" and potential unanticipated growth. Therefore, the school is proposing to build in capacity to accommodate enrollment beyond the findings as outlined with the EEA study. Staff has concerns that should enrollment increase to fill the 15% excess capacity within the school, unanticipated traffic, parking, and/or drop-off/pick-up issues could be created. In order to manage possible future problems, a condition has been recommended that would require the School District to demonstrate, to the satisfaction of Village staff, that adequate onsite parking can accommodate peak demand and drop-off/pick-up operations will not create unsafe vehicular or pedestrian movements. Should it be determined that improvements to the site or modifications to the drop-off/pick-up procedures are needed to satisfactorily accommodate an increase beyond 526 students, any such improvements or modifications would need to be implemented upon administrative approval by the Village.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Special Use Permit to allow a Public Elementary School on the subject property and the following Variations to Chapter 28 of the Municipal Code:

1. Section 10.4-4, to allow 62 parking stalls where 67 are required.
2. Section 5.1-3.6, to allow a building addition at 25.3' in height where building heights are restricted to a maximum height of 25'
3. Section 5.1-3.3a, to allow a 22.1' front yard setback for the existing building where a minimum 24.1' setback is required.
4. Section 5.1-3.3b, to allow a 10.7' side yard setback (north) for the existing building where a minimum 72.7' setback is required.
5. Section 5.1-3.3d, to allow a 29' rear yard setback for the existing and proposed building where a minimum 30' setback is required
6. Section 5.1-3.5a, to allow 40.5% building lot coverage where maximum building lot coverage is restricted to 35%.
7. Section 6.5-2, to allow a sport court outside of a rear yard and within a side yard.
8. Section 6.15-1.2b, to omit the required landscape islands at the southern end of the eastern most parking row within the North lot.
9. Chapter 28, Section 6.15-1.2b, to omit the requirement for interim landscape islands within parking rows containing more than 20 parking stalls, within the South parking lot.

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

1. If enrollment at Dryden Elementary school exceeds or is projected to exceed 526 students within the proposed building, the school district shall demonstrate, to the satisfaction of Village staff, that adequate onsite parking can accommodate peak demand and drop-off/pick-up operations will not create unsafe vehicular or pedestrian movements. Improvements needed to satisfactorily accommodate such increase shall be implemented upon administrative approval by the Village. If administrative approval is not granted, an amendment to this Special Use Permit shall be required.
2. The petitioner shall continue to work with the Village and neighbors to address any drop-off/pick-up concerns.
3. Should the parking agreement with the Southminster Church expire, additional drop-off/pick-up loading areas and/or parking may be required at the discretion of the Village. Additionally, operational changes to address parking issues or drop-off/pick-up issues may also be required, which changes must be implemented to the satisfaction of the Village.
4. The petitioner shall continue to work with the Village to provide stormwater information to verify compliance with all MWRD and Village regulations to the satisfaction of the Village.
5. Compliance with the 1-24-23 Design Commission motion shall be required.
6. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

_____ January 20, 2023

Charles Witherington-Perkins, Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

PLAN
COMMISSION

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

RE: DRYDEN SCHOOL BUILDING EXPANSION - 722 SOUTH DRYDEN PLACE - PC #22-017
SPECIAL USE PERMIT TO ALLOW A PUBLIC ELEMENTARY SCHOOL ON THE SUBJECT PROPERTY, VARIOUS 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 25th day of January, 2023 at the hour of 8:58 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRPERSON DAWSON: Okay, so we have another school, right? Okay, so would you like to come up to, Sam, do I have to re-swear him in or does that work for the whole meeting?

MR. HUBBARD: It works for the whole meeting.

CHAIRPERSON DAWSON: Okay, that's what I thought.

Okay, would you like to now walk us through the Dryden presentation please?

MR. SCHULZ: I would.

CHAIRPERSON DAWSON: Thank you.

MR. SCHULZ: This is the Dryden Elementary School project. Again, similar to the Westgate requirements, the primary driver behind the addition at Dryden is related to the full-day Kindergarten program and to support the current enrollment at the facility. We do see a small increase of the general population at this facility but it's very minimal. It's even negligible compared to the enrollment increase that we are going to expect to see for the full-day Kindergarten portion. So, again, the full-day Kindergarten portion is the main driver behind this project.

We are also looking to do a gym expansion at this site, expanding the current gym to make it bigger. That will facilitate the building getting its own dedicated commons and lunchroom space. Currently, half the gym is flex space used for lunch and common space. That's the only building in the district that does not have the dedicated standalone commons. So, by expanding the gym, we'll still have a movable partition in that space, but it will allow them to have a dedicated lunchroom space that they won't have to be flipping over for PE. Again, with the addition of full-day Kindergarten and the changes potentially in PE requirements for the school district, we are going to need to be running two sections of PE at once so that lunchroom is a prohibiting factor into implementing the PE portion of that program.

So, again, those are the main components. We're also looking to do a front office expansion, primarily to improve the lobby space of the facility, improve flow for visitors, and also improve security for the site as well.

Again, ownership and notification, the title commitment searches again show that we are the beneficial owner of all the PINs that are involved with the site. We had a neighborhood meeting on October 19th. We had one neighbor attend.

- What is the potential impact of stormwater from the site? Again, we'll get into that a little bit later.
- Will rooftop equipment be screened? Yes, we will get into that and show you as well where the rooftop screening is going to cover any mechanical equipment.
- Will there be any impact on playground spaces at the building? This site in particular, anything west of the sidewalk that goes north-south on the site where the tennis courts are, the pickleball courts and the playground are actually Park District owned property, so we have joint venture agreements in place with the Park District to install that playground. We're looking at potentially replacing that playground in conjunction with this project, but since it is owned by the Park District, we're not seeking any variances with that at this time through this project. That will most likely have to come through in some way with the Park District. So, there may be something down the road where we're looking at doing the improvements to that playground structure that is jointly used with the Park District and

ourselves.

- Will the traffic pattern for the school be impacted after construction? Again, our thought was, at that time we weren't fully aware of what the traffic study would encounter. We are proposing to leave this parking lot generally the same way as it is now. We did explore closing the north entrance of that parking lot similar to the other sites. The reason that's prohibiting us at this site primarily is buses. There are four buses at this site that will queue up and we queue them up in the parking lot to get the students and then it opens up for parent traffic after that. So, again, the buses were the prohibiting factor on changing the traffic flow on the site and we'll go through that at the traffic section.

The Conceptual Design Review meeting was held on October 26th. We had unanimous support for the project.

The Design Commission meeting was held yesterday. The primary driver behind this again was the screening of the chiller. Again, we're using a brick structure to enclose the chiller at this site. The other question was the door colors on the south end of the building. We proposed a sand tone color, and after review with the Commission, they proposed doing a bronze tone color. So, we're going to accommodate that and change the color of the doors to a bronze tone. Again, these are the doors in the south elevation that I'll point out when I get to those slides.

Again, we're here at the Plan Commission. Notifications were given for the community members, excuse me, in the neighborhood. Village Trustee approval, we'll work with Sam on when that will happen. Again, with this site, construction is anticipated to begin in the late spring-early summer of this year.

Here is a summary of the requested actions, again the requested actions that are required for the site and the variations that I'll walk through with the slides. Again, we can use this as a reference if you need me to go back to it.

Here is a site overlay plan of this site. Again, on the east side of the site is Dwyer, and up towards the north is, I'm drawing a blank, Steve. North Street? Rockwell. Rockwell Street is farther up on the north. Again, our site is primarily on the east side of the campus. If you see the white space on the left side of the plan, that is again Park District property that extends all the way down to the south, it has the baseball field, the playground structure, the tennis courts, pickleball, and a portion of the parking lot on the north end is their parking lot.

Again, I want to point out that the addition is the darker yellow space in the south end of the building, so they will be offsetting the majority of the asphalt play space that is currently there and we're proposing to install it again to the south after the addition is installed.

We are proposing some new trees up in the north parking lot. Again, this is a very small parking lot that several of the staff members can park in. We're currently working with the Park District, we are prohibiting our staff from parking on the Park District side due to the new pickleball courts and their increased use. So, we've dedicated that, they can keep using their spaces as they are. There is an agreement in place that we can share that lot but we have currently instructed our staff to stay out of that lot just to allow the community to use those parking spaces adequately for pickleball.

We're looking for a variation for that north parking lot to omit some of the landscape islands due to the size and the orientation. We're looking for a variance on the existing building on the north setback. Again, that addition was done years ago and part of the building was done a long time ago, so we're looking to get the variation for the setback on that

side of the building for the existing portion of the building. The existing building variation on the east side of the site, a small portion of the site extends over the setback limit along Dwyer. The existing building variation we're requesting on the back side for 29 feet to 30 feet on the west side of the facility, allowing the building to be 40.5 building lot coverage versus I believe 35 percent lot coverage for this site. So, we're seeking a variance --

(Audience participant speaks from the gallery.)

MR. SCHULZ: This is Dryden.

CHAIRPERSON DAWSON: Okay, sorry, the public, there is no, I understand that you're clarifying, but there is no public commentary at this point.

MR. SCHULZ: For the Dryden site, the variation request is to allow the building addition to be 25.3 feet to match the existing. We are proposing some new trees along the new building addition within the parking lot area. We're also seeking a variance on this site as well to omit the landscape islands and structures in this parking lot as well to ensure we maintain adequate parking space. We believe with the screening and trees and the central island that we have installed already, by enhancing that with some additional trees, that that will suffice to mitigate to not have the landscape islands that are code-required.

Allowing the sport court outside of the rear yard in the side yard, again the way the site sets up is we consider the side yard where the asphalt play area is. It's in a similar location to where it is currently, so we're proposing to install it and seek the variance for the play area.

We're also seeking a variance for parking. The reason we're seeking a variance for parking is that we currently do not have enough parking spaces on our site, but we do have a licensing agreement with Southminster Church to the south that gives us more than adequate or enough parking spaces. So, we are seeking a variance on parking to that aspect of that. Again, we have that agreement in place for an extended period of time. We think that it's adequate and supports the building and not encouraging us to add more asphalt that we can joint venture in use efficiently for the building.

I also just wanted to point out the proposed section of the new underground stormwater system, similar to the Westgate system but a different system. This one is called StormTech. It's a plastic corrugated chamber system that will be going underground, but again, the finished product will be similar to other sites where it's underground, flat, green usable space that can be used for the site.

The plan here shows the overall floor plan of the addition. Again, all the addition is going to the south. The orientation changes, the north now is to the right side of the page, so again showing the gray spaces are existing. The yellow space shows the gym addition, so a portion of the gym, the basketball courts and the athletic courts will be in the existing portion of the gym and the addition will absorb the rest of that. So, when you look to the dash line on there, that will divide the lunchroom common space from the gym space that will be proposed to go forward.

We do have four classrooms in orange shown on primarily the southern and eastern edge of the site. Then the yellow box near the main entrance, that is where we're looking to have some office expansion to give some more space and floor area to the main office area at the facility.

This is a look from the southeast looking to the northwest. Again, we're looking to use some box bay window styles to supplement the existing building. Again, majority of the building was built in the 1950's and 60's. There was a portion put on the 1990's.

So, trying to blend that all together and would make it all look nice and neat across the facility.

Again, the doors that I referenced before are on the left side of the picture, again currently showing in tan. We bounced that around a couple of times architecturally, but we did agree with the Commission last night that we would put those in as a bronze tone color door system.

Again, just showing the 2D elevations. The top one is the eastern elevation looking back towards the main entrance. So, again showing the classroom spaces with the stone fascia, the limestone fascia above the windows. The classrooms are primarily behind those glass windows, and in the back you can see the parapet wall for the screening of the chiller. The higher section again is the continuation of the gym space and the new gym section that matches with the existing gym space.

On the middle one, again, just pointing out those doors that are being referenced to be changing in color. Then the bottom one, the west elevation, that's kind of looking from the tennis courts back at the building. The elevation matches up well and meets the design needs of the facility.

Similar to Westgate, this is our projections for enrollment going forward. '21-'22, we had 478 students in the implementation of Kindergarten and the general enrollment to the building. We see that now we're going up to 526 students. The number of staff would go from 56 to 61 primarily to support the full-day Kindergarten enrollment. Again, we need full-day Kindergarten staff to support the additional sections that will be for the full day, so that's primarily where that number is being driven by for the staff.

Then we're looking at classroom spaces. The blue bar again is the current capacity with 24. The red bar is the new capacity at 28, and the gray bars on the right are the projected sections needed for the future up to '26-'27. So, we project between 24 and 25 classrooms are going to be needed for the facility, leaving us three classrooms open for support services, resource, interventions, things like that at the facility.

We did a traffic study for this site as well with an aerial drone footage. We had traffic engineering input from the Village Staff. Again, the Police Department had similar comments that they do not anticipate traffic problems at this site. They have not seen an increase of accidents or do not anticipate anything else with the addition of this site.

Going through parking, again as I noted on the north end of the site, we have a small parking lot that is primarily used by several staff members. There are eight parking spots that come off of, I believe that's Lincoln, and feed into the parking lot to give them eight parking spaces to load from the north side. The south lot primarily has 49 spaces, and the church lot is kind of our overflow space that we have 130 spots that we have access to that we have a licensing agreement in place for larger events or if there's staff overflow or needs for the facility. So, again, the church parking lot provides a large capacity for the facility to use. Again, we are seeking the variance due to not having enough parking spaces on site, but we believe that licensing agreement is more than adequate to provide for the building.

Currently, the parking lots were 26 percent occupied during the parking surveys. Again, that is taking into account that overflow parking, so that's why that number looks low. That lot is very large considering once you add it up into our total site. The site again does have four buses and zero taxis.

This is the current stacking capacity along, excuse me, Dryden Street that goes into the parking lot and it reaches up towards Rockwell. Currently, we believe there's about 42 parking spots that they can queue up in, and I will go to the video, it should be this one.

Again, this is the parking lot, the main parking lot at arrival time. Again, similar timeframe in September when these studies were done where you can see the bus dropping off in conjunction with parent drop-off at the site. Note that the time is about 8:55 so the parents are starting to queue up again for the 9:05 start of school. So, I'll let this play for a little bit just to give a better understanding of the congestion and traffic that would occur here at the site.

(Short pause while video played.)

MR. SCHULZ: Yes, as you can see, again cars are primarily leaving again the site on that south entrance. They are going in and out of that lot, going again southbound and northbound out of that portion.

During departure time, the primary portion of the site that is used again for queuing is Dryden Street and Rockwell. That's where cars queue up to. The Bus Parking Only is because we have four buses that we queue up there, we feel that's the safest area for queuing buses to make sure students can get on safely. Again, this red area kind of shows the areas where we believe that it's pretty continuous and that's where we see the queuing line up for school. The large majority of it is along our property, but there are some that again back up onto Rockwell waiting to move up towards the school.

This, again, is departure just showing that we have our four buses in the lot and also some after-care program buses that are also picking up students. You can see also that there are some parents that are queued up on Dryden Street waiting for their students to come out to the parkway.

(Long pause while video played.)

MR. SCHULZ: About there, that's again 3:43, students get out around 3:35. That's pretty much the major traffic portion of this site.

I just wanted to show the traffic departure stacking, again, primarily along Dryden Street. 10 vehicles to the south, nine vehicles are kind of in the central section, and there's a capacity for 25 vehicles up to the corner of Rockwell.

They provided one other street level, this was again completed last week at the school. Again, it was colder out but no weather in that day, but again, it was a colder day just to give a better perspective from street level how the traffic flow is, where cars are stacking, and kind of the capacity for the streets to absorb the school traffic.

(Short pause while video played.)

MR. SCHULZ: So, here we're approaching one of the drive entrances and the main entrance to the school, heading north still until Rockwell, the intersection of Rockwell will be coming up here, and then we'll be heading west, currently riding north on Dryden.

As you can see here, there are several cars queued up to the north on Dryden, and then there's a few cars again parked to the east here at this intersection as well. Again, we'll be turning to the west on Rockwell, and you can see that the queuing on the south side of the street ends fairly quickly. There are just several cars that are waiting, and then after that the street clears up pretty quickly.

So, that was traffic and parking that we're proposing for the site.

Moving on to stormwater sustainability, again, similar to Westgate, we are proposing an underground storage facility for the site that has been engineered and reviewed with Village Staff Engineering as well. Again, we believe that they are supportive of the current plan for the engineering. Again, this structure will be a chamber system that will be put underground with stone infill, and then again it will look very similar. You will be barely able to tell that it's even there, very similar to the grass area that's currently there for the site. So, again we'll

be working with Village Staff, Village Engineering to finalize those plans, and then we'll also be seeking permitting from the Village, and then also congruent with the MWRD which will require their receipt as well.

Again, according to sustainability, trying to address some of those items, it's LED lighting, high efficiency HVAC with building automation, low flow plumbing fixtures, sections of permeable pavers I do not believe we have here, I apologize for that, several acres of green space, adequate bike storage and ridership, and future exploration of solar panels. So, again this site is one of our primarily ones that we're using as our basis of design for solar. We feel that this site is most conducive to solar because of the relatively open area, the southern exposure that we're going to be having with the addition. So, if our board decides to go forward, this most likely will be the first site that would pilot solar for our district. So, we are considering this, we have our study in place for this site specifically, and we'll bring more forward to our board to make those decisions if they're going to pursue that further.

Those are the items that we have to present for Dryden Elementary School. We are open to questions after Sam.

CHAIRPERSON DAWSON: All right, well, thank you very much. Wait, before you sit down, have you read the Staff report?

MR. SCHULZ: I have.

CHAIRPERSON DAWSON: And are you in agreement with all the conditions of approval?

MR. SCHULZ: We are.

CHAIRPERSON DAWSON: All right, thank you so much. All right, Sam, Staff report?

MR. HUBBARD: Thank you.

CHAIRPERSON DAWSON: Oh, and since I didn't swear them in, I did not ask if all public notices have been given. So, if you could address that while you plant your report, Sam?

MR. HUBBARD: Yes, all public notices have been given.

CHAIRPERSON DAWSON: Thank you.

MR. HUBBARD: All right, so similar to Westgate School, Dryden School is within an R-3 Zoning District. All schools in R-3 Districts require a special use permit approval. Dryden has never received a special use permit, so the proposed addition triggers a need for a special use permit approval.

The entire site is listed as schools on our Comprehensive Plan, so the proposed future use and existing use as Dryden Elementary is compliant with the Comprehensive Plan.

They are requesting nine variations along with the special use permit. Two of those relate to the existing building, two of them relate to landscaping, and then there are miscellaneous variations as you've heard related to parking, setbacks, lot coverage, accessory structures and building height. I'll talk a little bit more about those throughout this presentation.

They have appeared at two public meetings and hosted their own neighborhood meeting. The neighborhood meeting was back in October of last year, and the Petitioner provided a summary of that meeting as part of the applications transmitted to the Plan Commission. You heard the summary this evening.

Additionally, in October, they met with the Conceptual Plan Review Committee. Discussion was limited, mostly related to drop-off/pickup operations. There was no

major issues identified during that meeting, and the Conceptual Plan Review Committee recommended they proceed forward with their Plan Commission application.

Last night, they appeared before the Design Commission and received a recommendation of approval subject to one condition and one recommendation. The requirement was a condition to change the color of the exterior store room doors to make them a little bit less prominent, and then one recommendation to improve the existing screening around the RTU.

So, again, here is the site within an aerial. North is to the top. To the west of the school which is bounded in yellow is a portion of Dryden Park including the playground and the tennis courts. To the north are single-family homes, and a little bit farther north is Rockwell. To the east is Dryden Place, and to the south is Dryden Park and a small Village-owned portion containing some detention and then a very small piece of land that the school district owns adjacent to the detention area.

Here you can see shaded in red the proposed location approximately of the building addition. It's mostly centered on the site. The school does touch or get close to the western property line, and the addition will maintain that existing setback along the west.

Here is the larger neighborhood aerial showing where Dryden School sits within the neighborhood. Again, you can see to the south there is the Southminster Church lot which their 130-space parking lot that the school district has an agreement to use. The neighborhood is overwhelmingly residential. A little bit farther to the west is Beverly, and then on the east side you're going to see Roosevelt, and then farther south is Central.

Again, here is the site plan showing the proposed addition which has coloring. As you've heard, also they're re-constructing their parking lots. They're not making any changes to the parking lots, they're just re-constructing them in their existing locations both on the east side of the school and then the smaller parking lot to the northwest.

There are two variations being requested relative to the existing building. The first variation is on that south side where the building is located about 22 feet from the, I'm sorry, not the south side, the east side where the building is about 22 feet from the eastern property line. Code requires a 24-foot setback in that area. There is no change to the building. This is just a variation to formally allow the existing non-conformity, so we are supportive of that variation.

A similar variation is required on the north side of the building where the building is set back about 10.7 feet from that northern property line. The setback in that area is based on 10 percent of the overall lot width. The overall lot width is quite wide, so that setback is quite substantial at 72.7 feet where the existing building is 10 feet set back. Again, we are supportive of that variation, it's just to formally allow that non-conformity. There is no change proposed to this area of the building and we are recommending approval of those two setback variations.

Additionally, there is a setback variation to the west which is considered the rear yard. That requires a 30-foot setback. The existing building is set back approximately 29 feet from that western property line, encroaching one foot into that required setback. The proposed building addition would maintain that setback at 29 feet, and so they are requesting a variation for that existing and proposed encroachment into the 30-foot setback.

We are supportive of this variation as well. It's minor in scope at only one foot. They are matching that existing building setback. In addition, this area to the west is not directly abutting any residential homes. There is that portion of Dryden Park with the tennis

courts and playgrounds in this area.

Another variation required is for the re-constructed asphalt area technically considered by code as a sport court. Sport courts are only allowed within residential districts where they're within a rear yard. That rear yard behind the building is not suitably sized to accommodate for a sport court, so that's being relocated to this area to the south of the building which is technically the side yard.

We are supportive of that variation as well. We acknowledge that children need adequate opportunities for outdoor recreation. These outdoor areas positively contribute to their development and growth, so they need these opportunities. There is no real other opportunity in the rear yard which would comply with code to accommodate for the sport court, so it does have to go in the side yard. It is replacing generally an area where the existing sport court is located. The existing sport court is where the building addition will be and we, at the Village level, are not aware of any issues that have been created by that existing location in the side yard. So, we are supportive of the variation to allow it to be re-constructed within the side yard.

Additionally, there is a variation required to the building lot coverage. In residentially zoned lots, building lot coverage is restricted to 35 percent of the overall lot. Given the proposed building addition, this site will be at 40.5 percent building lot coverage, requiring a variation. We are supportive of that variation as well. When you take into account the open spaces to the south of the site, and additionally, that small piece of land owned by the school district to the south of the site which is used as open space which was not factored into the calculations here, we feel like there will be suitable open space in this area given the park area to the south. Additionally, if we're to avoid this variation, they would have to utilize the existing building footprint and not expand, so that would essentially mean a second floor addition to accommodate for the new classrooms and the proposed gym. Dryden School does not currently have a second floor, so a second floor addition really would not be practical, and locating a gym on a second floor would most certainly create the need for a substantial height variation. So, again, we are supportive of the proposed building lot coverage excess.

Finally, there is an underground detention vault, as you've heard, proposed in the southern green space shown by that blue square within the site plan.

There is an extremely minor variation needed for the height of the gymnasium addition. It's calculated at 25.3 feet in height where code restricts maximum heights to 25 feet. So, it's a very minor variation, minor in scope, it would almost be impossible to notice, but technically does require that variation. We are supportive of that variation as well. They are maintaining the existing building height so we don't anticipate this to be a hugely negative impact.

Relative to the landscape variations, on the left-hand side of the screen bounded in green you'll see the northwest parking lot. They're re-constructing the parking area there which triggers the need to update to current code requirements relative to landscaping. One of the landscape islands is missing along that small row of two parking spaces on the eastern side of the parking lot. There is existing, in this location, a transformer and dumpster enclosure which would make it infeasible to add the code-required landscaping. So, we are supportive of that variation in this application.

Additionally, in the parking lot on the east side of the school, those parking rows are 26 and 27 parking spaces long. So, it does require the interim median landscape islands in the center shown by that red circle. Again, we are supportive of this variation as well. They are just re-constructing the parking lot in its existing location. Parking for

the school is critical because it does help with the drop-off and pickup operations and helps to keep cars from further stacking on the Village street system. Additionally, they do have a robust landscape screen along the eastern side of the parking lot which does help to screen the parking area. So, again, we are supportive of this variation.

Lastly, this leads us to parking and drop-off/pickup. As you've heard, they do require a variation to the parking requirement. 67 parking spaces are required, 62 will be proposed on the site. They are creatively finding ways to pick up some parking in their existing parking lots without physically expanding the footprints through some creating striping and utilizing existing paved areas for parking that haven't been currently striped for it. So, they are slightly improving the parking situation, but again they fall short of code requirements.

We are supportive of this variation because they do have that license agreement with the church at the south to use that 130-space parking lot. But if they do ever find that that ability goes away at some point in the future, if for some reason the church does not continue to extend that agreement or if the church is to change hands and be sold and the parking is not available, we are recommending a condition of approval that they work with us to make any improvements necessary to accommodate for parking and drop-off/pickup operations, improvements to the drop-off/pickup operations. That parking lot within the Southminster Church is utilized by families, some of them park there and walk up to the school to pick up their kids. Others park there and wait in their car for their kids to walk and meet them. So, it is used and it is integral to the success of their pickup operations.

Similar to the Westgate School, the traffic and parking study was based on the projected future enrollment of 526 students for the 2026-2027 school year, and also that would include 25 classrooms, but again, the school district is building for 15 percent beyond that capacity. So, being that there are, like at many schools, issues most notably during pickup in the afternoon on the surrounding street network related to congestion and cars backing up and potentially clogging the intersection, most notably Rockwell and Dryden, we do recommend also the similar condition that if projected enrollment is to exceed 526 students, that the school district will work with us to implement any changes. If we can't come to an agreement or if there is such a substantial issue that substantial changes are needed, it would have to go back to the Plan Commission and Village Board ultimately for approval.

So, that being said, we are supportive of the application subject to the six conditions as outlined in the Staff report and summarized here. That will conclude my presentation.

CHAIRPERSON DAWSON: Motion to include the Staff report into the record?

COMMISSIONER CHERWIN: I'll move to include the Staff report and the Petitioner's presentation.

COMMISSIONER DROST: I'll second that motion.

CHAIRPERSON DAWSON: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Opposed or abstain?

(No response.)

CHAIRPERSON DAWSON: Okay, motion passes.

So, let's start down here. Any initial questions before we open up to public commentary?

COMMISSIONER JENSEN: I think I'll wait until we hear public commentary.

COMMISSIONER WARSKOW: No questions.
COMMISSIONER LORENZINI: No question at this point.
COMMISSIONER DROST: No.
COMMISSIONER ENNES: I'm good.
COMMISSIONER SIGALOS: I'm good.
CHAIRPERSON DAWSON: Okay, with that, we are going to open up to public commentary. So, then similar to last time, step up, state your name, spell your last name, and if you're so willing provide your address, but it is optional.

Anyone here that wanted to speak, front row, on the Dryden petition? Step up to the microphone, just state your name, spell your last name, and address if you're so willing.

PUBLIC COMMENTARY ON PC#22-017

MS. VICARS: I'm Mary Cosenza Vicars, and I live at 801 South Beverly Lane.
CHAIRPERSON DAWSON: Can you spell your last name?
MS. VICARS: Vicars, V-i-c-a-r-s.
CHAIRPERSON DAWSON: Thank you.
MS. VICARS: So, Beverly is just to the west of the school and the southern part of the school. My main concerns are aesthetics, how is the school going to look from my backyard, and it's also flooding. I know when you increase paved surfaces as they're going to do, and you increase the building size, you run the risk of flooding. I think it was probably the Park District, I'm not sure, because there's Park District property there and there's District 25 property there, when they put a path in and some berms, there is some water that comes into our yard now. So, whenever you change something, there always is the possibility that you can get water into your backyard.

So, I have a couple of questions. The storm flex or, you know, retention, whatever you want to call it that District 25 is going to do, that's going to be on school district property, I think. But because you're increasing the size of the building and the paved surfaces, is the Park District going to also put some storm protection for the neighbors they back up to? I think that's reasonable for the neighbors to ask who live behind the school there. So, that's a question.

There is a, so we back up to, I found this out this summer because there was a tree that fell on my back fence, and I called District 25 and they said no, I don't know if that's our property or not and it was Park District property. So, it's kind of confusing a little bit, you know, what's Park District property and what's District 25. So, beyond my fence though is a strip of land probably about four or five feet that is Park District property, and then I understand that the playground which I back up to is jointly owned, right, by the Park District and District 25? I think that's right.

I want to know if that strip of land is still going to be owned by the Park District, because that gives me a little bit more protection, right? Then I know the school district can't build anything there, right, because that's Park District property. So, I want to know if that land is still owned by the Arlington Heights Park District. That gives me a little bit more of a buffer with the school.

Well, in terms of parking, you know, I know you have, I think you said

130 spaces at Southminster Presbyterian Church, that's pretty far from Dryden. It's been my experience, you know, living here that parents picking up their kids are not really going to park at Southminster Presbyterian Church because you've got the school, you've got the parking lot, you've got the baseball field, and then there is the church which is on Central. So, you know, I think we've got to be careful with parking because those 130 spaces that Southminster has that is letting the school district use that isn't really a viable option or alternative for District 25.

So, you know, I want to make sure about the flood, oh, and another flooding, you know, I think I have this right. There's nine variations and a special use permit, and I guess my question is, you know, we have these ordinances and why don't we try to build the school and the parking and whatever else we need and stay within the ordinance, because if we have all these variations, then what's the good of the ordinances? So, thank you.

CHAIRPERSON DAWSON: Thank you.

Anyone else? Did you, anyone else in the front row?

(No response.)

CHAIRPERSON DAWSON: No, all right.

Second row? Yes. Again, I know you spoke earlier, but if you could again state your name and spell your last name? Thank you.

MS. CAYER: Melissa Cayer, C-a-y-e-r. There are a lot of holes in Arlington Heights that were built in the name of managing water, but to me it looks like the topsoil is being stripped. It is unwise to strip so much topsoil for water management.

Also, in several years, we're looking at property taxes, we're looking at the compounding effects of increases in property taxes coupled with the diminishing spending power and wonder why we weren't more frugal with our property tax.

CHAIRPERSON DAWSON: All right, thank you.

Anyone else on that side of the room?

(No response.)

CHAIRPERSON DAWSON: All right, so on this side of the room? So, I know you spoke earlier, but again just state your name, spell your last name and provide your address again if you're so willing.

MR. BOODRO: William Boodro, B-o-o-d-r-o. It's interesting how no one asked how much water does this system hold. I mean, does anybody know? This system that's going to be put into Dryden? Because I live on Roosevelt. I've already talked about how in 2011 we had the major flooding. It's always interesting how major flooding, it's always at 3:00 a.m. I remember getting a call at 3:00 a.m. from my neighbor saying he had seven feet of water in his basement back in 2011.

That was the first time, but a year ago, we had more flooding, and it comes from Dryden School, crosses Dryden, goes through the backyards on the homes on Dryden on the east side, hits the west side, covers up Roosevelt and hits the east side of Roosevelt. I had many neighbors with seven feet of water in 2011. I had other neighbors who got more water in, I think it was 2021. So, this is major flooding. A lot of it has to do with the fact, as there's already been one addition to Dryden before, I think where the variations are, their 22 feet. That's an addition that was put up I think in 2009-2010, then we had the major flooding.

So, in reading the report with regards to stormwater, it says that currently the site is only served with underground pipes to divert stormwater runoff into the Village storm sewers and the site does not have an underground stormwater vault. While the Petitioner has preliminary demonstrated that the proposed stormwater system will be able to comply with all

MWRD and Village requirements, final stormwater calculations are needed and minor details and modifications must be incorporated on the engineering plans prior to site development permit issuance. The Petitioner shall continue to work with the Village.

So, we really don't know the final numbers and how much water, but I can tell you that based on past experience, it was as if we had Lake Michigan on Roosevelt and we're, what, one street over from Dryden and Dryden Elementary. It seems to have to do with the way that the addition was put on and the way grading is because it all goes down towards Dryden. In fact, I had a friend who used to live on Dryden across from the school, and he said it was like a waterfall running down from the school.

So, the question then becomes is if you're up there on the north and you've got water coming off from where this addition was put, it's probably not going to drain into where you're going to have your underground water storage, okay. So, I'm not necessarily sure, I'm not going to go through with the other stuff because it seems like I got attacked here for all the facts that I brought forth as to Westgate.

Ms. Dawson, if you want to attack me, okay, please use my name, William Boodro, okay. Just because I have a disagreement on whether or not we should be funding all-day, full-day Kindergarten, doesn't mean you need to attack me for having a different opinion. In fact, if you go back to the referendum, there were 5,177 people who voted against full-day Kindergarten. 5,227 I think voted in favor. So, it's pretty equally divided.

So, I'm more than happy to take the hit for the 5,177 people who voted against it. The question is, as far as the burden that it places on a family with working mother and a working father, I've been there, okay. So, and the question becomes it's not a free lunch, you're either going to pay for it by going to a source where you put your kids into full-day Kindergarten and you spend whatever the amount of money is for that one year or you pay for it for 20 years at $300 per year which is $6,000. So, one way or the other, we're all going to pay for this. The question is who's going to pay for it, you're going to pay for it now or you're going to pay for it later?

I'm a little older. So, there was an old commercial -- you can pay me now or you can pay me later. So, the question then becomes, you know, I don't need to be attacked, okay, in my presence.

Also, as far as the demographics go, Arlington Heights is losing population. Not only that, about 25 percent of the population of Arlington Heights are over the age of 65, which includes me. There are a lot of people who are in their homes and are only staying in their homes because they can't afford to move elsewhere. The fact that property taxes continue to go up and up is going to force a lot of people to end up being put out of their homes if it continues that way.

As far as the demographics which I'm also being, you know, attacked on that, I'm not going to say attacked, but pretty much comes across with Westgate, owner of Westgate is, but it seems to me that we're building more apartment complexes, apartment units in Arlington Heights, not single-family homes. I don't know, but studio apartments and one-bedroom apartments aren't necessarily conducive to families with children who are going to need the services of District 25, and there are other options for that.

My wife and I put our kids in full-day Kindergarten. We were living in Des Plaines, and we did it by putting them into the parochial school, a Catholic school, and I still had to pay for after-school care because my wife wasn't there and I wasn't there at 3:30 to pick them up. So, there's still that cost no matter what.

So, it's a question really of who pays for it? Who subsidizes it? Do you subsidize it for one year when you have your child in Kindergarten and then another year with your second, or do you pay it all over 20 to 30 years? So, I would appreciate the next time you want to disagree with me and you want to say it in public, use my name. Thank you.

CHAIRPERSON DAWSON: All right, anybody else on that side of the room that wants to come and speak?

(No response.)

CHAIRPERSON DAWSON: No? All right, with that, we are closing public commentary.

So, then any additional questions? I'll start down here with Commissioner Cherwin.

COMMISSIONER CHERWIN: No, not really. I mean, I looked at these, I have no problem with the variances. You know, I think just to address Ms. Vicars' questions, you know, on the variances, you know, I think it's a good question. You know, these ordinances are drafted very roughly and, you know, virtually any type of development in magnitude, I mean, we would not exist, I mean, we would not get the 'huge salaries' that we get, we could not get the “big bucks” if there were not variations from the ordinance.

So, I think, you know, with any kind of, and I say that jokingly of course because we are voluntary positions but, you know, essentially any kind of development of size is going to require variations. There's just no way to predict by ordinance on these large developments, you know, what exactly the framework is going to be, you know, 10, 20, 30 years down the road. You know, it's just, I personally do this in a lot of different municipalities, and any kind of project of this size is going to have a lot of variations.

I think what they've presented are minor. I'm in favor of them. I think the school district has done their best to accommodate, you know, the requirements. They're relatively modest departures.

I know there's been a lot of issues around the stormwater. Again, I would just say on the technical side, you know, as far as what the runoff is and what the rate is and what the detentions are, we are, if there's an issue with that, I think, Mr. Boodro, it's a larger issue of, you know, is the ordinance appropriate. For this particular, you know, project, we're given the requirements that need to be met and there are technical experts, our technical experts require the Metropolitan Water Reclamation District, those are all being considered and factored in here.

You know, if for some reason there's other issues that are going on in the neighborhood that are ancillary, you know, maybe that's a more at-large issue, but I think as far as the Petitioner is concerned, they're doing what is asked of them to provide that level of technical support to review the detention system. So, that all I'd say.

COMMISSIONER SIGALOS: I just have a question regarding the underground stormwater detention system. Now, I don't know if the design team can answer it, but you have two different systems here. On the first one, the Westgate, you had a precast storm trap system, and this one here had a, I think PVC semi-spherical system. Is one more efficient or better than the other? I don't know why there's two different underground stormwater detention systems.

MR. SCHULZ: I'm going to introduce Josh Cap, he's our Civil Engineer on the project. So, I'll let him answer the question.

CHAIRPERSON DAWSON: So, again, state your name and spell your last

name for us please.

MR. CAP: Josh Cap, C-a-p, Project Manager with Eriksson Engineering, responsible for the civil design and the stormwater management provided for these sites.

Currently, right now, yes, you are correct, we are showing two different systems. With the volatility of the market and construction materials right now, basically either system could be used at either site. Our job is to make sure that we are providing the required volume in these systems. Ultimately, it will come down to pricing of the product itself as to what is used and the final condition with that. That will be provided for final engineering review and approval for both the Village and the MWRD.

COMMISSIONER SIGALOS: So, you may change them, one or the other?

MR. CAP: Correct.

COMMISSIONER SIGALOS: Okay, I think the PVC semi-spherical is probably more cost effective?

MR. CAP: Honestly, it largely depends on the cost of materials.

COMMISSIONER SIGALOS: Okay, thank you. I don't have anything else.

CHAIRPERSON DAWSON: Commissioner Ennes?

COMMISSIONER ENNES: I'm not sure if you might be the person to answer my follow-up, but Westgate, with the concrete retention system, it appears that there's a drain that will take that to the stormwater detention pond in the area; is that correct?

MR. CAP: Again, you're referencing Westgate?

COMMISSIONER ENNES: I'm sorry?

MR. CAP: Westgate? Are you referencing Westgate?

COMMISSIONER ENNES: Yes.

MR. CAP: Yes. So. there is a control structure at the end of that unit that will control how much water comes out of it.

COMMISSIONER ENNES: Right.

MR. CAP: And then it will flow into the Village system at some point once it reached appropriate levels.

COMMISSIONER ENNES: Right.

MR. CAP: And it is restricted to the flow rate. So, again, that unit will store the water for a long period of time, and then it will slowly release it into the Village system so as not to inundate the system.

COMMISSIONER ENNES: Okay, here, is there a similar type of mechanism that will allow this? And where does it flow into?

MR. CAP: Yes, a similar outlet control structure will be used. It will be directed to the existing Village storm sewer that's running along South Dryden Place.

COMMISSIONER ENNES: And what kind of control is there to limit that until the municipal storm sewer can take, you know, additional water, you know, in a large downpour?

MR. CAP: So, within these outlet control structures, there's typically, the Village requires a four-inch minimum opening. With that, you know, it kind of gets really technical as to if the Village sewer system is full to capacity such that the streets are flooded, our system is going to be holding water because the hydraulic head will not allow our system to discharge. It's not until the Village system has the capacity to take in additional flow that our system can discharge out.

COMMISSIONER ENNES: Okay, when the, Sam, this might be a good

question for you. We had one of the neighbors indicating that in 2011, that a lot of the stormwater was flowing two blocks over. That's not necessarily a problem of this facility, of the school. Are you aware of any other detention problems in the area?

MR. HUBBARD: This is an area, you can kind of the small, little depression here. This is used for some stormwater detention. It's a Village-owned parcel if I'm not mistaken. The school district owns a small --

COMMISSIONER ENNES: Sam, I can barely hear you.

MR. HUBBARD: Sorry. The school district owns a small sliver of land just to the north, approximately here, and then the rest of the balance here is owned by the Park District. So, the Village is currently studying expanding this detention are and increasing the capacity to address some of the neighborhood issues.

Relative to any flooding that's occurring at this corner here, you know, that seems to be an existing condition within the neighborhood. This, you know, expansion and the school district project is not responsible for addressing the historic issues within the neighborhood. It's only responsible to accommodate for the stormwater runoff that's going to be generated by the proposed building addition, and they have adequately demonstrated that they will meet codes in that regard.

COMMISSIONER ENNES: Okay, thank you. That's all I've got.

COMMISSIONER DROST: Yes, I think we need a motion to extend the time on the meeting for 15 minutes.

CHAIRPERSON DAWSON: Oh, I thought it was --

COMMISSIONER DROST: Until 10:30.

CHAIRPERSON DAWSON: Yes, I mean, let me check my notes.

COMMISSIONER DROST: Yes.

MR. HUBBARD: I think it's 10:30.

COMMISSIONER DROST: No, I don't have any questions.

CHAIRPERSON DAWSON: Yes, it's 10:30 that we need to extend.

COMMISSIONER DROST: 10:30, okay.

CHAIRPERSON DAWSON: Thank you.

Commissioner Jensen?

COMMISSIONER JENSEN: Yes, I'm just, actually it's more in the way of a comment. A lot of the issues that have been raised really are beyond the scope of this project and beyond the scope of what this Commission can deal with. I think they're appropriate for the Board to deal with them, especially yours, Mr. Boodro. I would encourage the Village to perhaps have the Village Engineer or the appropriate technical people speak to those issues relating to this project at the Board meeting. I think they should be there to try to deal with that, and maybe some of the demographics needs to be, you need to have people who can speak more directly from the school district's point of view on the demographics. You've said a lot of things, but I think we might want to hear directly from the demographers or they may want to.

I think it's important to make the point that's been sort of made by a couple of other people that there may be neighborhood issues that have nothing to do with this project. It's not the responsibility of the school district to take care of all the neighborhood problems such as flooding or this or that or the other. Now, the Village Board is the place where you need to lodge that complaint or make your comments, and hopefully they will be able to address it. But there's a set number of things that we are confined to deal with, mainly this project and the criteria that we need to look at in evaluating whether we should recommend it be

approved or not.

So, this project and this Commission can't solve all of the problems that have been existent or been extant for a large number of years. So, I think the appropriate place is for you to go to the Board and express your concerns and see if they can be addressed there.

COMMISSIONER WARSKOW: My only question is just to, you know, just double check to make sure the grading that is going to be accomplished with this addition is grading towards whatever inlet there is for that detention. Yes, okay, that was my only question.

COMMISSIONER LORENZINI: I pretty much agree with everything that's been said so far. Sticking with the stormwater, so, yes, you're only responsible for upgrading this detention for the addition being added, but like any project, when you start something new, you've really got to bring everything up to code.

So, my question is, Mr. Cap, the existing storm detention system or the existing drainage system for the property, the way it sits now, does that meet our codes?

MR. CAP: Currently, the only detention that exists on this site is in the form of parking lot storage on the south parking lot. With the updates that the MWRD has gone through as well the Village updating their requirements over the year, years, excuse me, and the fact that so much of this site is built prior to stormwater management being at the forefront of anybody's mind or being required by the Village or the county, currently, no, this site does not have the modern day required capacity for stormwater management if it was built new.

COMMISSIONER LORENZINI: Sam, is there any requirements to bring things up to current codes?

MR. HUBBARD: No. As part of this project, they're going to, you know, be accommodating the expected, you know, capacity needed for this addition which will, you know, improve other areas of the site but, you know, as far as bringing the entire site up to compliance with code, I don't believe that they will be doing that.

COMMISSIONER LORENZINI: Okay, well, as Commissioner Jensen mentioned, this is a bigger problem for the whole neighborhood, and it's a project for the whole Village, all right, to take care of. Thank you.

CHAIRPERSON DAWSON: Okay, so going through some of the questions that I don't know if were addressed yet, there was a question about parking with the church. Is that a long-term parking arrangement?

MR. SCHULZ: I believe there's two years left on it with a five-year automatic renewal, but we would have intent to extend it beyond. We just did that with Orchard Church where we extended it to 10 years and then have a renewal period. So, we would look to extend it. We don't have any indication that they would not extend the agreement at this point.

CHAIRPERSON DAWSON: What would happen if they don't?

MR. SCHULZ: Then we'd have to look and talk to the Village and see if we have to accommodate it with the appropriate amount of parking or if we'd have to accommodate with something else. So, I think that's where we would have to look at it a little bit further, or based on the variance if that would be adequate in the variation that we'd be requesting.

CHAIRPERSON DAWSON: Is there available space to put parking, the needed parking on the property as it exists?

MR. SCHULZ: I think we could explore it. Again, I haven't studied that yet, but I think there would be opportunity in some of the green spaces to add some additional parking spaces, possibly taking over some of the drive aisle for the drop-off and pickup and putting some

parallel or, what should I say, angled parking spaces in that location, where we did that at Greenbrier School where we took up a part of the drop-off aisle and put some angled parking spaces in. So, we could look at something like that at the site. Again, we would have to explore it further engineering-wise to see if there were some additional spots to put that.

CHAIRPERSON DAWSON: How much parking is taking place at the church?

MR. SCHULZ: On a day-to-day basis for staff for that, zero. At the evening pickup time, there's, again I don't know if we know the exact count but there are people parking in there. I don't know if you noticed from the video when they're driving through, there's a number of cars parked in there, queued up for the thing. I don't have the number off the top of my head, but it is used for afternoon pickup primarily.

Again, we don't typically see staff parking in that lot. If we have a school event, it definitely is used for parents to go there, if there's a play or something else going on at the school, but again, not for staff or anything like that.

CHAIRPERSON DAWSON: Oh, I think I misunderstood. I thought earlier you said that that was for staff. So, all of staff parking is accommodated on the site?

MR. SCHULZ: Yes.

CHAIRPERSON DAWSON: Okay, and so that is used for pickup/drop-off, for if a parent is coming for the day or something to that extent.

MR. SCHULZ: If there's not a spot. There are some visitor spots and things like that, the lot does seem to have the capacity to absorb that. Again, primarily we see that lot used at the end of the day when, you know, a parent needs to stop and pick up their kids or for a school event where there's a large quantity of parents going into the building.

CHAIRPERSON DAWSON: Okay, all right. Okay, so that's been addressed. So, one of the questions that I had relative to the water, stormwater, which I know has been addressed a lot, but to me this is a much different project than Westgate. Westgate, there were people in the audience that spoke to, that there had previously been a water issue that seemed to have been addressed and had been improved. So, there seemed to be less concern from the neighbors over that.

But in this situation, we have existing non-conformities, right? So, I get that we're not fixing the entire neighborhood, but did any of these existing non-conformities cause the water issues? Because that's what was stated was that this addition went in in 2009 and 2010 and then significant water issues began in 2011.

MR. SCHULZ: Yes, again stormwater is highly complex. It's not as simple as one single pipe coming out of the site.

CHAIRPERSON DAWSON: Oh, yes, we're well aware. We hear that all the time.

MR. SCHULZ: So, again, there's a lot of neighborhood concerns, streets come into play. Our site obviously is a part of that as well. It's a big thing, right, it's the whole neighborhood that comes into play.

Again, with this project, we're going to be addressing this from what is required for the addition as well as bring up the parking lot. I don't know if that was clear, that the parking lot on the east lot will be brought into compliance as well. So, we're going to improve the detention for that lot in that structure. We're also going to be doing an offset for the parking lot that's up on the north side. Since it's not tributary and flowing into that structure that way, we're going to be taking some of the water off the existing building and flowing it into that structure.

So, there is more improvement than what's kind of required, but we're bringing some things up to the modern code beyond what is currently there. So, we are trying to address that with the re-construction of the parking lots and the size of the storm trap. So, it's bigger than just for the addition.

MS. MALLEK: Can I add on? Do I need to state my name again?

CHAIRPERSON DAWSON: No.

MS. MALLEK: Okay, so I was here for the building addition at Dryden. Back at that time, again I started in '06, might have been around '09, might have been a little earlier, I can't remember. But at that time when we were starting that building addition, the neighbors across the street were coming, complaining at that time there were already water problems in the community before that building addition started. The neighbor right across the street may have been the same one Mr. Boodro was referring to. I can't remember his name off the top of my head. He was very active with us.

We did put in some restrictors in the parking lot down to the south, but those issues were there prior to that building addition that's nonconforming. Whether or not that's important, I think it's been stated that that causes some of this, but that was there before that as well.

CHAIRPERSON DAWSON: I appreciate that, but if we didn't address it then, right, so if there was already a problem that we then exacerbated with the addition, I do think that if you're asking for another addition, now is the time we have to try to correct that. I don't know that, I mean, I don't agree with the comment that we're not here to fix any preexisting aggravation that was caused by that addition.

Did it come through the, I mean, I was on the Plan Commission then, did it come through here in 2011?

MR. SCHULZ: So, there was a major change to the statewide zoning ordinances.

CHAIRPERSON DAWSON: Okay.

MR. SCHULZ: I mean, in '16 I believe it was. So, prior to that, schools technically didn't have to. There was kind of a running, standing order that schools didn't have to go through zoning review fully. There was kind of a cursory review, talk to the Village about certain things if you needed to just so the neighbors would be on the same page with the Village. In 2016, they kind of drew a line in the sand saying yes, you have to go forward with Plan Commission and Village approvals from the State Supreme Court decision. So, that did come down around 2016, and that's why it was -- it was, right?

So, MWRD requirements have been in place since the 1970's I believe, so those have gone through various phases of approval and changes. Those have changed over time as well, so that's what the buildings were built on, based on those things. A number of these buildings were built in the 60's, possibly prior to the standardization of MWRD and Village ordinances on some of those topics. It's no different than some homes in the neighborhood with the way they're built in the ordinance. So, again there's varying different levels of when these buildings were built and what stormwater requirements are required and how they accommodate that now with the newest codes.

CHAIRPERSON DAWSON: Okay, and Mr. Boodro, no, I'm sorry, public commentary is closed. I didn't want to just not acknowledge you because you seem to be taking personal offense by my commentary or lack thereof. So, no public commentary so we can't, it's not me not letting you speak. It's the rules that I'm following, public commentary is closed so I

can't reopen public commentary at this time.

So, okay, so I guess I'm just asking for, it seems that this new addition that is being added is being addressed, from what I'm hearing. I'm just concerned about the previous condition and did we, is there anything that, maybe it's a different code or what have you, but now we see what that building did to the neighbors, is there anything that we can do to try to alleviate that for the neighborhood? You have come up to speak to that.

MR. CAP: So, what I can say from the record drawings that I have seen, when that north addition was constructed, the detention that is provided on that parking lot to the south was done in conjunction with that addition. So, detention, although that north addition is not necessarily tributary to that south parking lot, we deal with this kind of stuff all the time. We say we are providing the detention required for this addition, here is the area that is tributary to it that we are detaining for, basically saying, you know, the runoff produced from the new addition is equivalent to the runoff produced from the existing condition.

So, detention was provided when that addition went forward. I can't speak to the permitting process that it went through at that point in time, a little bit before my time but, you know, as Sam also indicated, you know, a lot of these issues that are occurring within the surrounding residential areas are issues that it is not on the school district to mitigate, provide detention for. Again, you know, we know that the Village is under or in process of doing studies for this area for potentially a new facility. Now, I can't speak to all the details to that because I'm not a Village employee, but the Village is aware that there are flooding issues in this area.

CHAIRPERSON DAWSON: Okay.

COMMISSIONER CHERWIN: Chair Dawson, may I say something?

CHAIRPERSON DAWSON: Yes.

COMMISSIONER CHERWIN: So, the other thing I'd just bring to attention, and you know, being a long-time resident as well, when I was growing up, a lot of these houses around Beverly, I think the lot coverage ratio on those was a lot smaller so we'd get a lot more, you know, residential. These houses around Beverly are a lot bigger than they were if you were looking at an aerial from 1984. Scarsdale of course didn't even exist, that was a forest back then, you know. Obviously, that affects, all that stuff affects. That was all, Dryden was there before that stuff happened, that changed after Dryden was there.

So, in my opinion, again kind of putting all this into perspective, there's a lot macro changes to this neighborhood compared to --

CHAIRPERSON DAWSON: Oh, I completely agree. I'm not stating otherwise. I'm just stating that if there is any aspect of the condition that was aggravated by this addition, I think we should address it. That's all I'm saying.

COMMISSIONER CHERWIN: Agree.

COMMISSIONER JENSEN: Chair Dawson, if I could?

CHAIRPERSON DAWSON: Yes.

COMMISSIONER JENSEN: As I understand what you're saying, Mr. Schulz, is that while you may not fix everything in the neighborhood, you are trying to do something to ameliorate the condition, not only from what you're doing for the petition, the project you're bringing before us, but you're doing things that will accommodate or reduce some and improve some of the situation with things in the neighborhood at large. That's what I heard you say if you said that.

MR. SCHULZ: That's right. Yes, by this structure going in, we anticipate that it's going to help alleviate some of the water that would be coming off of our site and

detaining it long enough that it will not add additional water to the Village system.

COMMISSIONER JENSEN: So, if your engineers and the engineers with the MWRD and the Village agree that you are at least making the situation better than it had been, that should be viewed as a plus, not a negative, in my opinion.

CHAIRPERSON DAWSON: Absolutely. I think there was also something in the report that showed that there was additional, or less impervious surface space with the addition? I saw it in the, I'd have to find it again, in one of the reports. I'm assuming it was one thing you put together because it had to do with the drainage, if I can pull that back up.

But, okay, so, oh, here it is. There's so many reports in here. Okay, all right. Anyway, the other thing that I heard, and to jump off of what you were saying, Commissioner Jensen, is that this is an ongoing discussion, that we're still looking for more solutions. We're still working with the Village. We're doing the best we can for this project, but that doesn't mean this is the end. It seems like you're still discussing other options.

MR. HUBBARD: Preliminary stormwater detention has been reviewed by the Village. The finalization of what, you know, the actual application is going to be has not been done. But on a preliminary basis, they have satisfactorily demonstrated that they can design the site to comply with all codes.

CHAIRPERSON DAWSON: Great, okay.

COMMISSIONER LORENZINI: Just another question. From the point you made before, you can double the size of the storage but if the sewer in Dryden Street is full and can't take any more, so that's a bigger problem than just storage on your site.

MR. CAP: Correct. It becomes kind of a Village issue and a lot of this is common, you know. Chicago, Chicago land area, stormwater just was not the practice that it is today. Sewers are undersized, we know that now and now we're trying to fix the problems of the past.

CHAIRPERSON DAWSON: Right. All right, I appreciate that. Okay, let me see, I think that that was all the public commentary that hadn't been previously, that's according to my notes.

So, any other comments, questions, motions?

COMMISSIONER CHERWIN: I'll make the motion.

A motion to recommend to the Village Board of Trustees <u>approval</u> of PC#22-017, a Special Use Permit to allow a public elementary school on the subject property, and the following Variations:

1. **Chapter 28, Section 10.4-4, to allow 62 parking stalls where 67 are required.**
2. **Chapter 28, Section 5.1-3.6, to allow a building addition at 25.3 feet in height where building heights are restricted to a maximum height of 25 feet.**
3. **Chapter 28, Section 5.1-3.3A, to allow a 22.1-foot front yard setback for the existing building where a minimum 24.1-foot setback is required.**
4. **Chapter 28, Section 5.1-3.3B, to allow a 10.7-foot side yard setback (north) for the existing building where a minimum 72.7-foot setback is required.**
5. **Chapter 28, Section 5.1-3.3D, to allow a 29-foot rear yard setback for the existing and proposed building where a minimum 30-foot setback is required.**
6. **Chapter 28, Section 5.1-3.5A, to allow a 40.5-percent building lot coverage where maximum building lot coverage is restricted to 35 percent.**

7. **Chapter 28, Section 6.5.2, to allow a sport court outside of a rear yard and within a side yard.**
8. **Chapter 28, Section 6.15-1.2B, to omit the required landscape islands at the southern end of the easternmost parking row within the north lot.**
9. **Chapter 28, Section 6.15-1.2B, to omit the requirement for interim landscape islands within parking rows containing more than 20 parking stalls within the south parking lot.**

This recommendation is subject to the following conditions:

1. **If enrollment at Dryden Elementary School exceeds or is projected to exceed 526 students within the proposed building, the school district shall demonstrate to the satisfaction of the Village Staff that adequate onsite parking can accommodate peak demand and drop-off/pickup operations will not create unsafe vehicular or pedestrian movements. Improvements needed to satisfactorily accommodate such increase shall be implemented upon administrative approval by the Village. If administrative approval is not granted, an amendment to this special use permit shall be required.**
2. **The Petitioner shall continue to work with the Village and neighbors to address any drop-off/pickup concerns.**
3. **Should the parking agreement with the Southminster Church expire, additional drop-off/pickup loading areas and/or parking may be required at the discretion of the Village. Additionally, operational changes to address parking issues or drop-off/pickup issues may also be required, which changes must be implemented to the satisfaction of the Village.**
4. **The Petitioner shall continue to work with the Village to provide stormwater information to verify compliance with all MWRD and Village regulations to the satisfaction of the Village.**
5. **Compliance with the 1/24/23 Design Commission motion shall be required.**
6. **The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

COMMISSIONER LORENZINI: I'll second.
CHAIRPERSON DAWSON: Any other commentary before we go to vote?
(No response.)
CHAIRPERSON DAWSON: All right, Sam?
MR. HUBBARD: Commissioner Cherwin.
COMMISSIONER CHERWIN: Yes.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. HUBBARD: Commissioner Drost.
COMMISSIONER DROST: Aye.
MR. HUBBARD: Commissioner Ennes.
COMMISSIONER ENNES: Yes.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. HUBBARD: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
MR. HUBBARD: Chair Dawson.
CHAIRPERSON DAWSON: Yes.

Okay, so another unanimous approval. Again, we're just a recommending body. Our purview is much smaller than what is considered at the Village Board. Sam will give you more information about next steps.

Okay, so with that, we move on to the last item on our agenda which is general public comment. Do we have any items for general public comment? Okay, just a reminder, say your name, spell your last name, and public comment is limited to three minutes.

GENERAL PUBLIC COMMENTARY

MS. CAYER: Melissa Cayer, C-a-y-e-r. Vote against tax increment finance districts because they cause schools to forgo property tax money and speculate that future students might get more and current students have to go without resources in the hopes that maybe future students will get more. So, vote against tax increment finance districts so the schools do not have to forgo property tax money.

Plus, on the joint review boards, the schools have a representation, the Park District has representation, the township has representation, but the township only gets a very small amount of money compared to what the school gets. The school has to put up, let's say 750 bucks where the township is only putting up a penny. So, they really shouldn't be getting, you know, a full vote on a joint review board for something that's serious because theirs is like, educated guess, $8 million in the Village tax increment finance district bank accounts.

CHAIRPERSON DAWSON: All right, thank you.

Any other public commentary?

COMMISSIONER ENNES: Yes.
CHAIRPERSON DAWSON: Public commentary?
COMMISSIONER ENNES: Yes, but --
CHAIRPERSON DAWSON: We don't get to speak in public commentary.
COMMISSIONER ENNES: -- I would like to make a remark. I would like to ask Sam.
CHAIRPERSON DAWSON: Oh, okay. Sorry.
COMMISSIONER ENNES: Sam, we've had an issue that's been developing with properties that we're approving involving the medical properties, in the medical zoning, and the parking issues. This is something that's been periodic for the last, it's been going on for years that I've sat on this committee. I think that we, as a body, should get together and address this and see what we can do to try to minimize the problems that are out there.
MR. HUBBARD: Point well taken. I'll raise that with the Director and see what we can do.
COMMISSIONER ENNES: Okay, I know you guys have a lot going on now, but I'm seeing more of these come up within the community, very similar to what we had last week involving other properties. It's going to get worse unless we do something to --
MR. HUBBARD: You're talking about medical, you're talking about office

properties that are leasing to medical tenants and the medical tenants are taking up all of the parking?

COMMISSIONER ENNES: With the change in the medical industry, we have a lot more medical uses going to buildings within town that are not zoned medical, and they're putting a stress on the parking in those buildings. Whether it's realtors, brokers who are leasing these properties, or the property owners, they would rather get a tenant in there, spend his money, and let them come to us and work out a solution than to address the problem beforehand.

MR. HUBBARD: Fair enough. I think one of the main problems is that medical tenants aren't required by the state to get business licenses. So, they move into these spaces, they sign a lease, and then --

COMMISSIONER ENNES: But there is, from my understanding, there is no statute in the Village that prohibits us as a Village from requiring medical practices, businesses that are licensed by the state, we could still have them get business licenses here and make sure that the zoning is done.

MR. HUBBARD: I'm not sure about that, but we would certainly have to look into it.

COMMISSIONER ENNES: It's a topic that's come up within the legal and real estate community, individuals that I deal with, and they seem to think that we could still require it. There's other municipalities in the area that require state licensed businesses to get business licenses.

MR. HUBBARD: All right, point well taken.

COMMISSIONER ENNES: Okay.

CHAIRPERSON DAWSON: All right, any other comments or do we have a motion to adjourn?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER JENSEN: Second.

CHAIRPERSON DAWSON: All in favor?

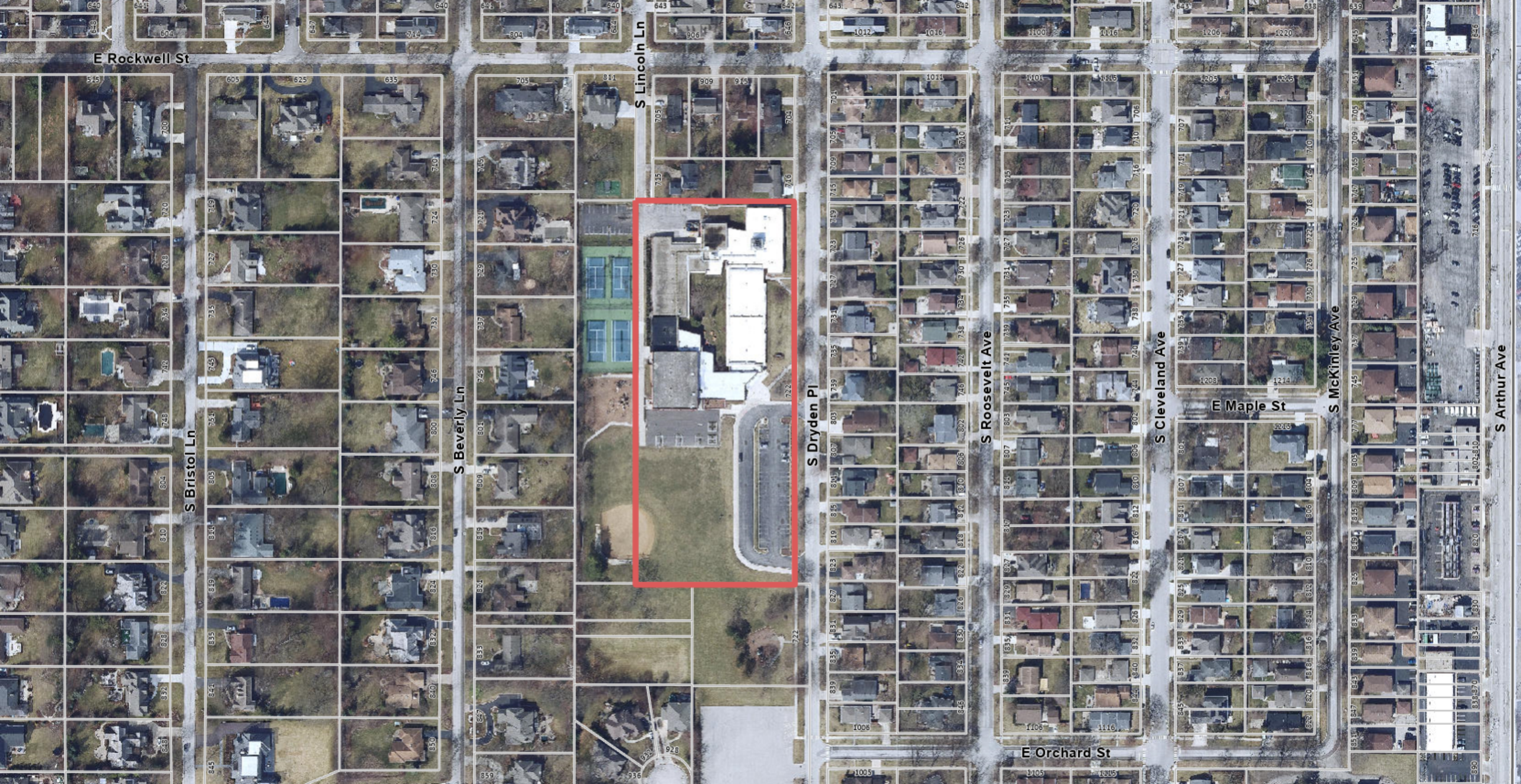
(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: All right, we're getting in right under the wire though. Look at us.

(Whereupon, at 10:28 p.m., the public hearing on the above-mentioned petition was adjourned.)


E Rockwell St
S Lincoln Ln
S Bristol Ln
S Beverly Ln
S Dryden Pl
S Roosevelt Ave
S Cleveland Ave
S McKinley Ave
S Arthur Ave
E Maple St
E Orchard St

PLAT OF SURVEY

OF

DRYDEN ELEMENTARY SCHOOL

THE PREMISES COMMONLY KNOWN AS:
722 S. DRYDEN PLACE, ARLINGTON HEIGHTS, IL
PARCEL AREA = 8.715 ACRES, 379,623 S.F.
PINS: 03-32-409-021
03-32-409-024
03-32-409-033
03-32-424-047
03-32-424-048
03-32-424-049

PARCEL 1: THE WEST HALF OF THE WEST HALF OF THE NORTH HALF OF THE EAST 20 ACRES OF THAT PART OF THE WEST HALF, OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 685.4 FEET OF THE WEST HALF, OF THE SOUTHEAST QUARTER OF SAID SECTION, (EXCEPT THE NORTH 250 FEET), IN COOK COUNTY, ILLINOIS.

PARCEL 2: OUTLOTS A, B AND C IN SCARSDALE WOODS, BEING A RESUBDIVISION OF TRAPANI RESUBDIVISION AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS.

PARCEL 3: THE NORTH 194 FEET OF THE PROPERTY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THENCE RUNNING NORTH ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER 977.07 FEET, THENCE WEST 222.93 FEET, THENCE SOUTH PARALLEL TO SAID EAST LINE, 976.91 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION 32, AND THENCE EAST ALONG SAID SECTION LINE, 222.93 FEET TO A PLACE OF BEGINNING (EXCEPT THE SOUTH 50 FEET THEREOF AND EXCEPT THAT PART THEREOF FALLING IN THE HIGHWAY), ALL IN COOK COUNTY, ILLINOIS.

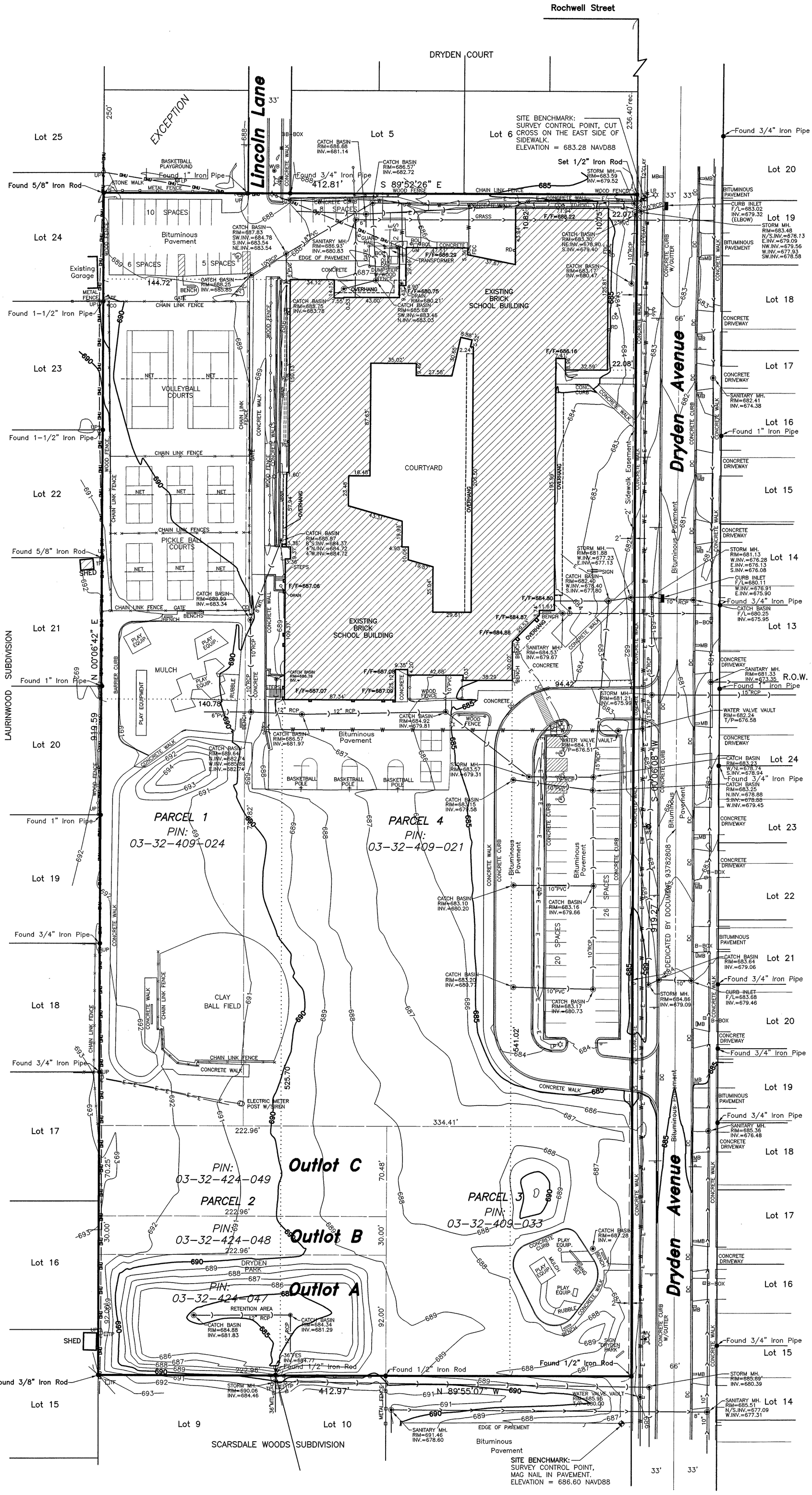
PARCEL 4: THAT PART OF THE EAST 20 ACRES OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE NORTH 685.4 FEET OF SAID WEST HALF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE INTERSECTION OF THE EAST LINE OF SAID WEST HALF AND THE SOUTH LINE OF ROCKWELL STREET (AS SAID STREET WAS LAID OUT, 52.40 FEET IN WIDTH IN "SCARSDALE" SUBDIVISION PLAT OF SAID SUBDIVISION BEING FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JANUARY 3, 1929 AS DOCUMENT 440137); RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID ROCKWELL STREET 33.0 FEET; THENCE SOUTH PARALLEL TO SAID EST LINE OF SAID WEST HALF, 250.0 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID ROCKWELL STREET, 301.41 FEET; THENCE SOUTH PARALLEL TO SAID EAST LINE OF SAID WEST HALF 726.82 FEET TO A THREE QUARTER INCH IRON PIPE; THENCE EASTERLY 334.41 FEET TO SAID EAST LINE OF SAID WEST HALF; THENCE NORTH ALONG SAID EAST LINE OF SAID WEST HALF, 977.07 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTION NOTES:

D17. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR LOCAL PURPOSES.
E18. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND DEDICATED FOR STREET PURPOSES BY PLAT OF DEDICATION RECORDED AS DOCUMENT 93782808. (PLOTTED ON SURVEY)
F19. OUR LEGAL DESCRIPTIONS DESCRIBED IN SCHEDULE A IS FOR CONVENIENCE ONLY SUBJECT TO OUR RECEIPT AND REVIEW OF A PROPERLY EXECUTED ALTA SURVEY AND THIS COMMITMENT IS SUBJECT TO SUCH FURTHER EXPECTATION'S AS MAY BE DEEM NECESSARY.
AF20. SOME OR ALL OF THE RECORDED DOCUMENT NECESSARY FOR OUR REVIEW ARE NOT AVAILABLE FROM THE COOK COUNTY RECORDER'S OFFICE. AS SUCH, THE TITLE FINDING IS OF CONVENIENCE ONLY. PLEASE CONSULT WITH YOUR LOCAL UNDERWRITER TO DISCUSS.
N21. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SCARSDALE WOOD HOMEOWNER'S ASSOCIATION CONTAINED IN DOCUMENTS 13955982, 14272411 AND 14808216. (AFFECTS PARCEL 2)
Z22. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SCARSDALE WOOD HOMEOWNER'S ASSOCIATION CONTAINED IN DOCUMENT 97880748. (AFFECTS PARCEL 2 AND OTHER PROPERTY)
O23. A 35 FOOT BUILDING LINE OVER THE THE WEST LINES LOT 1 AS SHOWN ON PLAT OF RESUBDIVISION AS DOCUMENT 87124857. (AFFECTS UNDERLYING LOT 2, PARCEL 2)
Q25. A NON-EXCLUSIVE EASEMENT GRANTED TO CABLENET OF ILLINOIS, INC. ILLINOIS BELL TELEPHONE COMPANY, COMMONWEALTH EDISON, NORTHERN ILLINOIS GAS COMPANY AND THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS BY DOCUMENT 87124857. (AFFECTS PARCEL 2)
S26. COVENANTS AND RESTRICTIONS AS CONTAINED IN THE ESTOPPEL AGREEMENT RECORDED AS DOCUMENT 87124856. (AFFECTS PARCEL 2)
T27. COVENANTS AND RESTRICTIONS CONTAINED IN DOCUMENT 87078857 WHICH RESERVES THE THE VILLAGE ARLINGTON HEIGHTS AND TO ANY PUBLIC UTILITY OWNING PUBLIC SERVICE FACILITIES IN SUCH STREET, ALL RIGHTS OF WAY AND EASEMENTS AS ARE NECESSARY AND DESIRABLE FOR THE CONTINUATION OF PUBLIC SERVICE BY MEANS OF SUCH FACILITIES AND FOR THE MAINTENANCE, RENEWAL AND RECONSTRUCTION THEREOF. (AFFECTS PARCEL 2)
U28. CONVENTS AND RESTRICTIONS CONTAINED IN DOCUMENTS 13955982, 14272411 AND 14808216. (AFFECTS PARCEL 2)
V29. EASEMENTS IN FAVOR OF ELLIOT HOMEBUILDERS, INC., FOR THE PURPOSE OF POSSESSORY RIGHTS, RECORDED AS DOCUMENT 97525607. (AFFECTS PARCEL 2)
W30. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF SCARSDALE WOOD HOMEOWNER'S ASSOCIATION, MADE BY BLACKHORN HOME PARTNERSHIP AND WOHLERS FEEDING COMPANY AND MICHAEL J. ELLIOTT RECORDED BY DOCUMENT 98137477. (AFFECTS PARCEL 2)
AA31. RIGHTS OF THE MUNICIPALITY, THE STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO VACATED ALLEYS.
RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED ALLEYS FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS, ETC. (AFFECTS UNDERLYING PARCEL 2)
Y32. TERMS, PROVISIONS AND CONDITIONS OF AN ORDINANCE APPROVING A PRELIMINARY PLAT OF SUBDIVISION AND GRANTING CERTAIN VARIATIONS FROM THE ARLINGTON HEIGHTS MUNICIPAL CODE RECORDED AS DOCUMENT 97589527. (AFFECTS PARCEL 2)
X33. NOTWITHSTANDING INSURING PROVISION, THIS POLICY DOES NOT INSURE A LEGAL RIGHT OF ACCESS TO LAND TO AND FROM SAID LAND. (AFFECTS PARCEL 2)
H35. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY. (AFFECTS PARCELS 1, 3 AMD 4)
I36. RIGHTS OF ADJOINING AND CONTIGUOUS OWNERS TO HAVE MAINTAINED THE UNINTERRUPTED FLOW OF THE WATERS OF ANY STREAM WHICH MAY FLOW ON OR THROUGH THE LAND. (AFFECTS PARCEL 3)

NOTE:
** SURVEY BASED ON **CHICAGO TITLE INSURANCE COMPANY**
COMMITMENT NUMBER: **CCHI2205211LD**
COMMITMENT DATE: **AUGUST 29, 2022**

** BASED UPON EXAMINATION OF THE FEMA MAPS IT HAS BEEN DETERMINED THAT NONE OF THE PROPERTY SHOWN HEREON IS SUBJECT TO FLOOD RISK (THE PROPERTY FALLS WITHIN A ZONE "X" AREA) AS PORTRAYED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. **17031C0203J**, EFFECTIVE DATE: **AUGUST 19, 2008**



LEGEND

BOL○	= BOLLARD
UP○	= UTILITY POLE
—○—	= SIGN
▯MB	= MAILBOX
	= FIRE HYDRANT
RD○	= ROOF DRAIN
TP⊡	= TELEPHONE PEDESTAL
	= CURB INLET
	= FLARED END SECTION
☼LP	= LIGHT POLE
	= HANDICAP SYMBOL
CO○	= CLEAN OUT
	= EXISTING TREE
—OHU—	= OVERHEAD LINE
—E—	= UNDERGROUND ELECTRIC
—G—	= UNDERGROUND GAS
—>—	= SANITARY SEWER
—)—	= STORM SEWER
	= FLAG POLE
GM□	= GAS METER
DC	= DEPRESSED CURB

BENCHMARK:
SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS BENCHMARK RECOVERY SHEET
BENCHMARK DESIGNATION: 52
AT CAMBELL STREET AND WILKE ROAD.
ELEVATION= 707.58 NAVD88

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 20TH DAY OF OCTOBER, A.D. 20 22.

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-22
PROFESSIONAL DESIGN FIRM NO. 184-002732

PROFESSIONAL LAND SURVEYOR
BRYAN J. LEE
3616
GRAYSLAKE
ILLINOIS
STATE OF ILLINOIS

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.
File No. 141-22
F14122 ALTA2022.DWG

FIELDWORK COMPLETED: 09-29-2022
CLIENT NAME: Arlington Heights School District
ADDRESS: 1200 S. Dunton Avenue
Arlington Heights, IL 60005

NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear. Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
TOGETHER TODAY TO TRANSFORM TOMORROW
25

RECEIVED
NOV 22 2022
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

To: Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights

From: Ryan Schulz
Director of Facilities Management
Arlington Heights School District 25

Date: November 18th, 2022

Re: Dryden Elementary School Expansion Neighborhood Meeting October 19th, 2022

Sam,

On October 19th, 2022 at 6:00 pm, we hosted the required neighborhood meeting for property owners within 250' of the subject property to give a brief overview of the project scope and answer any questions they may have. The meeting was held in the commons at Dryden Elementary School. There was (1) neighbor in attendance at the meeting. Below are the questions the attendee asked during the presentation and our initial response based on the current progress of the design. I have also included a copy of the sign-in sheet as well as the presentation that was used for the neighbors.

- **What is the potential impact of stormwater from the site?**
  - AHSD25 and the Village of Arlington Heights are collaborating on stormwater solutions for the site and potentially will be working on a joint venture project to capture stormwater from the Dryden site and also portions of the surrounding neighborhood.
- **Will rooftop equipment be screened?**
  - AHSD25 intends to screen any larger rooftop equipment as required under Village zoning requirements or per the recommendation of the contractor.
- **Will there be any impact on playground spaces at the building?**
  - We do not anticipate any changes to the existing playground structure at Dryden. The existing asphalt play areas will be impacted and will likely need to be relocated after the completion of the project. We anticipate the new asphalt play area will continue to be on the southern side of the school building in its new configuration.

- **Will the traffic pattern for the school be impacted after construction?**
    - We anticipate the current drop-off and pick-up flow for the building will remain relatively unchanged after construction as the current parking lot provides adequate opportunity for bus traffic and vehicular traffic during the drop-off and pick-up periods of the day.

AHSD25 Meeting Attendees: Dr. Lori Bein, Superintendent, Mrs. Stacey Mallek, Assistant Superintendent for Business, Ryan Schulz, Director of Facilities Management.

Sincerely,

Ryan Schulz
Director of Facilities Management

Arlington Heights School District 25 - Neighborhood Meeting Sign In Sheet

Meeting: Dryden Elementary School Addition
Facilitator: Arlington Heights School District 25
Place/Room: Dryden Elementary School Commons

Date: October 19th, 2022
Time: 6:00 pm

PRINT NAME	Address	Phone
1. CARRIE McNAMARA	705 S. Lincoln, Arlington Heights IL. 60005	
2.		
3.		
4.		
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Dryden Expansion

Neighborhood Review Meeting

October 19th, 2022

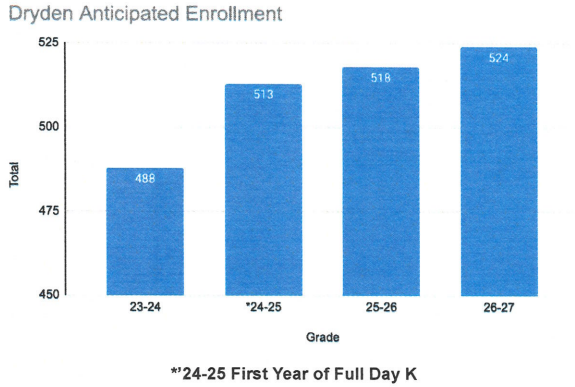


Dryden Expansion

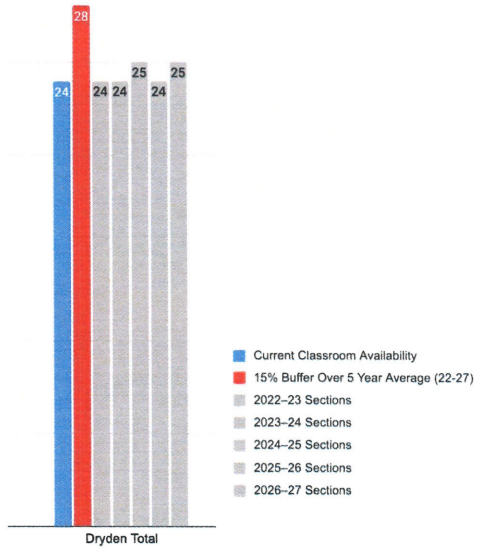
Why Now?

- **Full Day Kindergarten Program**
  - *Need additional classrooms since currently (1) single classroom can be shared between AM section and PM section.*
- **Increase in Enrollment**
  - *Anticipated Kindergarten enrollment bump due to transition to full day model.*
  - *Slight General Enrollment Increase.*
- **Gym Expansion**
  - *Currently the only AHSD25 elementary school without a dedicated commons / lunch room.*

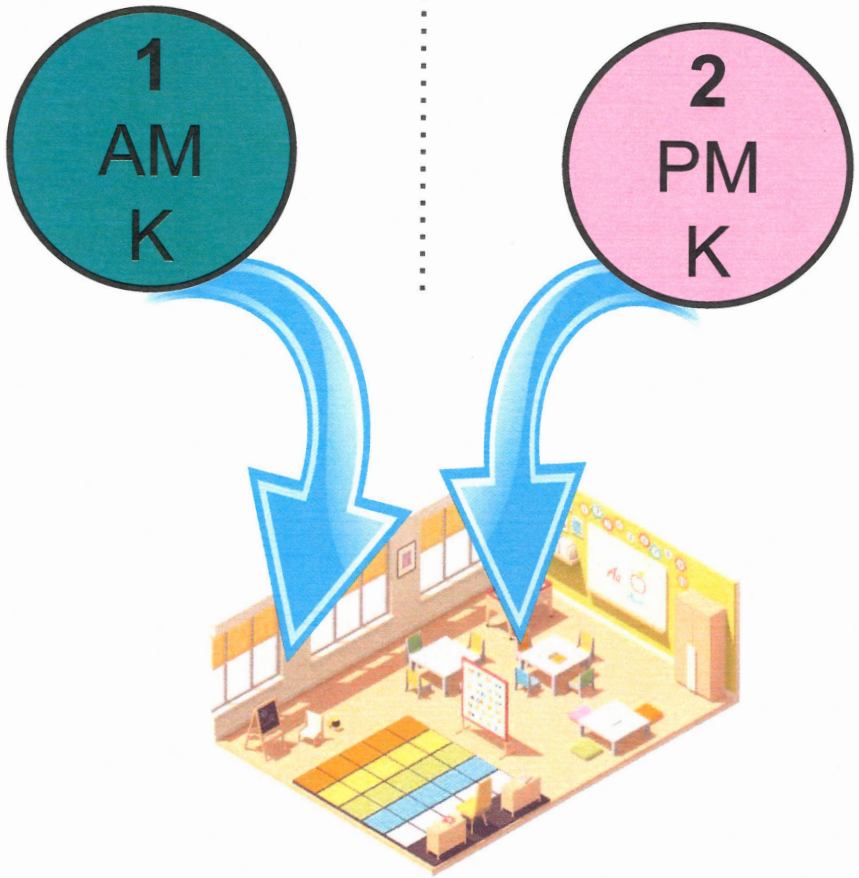
Proposed addition will support future enrollment, full day K, provide dedicated commons / lunch and allow the building flexibility in their programming and support services.



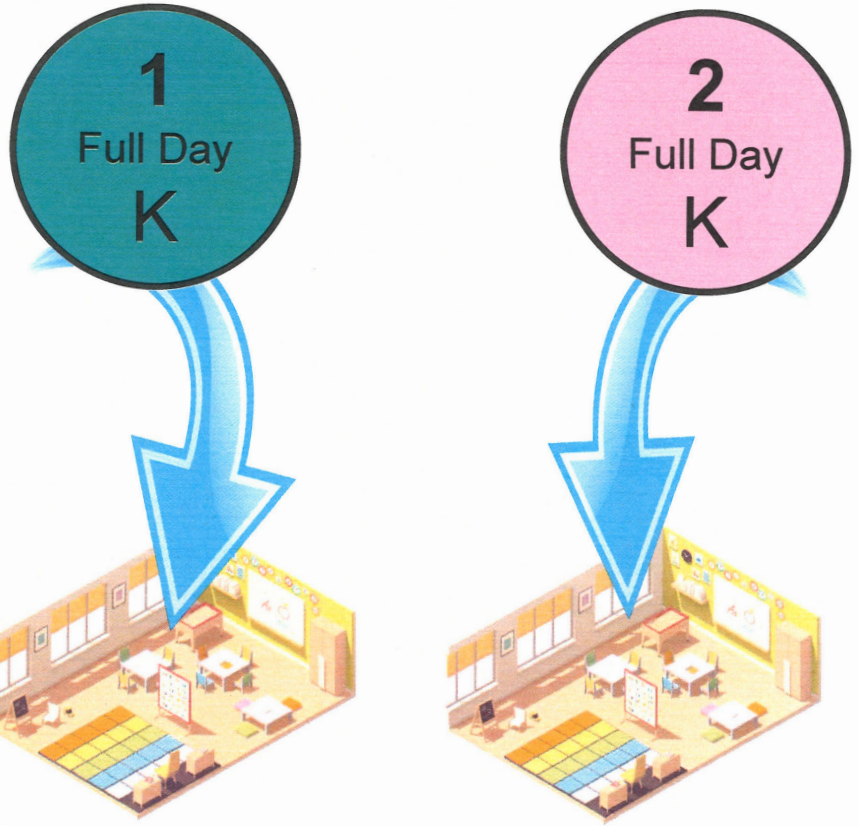
*'24-25 First Year of Full Day K



Half Day K Model

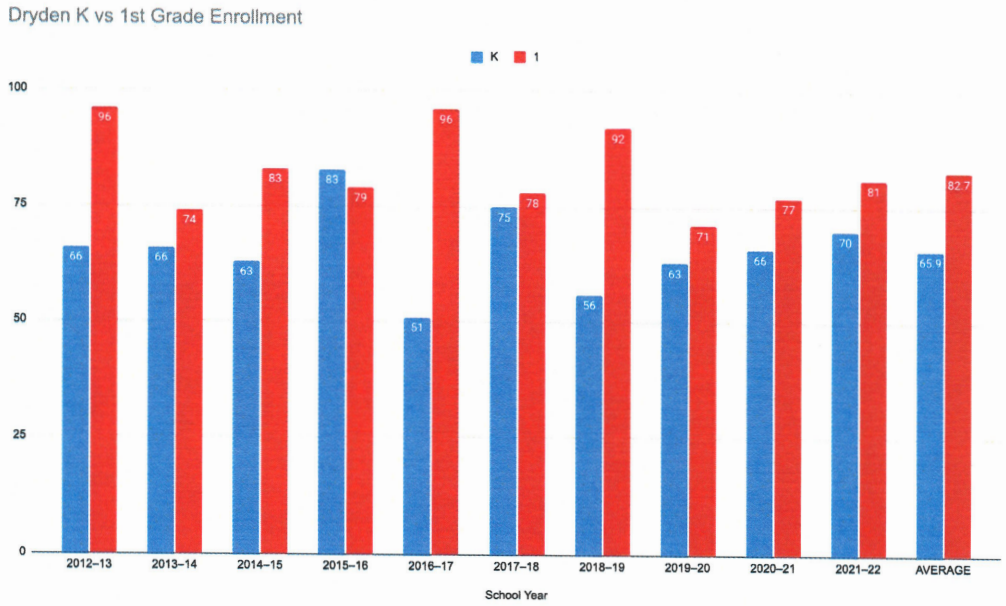


Full Day K Model



Anticipated Kindergarten Enrollment Bump

- Kindergarten enrollment is currently lower than first grade enrollment due to the current ½ day kindergarten model
- Parents currently choose other kindergarten options to provide full day learning opportunities.
- Kindergarten enrollment is expected to be more aligned with first grade enrollment once Full Day K is implemented as parents choose to send their child to their neighborhood school



Dryden Elementary School

722 S Dryden Place | Arlington Heights, IL 60005



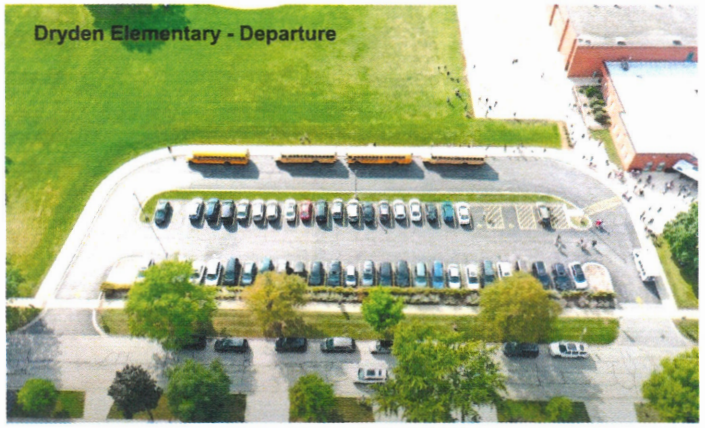
CONCEPTUAL LOCATION MAP

October 19th, 2022

Parking and Traffic

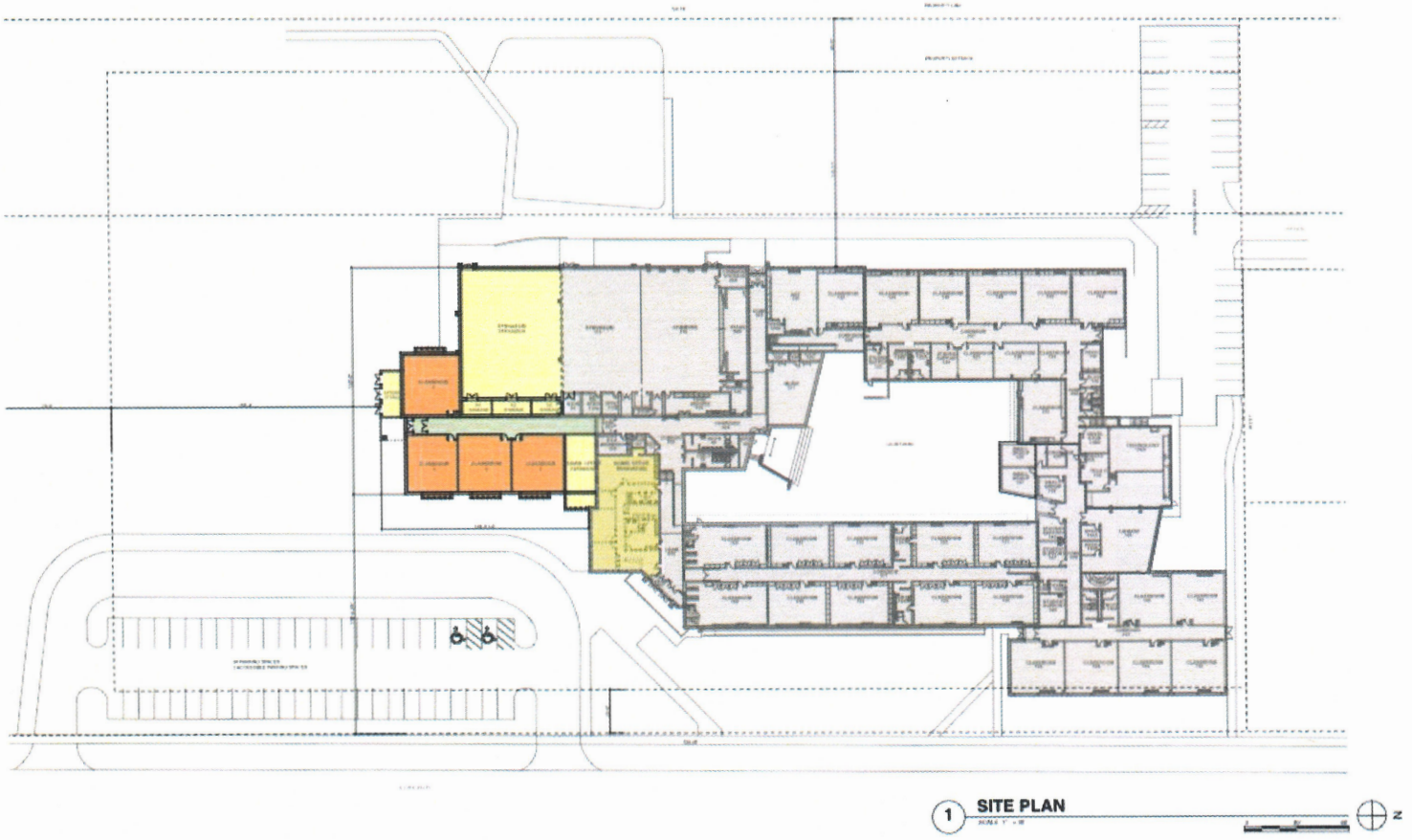
- Dryden uses a combination of street and parking lot lanes for drop off and pick up
- Variation to decrease the number of required onsite parking spaces from 68 to 57. Note Dryden has access to 187 parking spaces due to a license agreement with nearby church.
    - This sharing arrangement is more efficient and allows more green space to be maintained for community use





Dryden Elementary School

722 S Dryden Place | Arlington Heights, IL 60005



SITE PLAN - CONCEPTUAL

Dryden Elementary School

722 S Dryden Place | Arlington Heights, IL 60005



1 FLOOR PLAN
SCALE: 1/16" = 1'-0"

FLOOR PLAN - CONCEPTUAL

October 19th, 2022

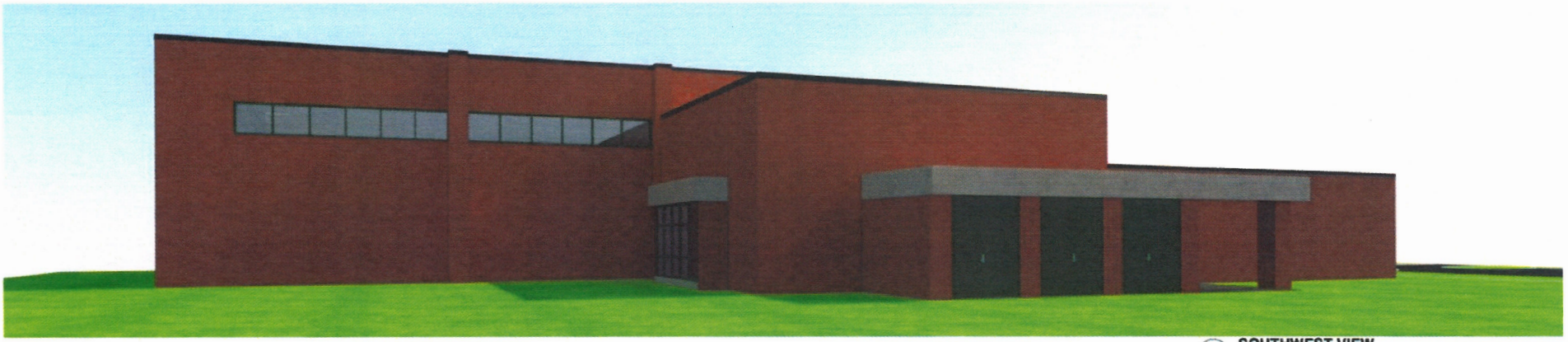
Dryden Elementary School

722 S Dryden Place | Arlington Heights, IL 60005



1 SOUTHEAST VIEW

Preliminary Renderings Subject to Change



2 SOUTHWEST VIEW

Next Steps

- VAH Staff, Committee and Trustee reviews
- Continued design development
- Project(s) out to bid in spring of 2023
- Break ground Spring 2023
- Projects complete Fall 2024
    - Full Day Kindergarten begins Fall of 2024

Questions?



STR PARTNERS LLC
350 West Ontario Street
Suite 200
Chicago IL 60654
312.464.1444
www.strpartners.com

WRITTEN JUSTIFICATION

SPECIAL USE AND VARIATION

PETITIONER NAME:	Don Hansen, STR Partners LLC Architects
OWNER:	Arlington Heights School District 25 (Contact: Ryan Schulz)
DATE:	~~November 21, 2022~~ ~~Revised January 6, 2023~~ Revised January 18, 2023
PROJECT:	Dryden Elementary School
LOCATION:	722 S. Dryden Place

- **An amendment to the Special Use Permit for a Public Elementary School in the R-3, One-Family Dwelling District, is requested to allow an addition to the existing school.**

That said special use is deemed necessary for the public convenience at this location.

Dryden Elementary School provides education to school-age children of the surrounding area and is of benefit to the community. An addition will allow the school to accommodate full day kindergarten.

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.

The school is regularly inspected for health/life safety in accordance with Illinois State Board of Education requirements. Proposed additions will comply with current building, life safety and ADA accessibility codes.

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.

The use will not change with the addition. Elementary Schools are a permitted Special Use in an R-3 Use District per Chapter 28, 5.5-1 Permitted Use Table.

- **A Variation is requested from Chapter 28, Section 10.4-4, Schools, Elementary Off-Street Parking, to allow 61 parking stalls where 67 are required by code.**

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

The parking spaces are an existing condition. The character is unchanged.

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.

Use of existing facilities, including parking similar to existing, is necessary for school operations.

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

Maintaining the same parking areas will not change this aspect of the use of the property.

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

Use of existing facilities is essential to continued school operations and sound financial planning. Maintaining a similar parking count to existing will allow the school to continue use of the property.

- **A Variation is requested from Chapter 28, Section 5.1-3.6, to allow a 25.3' tall building where building height is limited to 25 feet.**

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 gym extension has the same roofline as the existing gym.

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 gymnasium extension is needed for increased enrollment.

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

The gym extension has the same roofline as the existing gym.

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

The height is necessary for athletic activities.

- **A Variation is requested from Chapter 28, Section 5.1-3.3a, to allow a 22.1' front yard setback for the existing building where a minimum 24.1' setback is required.**

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

Only the existing building requires this variation. The proposed addition is within the front yard setback.

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 setback is an existing condition. The variation allows the school district to continue use of their currently full facility.

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

As this is an existing condition this does not change the aspect of the use of the property.

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

Use of existing facilities is essential to continued school operations and sound financial planning. This setback is an existing condition.

- **A Variation is requested from Chapter 28, Section 5.1-3.3b, to allow a 10.7' side yard setback (north) for the existing building where a minimum 72.7' setback is required.**

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

Only the existing building requires this variation. The proposed addition is within side yard setbacks.

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 setback is an existing condition. The variation allows the school district to continue use of their currently full facility.

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

As this is an existing condition this does not change the aspect of the use of the property.

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

Use of existing facilities is essential to continued school operations and sound financial planning. This setback is an existing condition.

- **A Variation is requested from Chapter 28, Section 5.1-3.3d, to allow a 28.5' rear yard setback for the existing building and addition where a minimum 30' setback is required.**

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 north wall of the proposed addition is a continuation of the plane of the existing wall. The continuation is to blend with the existing building to maintain the essential character.

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 setback is an existing condition. The proposed addition wall essentially follows the existing wall. The variation allows the school district to continue use of their currently full facility and expand with a compatible extension.

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

As this is an existing condition this does not change the aspect of the use of the property.

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

Use of existing facilities is essential to continued school operations and sound financial planning. This setback is an existing condition and the proposed addition will essentially follow the existing wall.

- **A Variation is requested from Chapter 28, Section 5.1-3.5a, to allow 40.5% building lot coverage where building lot coverage is restricted to 35%.**

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

Materials and wall heights blend with the existing building to maintain the essential character. The front of the addition is set back further from the street than the existing building, the back of the addition is a continuation of the existing wall and the side yard adjacent to the addition is in compliance and has a generous open space.

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 variation allows the school district to continue use of their currently full facility and expand with a compatible extension.

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

Material and wall heights blend with the existing building and it is in compliance with setbacks except where an existing rear (west) wall is a continuation of the existing wall.

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

Use of existing facilities is essential to continued school operations and sound financial planning. The addition is necessary to support full day kindergarten and anticipated future enrollment.

- **A Variation is requested from Chapter 28, Section 6.5-2, to allow a sport court outside of a rear yard.**

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

Existing exterior sport courts are in this side yard. Proposed sport courts are a replacement. They are replaced further to the south as the addition extends south.

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 variation allows the school district to continue use of their currently full facility and expand with a compatible extension.

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

The sport courts are a replacement of existing and in the same side yard.

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

Use of existing facilities is essential to continued school operations and sound financial planning. The sport courts support outdoor play.

- **A Variation is requested from Chapter 28, Section 6.15-1.2b to omit the required landscape island (including a shade tree) at the south side of the eastern most parking spaces within the North lot.**

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 parking lot is a replacement and is being improved with a landscape island including a 4" caliper tree at the west side of the northern most parking row. We request a variation for the required landscape island (including a shade tree) at the North lot only at the south side of the eastern most two parking stalls.

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.

Use of existing facilities, including parking similar to existing, is necessary for school operations.

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

Maintaining parking areas will not change this aspect of the use of the property.

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

Use of existing facilities is essential to continued school operations and sound financial planning.

STR PARTNERS LLC
350 West Ontario Street
Suite 200
Chicago IL 60654
312.464.1444
www.strpartners.com

Conceptual Project Narrative

Petitioner Name:	Arlington Heights School District 25
Contact:	Ryan Schulz, LEED AP Director of Facilities Management
Date:	October 5, 2022, Rev 10/21/22, Rev. 01/06/23
Project:	Dryden Elementary School Addition and Renovations
Location:	722 S. Dryden Pl., Arlington Heights, IL 60005

The addition to Dryden Elementary School is necessary to support Arlington Heights School District 25 transition from the current half-day kindergarten program into a full day kindergarten program as a result of the recent successful community referendum. The full-day program is scheduled to be implemented for the 2024/25 school year. Due to this transition into a full-day program, additional classrooms are necessary since the current half-day model shares classrooms between the morning and afternoon sections of kindergarten classes. For example, in the half-day model, (2) sections of kindergarten could utilize (1) classroom space due to the scheduling of a morning section and an afternoon section in that classroom. In the full-day model, these (2) sections will each need their classroom for the duration of the school day and classrooms are unable to be shared between sections.

Dryden requires (4) new classrooms to accommodate the full-day kindergarten program, anticipated future enrollment, and to allow the building to have the appropriate occupancy rates to ensure the building can absorb future enrollment variations and support District provided programs at the facility. Currently, Dryden is the only elementary school in Arlington Heights School District 25 (AHSD25) that does not have a dedicated lunchroom/performance space. This addition will expand the existing gymnasium to accommodate (2) sections of physical education at a time while also providing a dedicated space for lunch and performances in the dedicated Commons space. The additional (4) classrooms were calculated taking into account the existing number of classrooms that are occupied, classrooms used for support services, current enrollment, future enrollment, full-day kindergarten program, and program needs for Dryden.

The addition to Dryden Elementary School consists of four classrooms, an expansion of the gymnasium, with associated storage, an expansion of administrative offices, an exterior accessed storage room, and associated circulation spaces. The additional classrooms are required to accommodate the full-day Kindergarten program.

The addition will be one story at a height of approximately 12'-6" for the new addition the classrooms and the gymnasium will be approximately 25'-0" high. The addition will be the same or similar materials as the existing school building. Exterior materials include matching red brick, a cast stone fascia resembling limestone, windows to match the existing windows, and a dark bronze metal coping.

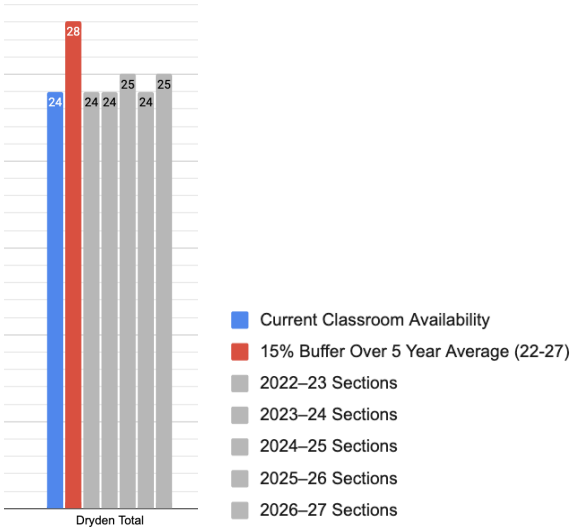
Completion of the project is planned for August 2024 at the beginning of the 2024-2025 school year. Construction is anticipated to begin in the early spring of 2023.

Walls will typically be constructed of brick and concrete blocks which are long-lasting materials. Efficient LED lighting will be used in the addition. The quality of materials will be similar to those of the other recent additions in Arlington Heights School District 25.

To support sustainability, the expansion of Dryden will implement an energy-efficient design, LED light fixtures, low flow plumbing fixtures, and explore the implementation of rooftop solar that supports a sustainable expansion.

Full Day Kindergarten Additional Classroom Needs Calculation

Dryden +4 Classroom Spaces



Number of Staff

2021/2022			Anticipated 2026/2027		
K	**1st-5th / Support**	**Total**	**K**	**1st-5th / Support**	**Total**
1 fulltime	43 fulltime 12 parttime	**56**	5 fulltime	44 fulltime 12 parttime	**61**

Changes in staff is an addition of 3 new staff. Of the part-time staff, 1 of the 12 individuals work less than 2 hours per week, and another 1 of the 12 work 1 day per week. Also, 2 of the staff are evening custodians who start their shift at the end of the school day.

Number of Students

2021/2022			Anticipated 2026/2027		
K	**1st-5th / Support**	**Total**	**K**	**1st-5th / Support**	**Total**
70	408	**478**	87	439	**526**

Changes of the total number of students is a total of approximately 48 students. Dryden typically picks up about 15 students between kindergarten and 1st grade due to those families choosing private school options for kindergarten. Those students are anticipated to start in D25 in kindergarten. The additional increase is the projected population growth of young families with children.

Number of Classrooms

2021/2022			Anticipated 2026/2027		
K	**1st-5th / Support**	**Total**	**K**	**1st-5th / Support**	**Total**
1	23	**24**	4	24	**28**

Changes of the number of classrooms is a total of 4, 3 of which are for full-day kindergarten and 1 for additional growth. Dryden currently has 3 classrooms being used for small group spaces that will allow it to absorb additional growth and maintain capacity for enrollment bumps.

Approximate Building Area

	2021/2022	Area Added	Total
1st Floor	58,934 SF	11,820 SF	**88,642 SF**

The proposed addition will add approximately 11,820 square feet to the existing building. The school building with the new addition will be approximately 88,642 square feet. The maximum floor area is under 50% of the lot area of 217,204 SF.

Number of Parking Spaces

	2021/2022			Anticipated 2026/2027		
Parking Supply	**Standard**	**HC**	**Total**	**Standard**	**HC**	**Total**
North Lot	8	-	**8**	8	-	**8**
South Lot	48	2	**50**	46	3	**49**
Church Lot	126	4	**130**	126	4	**130**
Total	**182**	**6**	**188**	**182**	**6**	**187**
Village Requirement						**Classroom Requirement = 6** **Staff Requirement = 61** **TOTAL = 67**

The existing and proposed on-site parking does not meet the zoning code requirement of 61/67 spaces but does comply with the code based on the agreement with the Southminster Presbyterian Church, to the south, to use up to 130 spaces. Including the additional parking available at the church, the overall supply of 187 spaces will adequately serve the school. Please note that the available parking within the north lot only accounts for the spaces available on the east side of the lot, controlled by the school. The west side is reserved by the Park District. A third ADA parking space is required on-site which is proposed to be added to the main lot. A variance is anticipated since the onsite parking is short of the Village requirement while there is also a license agreement in place with the neighboring Church to use 130 parking spaces in the event they are needed. This is beneficial to the church and

school district to use parking lots that would otherwise be underutilized throughout the week due to regular school and church schedules.

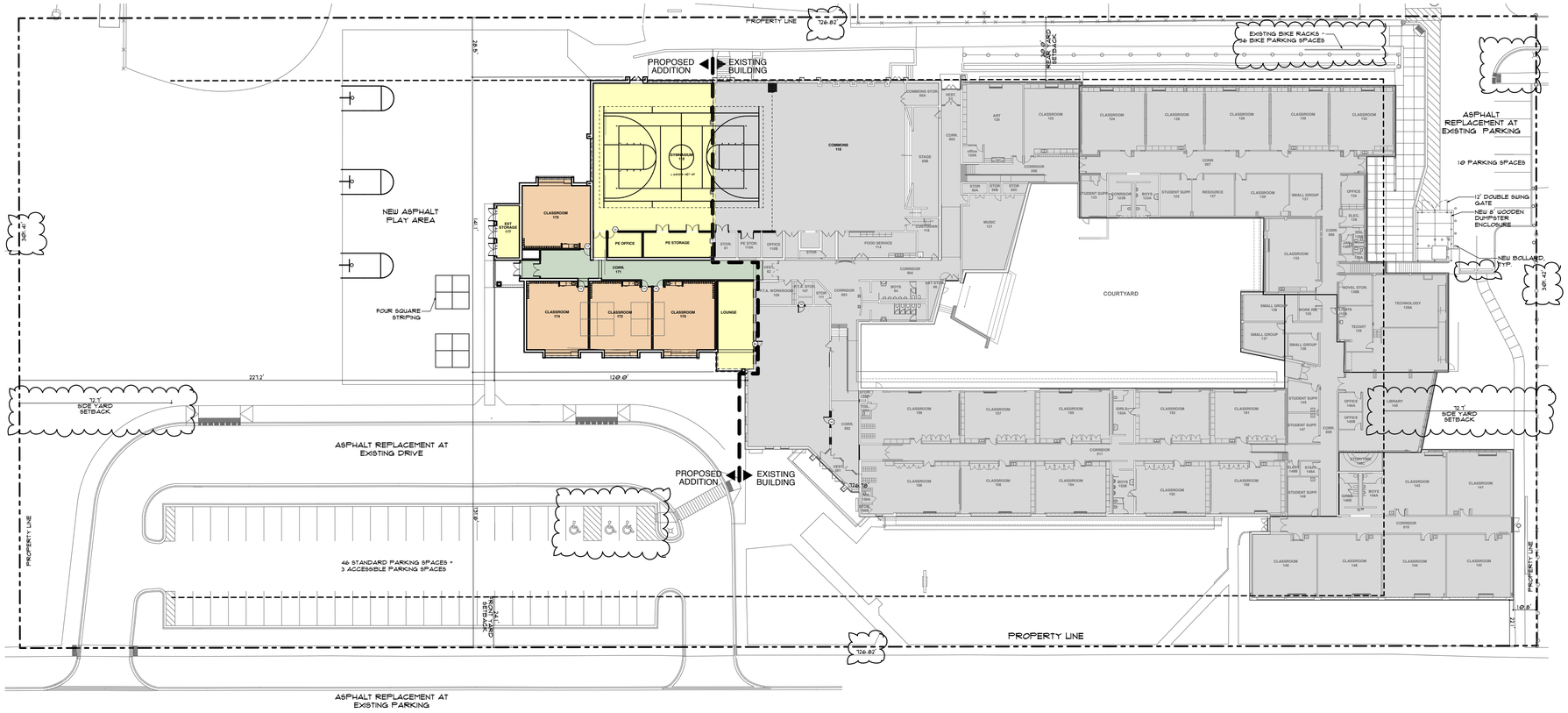
Number of Buses

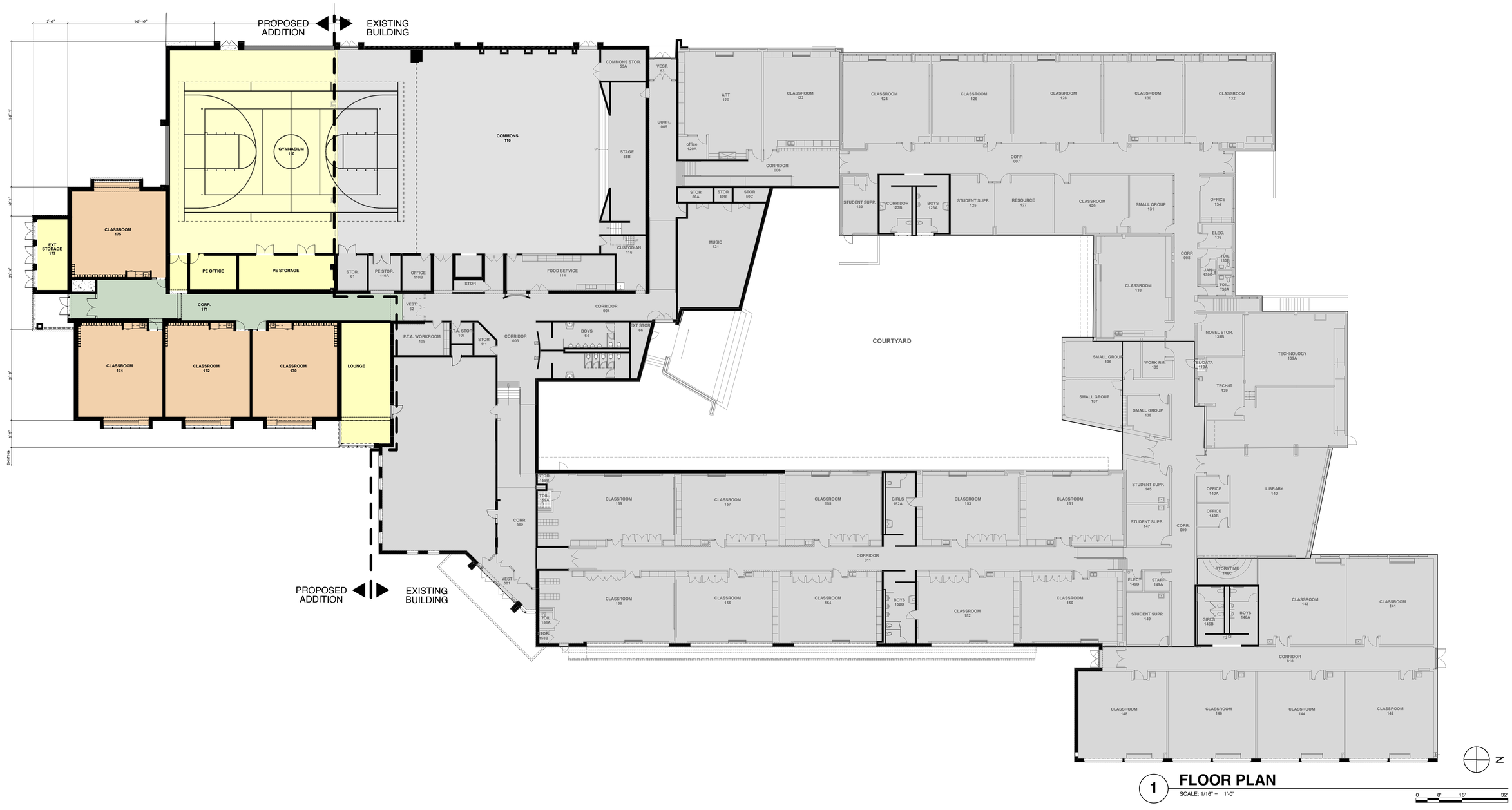
	2021/2022	Anticipated 2026/2027
Large	4	4
Small	0	0

No changes to the number/size of buses.

Variations Requested

• Special Use Permit to allow a Public Elementary School on the subject property.
• Variation to Chapter 28, Section 10.4-4, to allow 57 parking stalls where 67 are required.
• Variation to Chapter 28, Section 15.1-3.3a, to allow a 22' front yard setback for the existing building where a minimum 24.1' setback is required.
• Variation to Chapter 28, Section 15.1-3.3b, to allow a 10.7' side yard setback (north) for the existing building where a minimum 30' setback is required.
• Variation to Chapter 28, Section 5.1-3.5a, to allow 40.5% building lot coverage where maximum building lot coverage is restricted to 35%.
• Variation to Chapter 28, Section 6.5-2, to allow a sport court outside of a rear yard.
• Variation to Chapter 28, Section 5.1-3.6, to allow a 25.3' tall building where building height is limited to 25 feet.


PROPERTY LINE
120.82'
PROPOSED ADDITION
EXISTING BUILDING
EXISTING BIKE RACKS - 16 BIKE PARKING SPACES
ASPHALT REPLACEMENT AT EXISTING PARKING
10 PARKING SPACES
12' DOUBLE SWING GATE
NEW 8' WOODEN DUMPSTER ENCLOSURE
NEW BOLLARD TYP.
NEW ASPHALT PLAY AREA
FOUR SQUARE STRIPING
COURTYARD
GYMNASIUM 116
COMMONS 118
CLASSROOM 175
CLASSROOM 174
CLASSROOM 172
CLASSROOM 170
LOUNGE
PE OFFICE
PE STORAGE
CORR. 171
EXT STORAGE 177
FOOD SERVICE 114
KITCHEN 116
MUSIC 121
ART 120
CLASSROOM 122
CLASSROOM 124
CLASSROOM 125
CLASSROOM 126
CLASSROOM 130
CLASSROOM 132
RESOURCE 127
CLASSROOM 129
SMALL GROUP 131
CLASSROOM 133
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CLASSROOM 156
CLASSROOM 143
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CLASSROOM 145
CLASSROOM 146
CLASSROOM 144
CLASSROOM 142
LIBRARY 140
TECHNOLOGY 135A
NOVEL STOR. 139B
TECH/IT 139
SMALL GROUP 138
SMALL GROUP 137
SMALL GROUP 136
WORK RM 135
OFFICE 134
ELEC 139
CORR. 005
CORR. 007
CORR. 009
CORR. 011
CORR. 013
CORR. 015
CORRIDOR 004
CORRIDOR 006
CORRIDOR 008
CORRIDOR 010
COMMONS STOR. 05A
STAGE 008
STUDENT SUPP. 123
STUDENT SUPP. 125
STUDENT SUPP. 145
STUDENT SUPP. 147
STUDENT SUPP. 149
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1 **FLOOR PLAN**

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

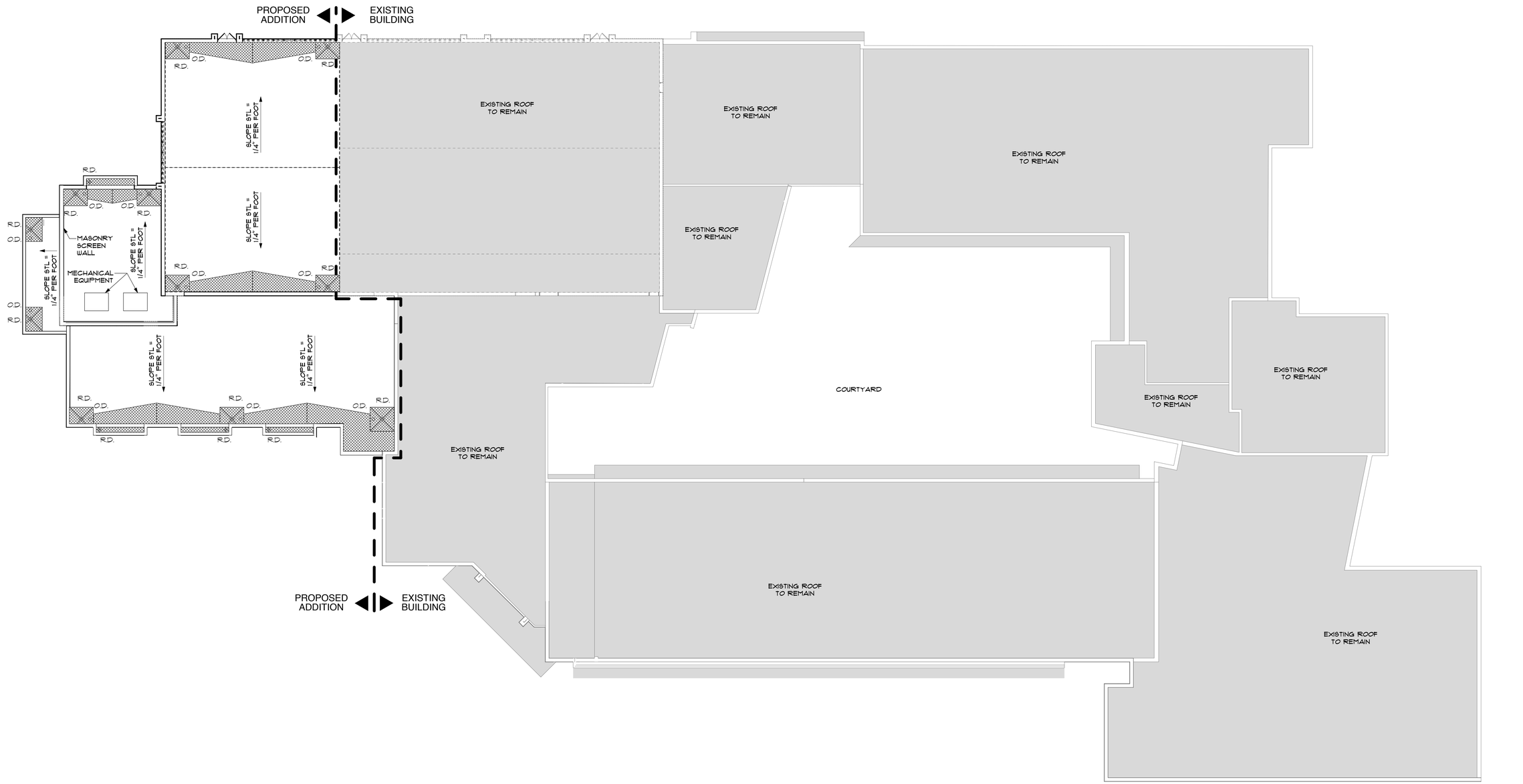
FLOOR PLAN

STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

DRYDEN ELEMENTARY SCHOOL ADDITION

722 S Dryden Place, Arlington Heights, IL 60005

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
1/6/23



1 **PROPOSED ROOF PLAN**

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

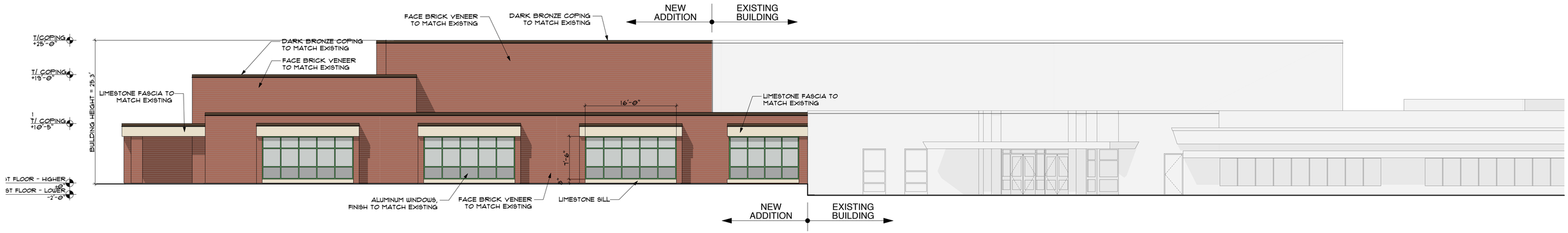
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ROOF PLAN

STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

DRYDEN ELEMENTARY SCHOOL ADDITION
722 S Dryden Place, Arlington Heights, IL 60005

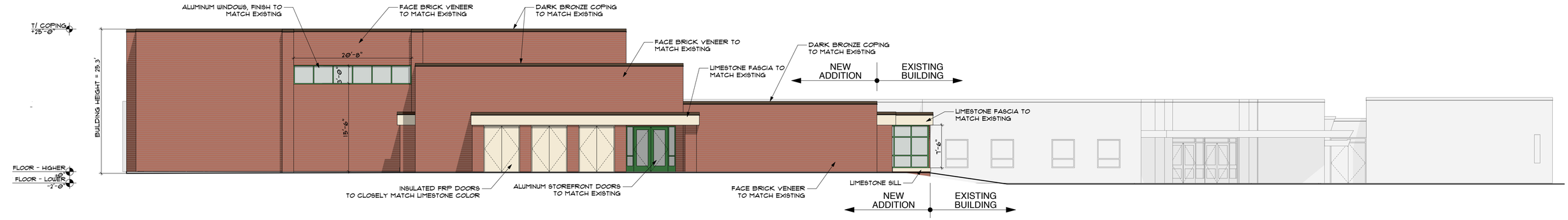
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
11/21/22



3 EXTERIOR ELEVATION - EAST (FACING S. DRYDEN PLACE)

SCALE: 1/8" = 1'-0"

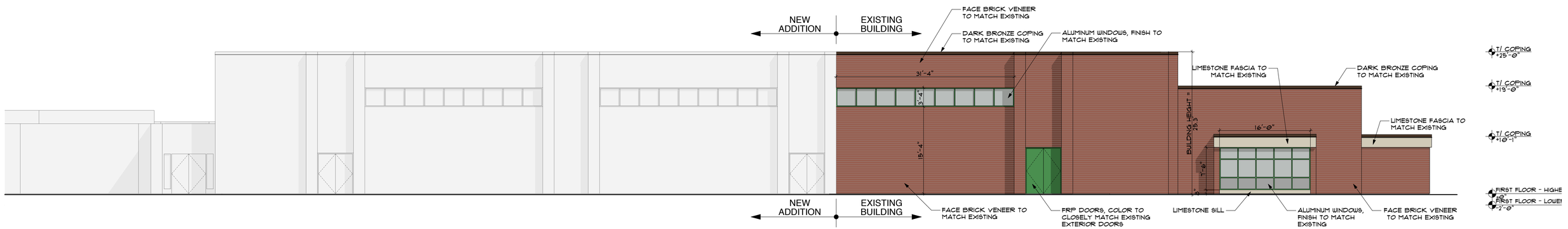
0 4' 8' 16'



2 EXTERIOR ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



1 EXTERIOR ELEVATION - WEST

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

BUILDING ELEVATIONS/COLOR RENDERING

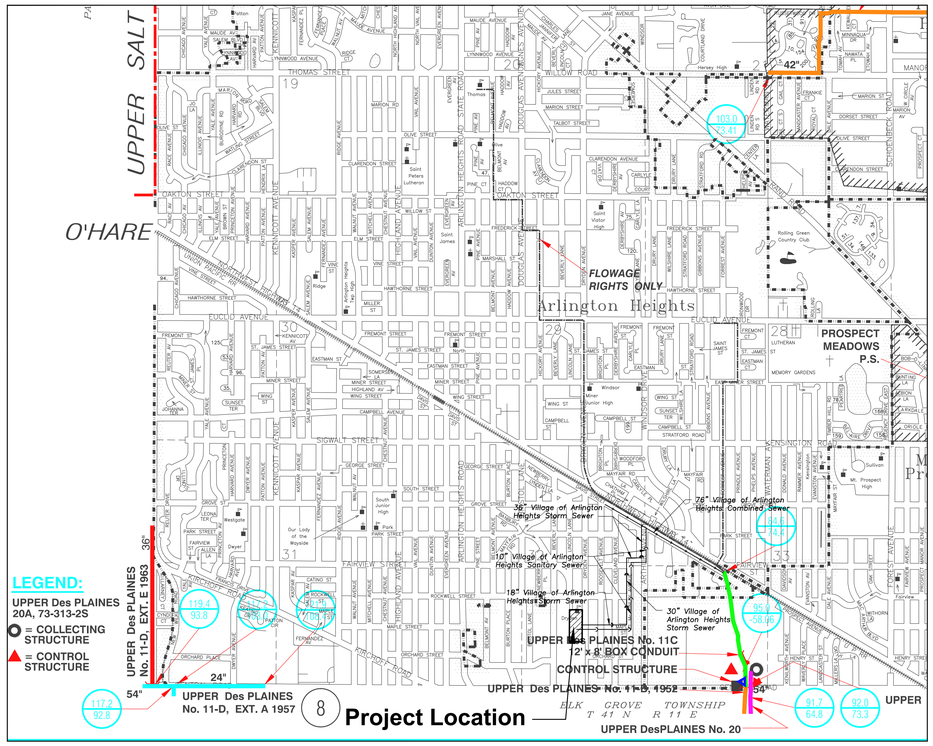
STR

STR Partners, LLC
350 West Ontario Street | Suite 200
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DRYDEN ELEMENTARY SCHOOL ADDITION
722 S Dryden Place, Arlington Heights, IL 60005

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
1/6/23

DRYDEN ELEMENTARY SCHOOL
BUILDING ADDITION AND RENOVATIONS
722 S. Dryden Place
Arlington Heights, IL 60005



CIVIL SHEET INDEX

C000	CIVIL COVER SHEET
C001	TOPOGRAPHIC SURVEY
C002	MWRD GENERAL NOTES
C101	SITE DEMOLITION PLAN
C201	SITE GEOMETRY PLAN
C301	SITE UTILITY PLAN
C401	SITE GRADING AND PAVING PLAN
C501	SITE EROSION AND CONTROL PLAN
C601	SITE WORK DETAILS
C602	SITE WORK DETAILS
CX301	VILLAGE FIRE TRUCK EXHIBIT

LANDSCAPE SHEET INDEX

L101	Landscape Plan
L201	Landscape Details

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By R.E. Allen and Associates, Ltd. For Arlington Heights School District 25 On October 03, 2022. Order Number 14122.

PROJECT BENCHMARKS

Source Benchmark:
Village Of Arlington Heights Benchmark Recovery Sheet
Benchmark Designation: 52
At Cambell Street And Wilke Road.
Elevation = 707.58 NAVD88

Site Benchmark:
Survey Control Point, Cut Cross On The East Side Of Sidewalk.
Elevation = 683.28 NAVD88
Easting: 1082629.82
Northing: 1968720.28

Site Benchmark:
Survey Control Point, MAG Nail In Pavement.
Elevation = 686.60 NAVD88
Easting: 1082615.19
Northing: 1967766.82

J.U.L.I.E.

Note: The Exact Location Of All Utilities Shall Be Verified By The Contractor Prior To Construction Activities. For Utility Locations Call: J.U.L.I.E. 1 (800) 892-0123

DRAINAGE STATEMENT

To The Best Of Our Knowledge And Belief, It Is Our Professional Opinion That The Proposed Improvements On The Property Are Not Within One-Hundred (100) Feet Of A Known Flood Protection Area. The Drainage Of The Surface Waters Will Not Be Changed By The Construction Of This Development Or Any Part Thereof, Or That If Such Surface Water Drainage Will Be Changed, Reasonable Provisions Have Been Made For The Collection And Diversion Of Such Surface Waters Into Public Areas Or Drains Which The Property Owner Has A Right To Use, And That Such Surface Waters Will Be Planned For In Accordance With Generally Accepted Engineering Practices So As To Reduce The Likelihood Of Damage To The Adjoining Property Because Of The Construction Of The Development.

NOT FOR CONSTRUCTION

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

DRYDEN ELEMENTARY SCHOOL
BUILDING ADDITION AND RENOVATIONS
722 S. DRYDEN PLACE
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

No.	Date	Description
	11/17/22	ISSUE FOR PLAN COMMISSION
1	01/06/23	REVISED FOR PLAN COMMISSION
2	01/18/23	REVISED FOR PLAN COMMISSION

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Design By:	Approved By:	Date:
RMS	TLH	11/17/22

Sheet Title:
CIVIL COVER SHEET

Sheet No:
C000

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
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	11/17/22	ISSUE FOR PLAN COMMISSION
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2	01/16/23	REVISED FOR PLAN COMMISSION

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Design By: RMS | Approved By: TLH | Date: 11/17/22

Sheet Title: TOPOGRAPHIC SURVEY

Sheet No: C001

NOT FOR CONSTRUCTION

PLAT OF SURVEY
OF
DRYDEN ELEMENTARY SCHOOL

THE PREMISES COMMONLY KNOWN AS:
722 S. DRYDEN PLACE, ARLINGTON HEIGHTS, IL
PARCEL AREA = 8.715 ACRES, 379,623 S.F.
PINS: 03-32-409-021
03-32-409-024
03-32-409-033
03-32-424-047
03-32-424-048
03-32-424-049

PARCEL 1: THE WEST HALF OF THE WEST HALF OF THE NORTH HALF OF THE EAST 20 ACRES OF THAT PART OF THE WEST HALF, OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 685.4 FEET OF THE WEST HALF, OF THE SOUTHEAST QUARTER OF SAID SECTION, (EXCEPT THE NORTH 250 FEET), IN COOK COUNTY, ILLINOIS.

PARCEL 2: OUTLOTS A, B AND C IN SCARSDALE WOODS, BEING A RESUBDIVISION OF TRAPANI RESUBDIVISION AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS.

PARCEL 3: THE NORTH 194 FEET OF THE PROPERTY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THENCE RUNNING NORTH ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER 977.07 FEET, THENCE WEST 222.93 FEET, THENCE SOUTH PARALLEL TO SAID EAST LINE, 976.91 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION 32, AND THENCE EAST ALONG SAID SECTION LINE, 222.93 FEET TO A PLACE OF BEGINNING (EXCEPT THE SOUTH 50 FEET THEREOF AND EXCEPT THAT PART THEREOF FALLING IN THE HIGHWAY), ALL IN COOK COUNTY, ILLINOIS.

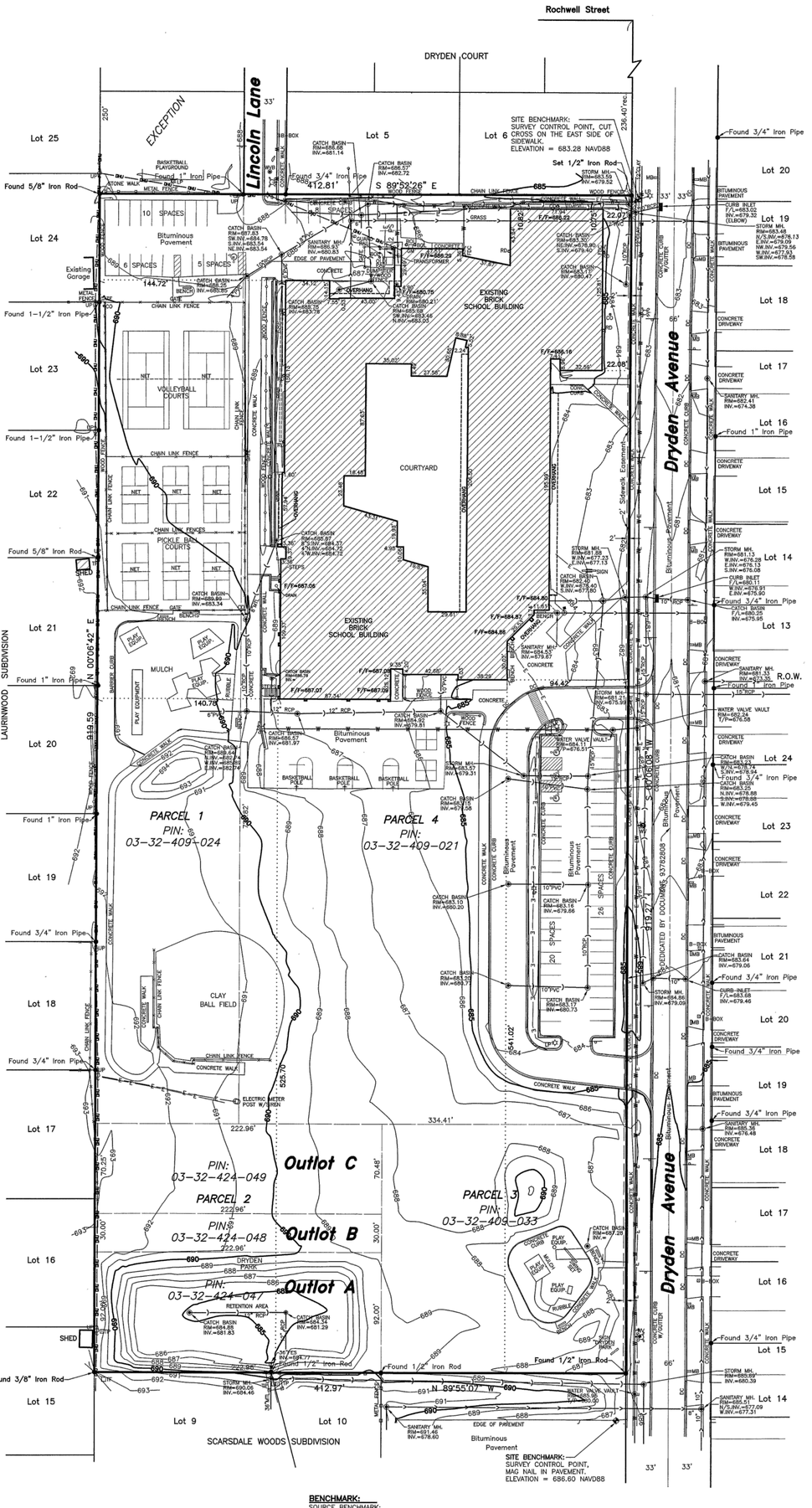
PARCEL 4: THAT PART OF THE EAST 20 ACRES OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE NORTH 685.4 FEET OF SAID WEST HALF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE INTERSECTION OF THE EAST LINE OF SAID WEST HALF AND THE SOUTH LINE OF ROCKWELL STREET (AS SAID STREET WAS LAID OUT, 52.40 FEET IN WIDTH IN "SCARSDALE" SUBDIVISION PLAT OF SAID SUBDIVISION BEING FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JANUARY 3, 1929 AS DOCUMENT 440137); RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID ROCKWELL STREET 33.0 FEET; THENCE SOUTH PARALLEL TO SAID EST LINE OF SAID WEST HALF, 250.0 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID ROCKWELL STREET, 301.41 FEET; THENCE SOUTH PARALLEL TO SAID EAST LINE OF SAID WEST HALF 726.82 FEET TO A THREE QUARTER INCH IRON PIPE; THENCE EASTERLY 334.41 FEET TO SAID EAST LINE OF SAID WEST HALF; THENCE NORTH ALONG SAID EAST LINE OF SAID WEST HALF, 977.07 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTION NOTES:
D17. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR LOCAL PURPOSES.
E18. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND DEDICATED FOR STREET PURPOSES BY PLAT OF DEDICATION RECORDED AS DOCUMENT 93782808. (PLOTTED ON SURVEY)
F19. OUR LEGAL DESCRIPTIONS DESCRIBED IN SCHEDULE A IS FOR CONVENIENCE ONLY SUBJECT TO OUR RECEIPT AND REVIEW OF A PROPERLY EXECUTED ALTA SURVEY AND THIS COMMITMENT IS SUBJECT TO SUCH FURTHER EXPECTATION'S AS MAY BE DEEM NECESSARY.
AF20. SOME OR ALL OF THE RECORDED DOCUMENT NECESSARY FOR OUR REVIEW ARE NOT AVAILABLE FROM THE COOK COUNTY RECORDER'S OFFICE. AS SUCH, THE TITLE FINDING IS OF CONVENIENCE ONLY. PLEASE CONSULT WITH YOUR LOCAL UNDERWRITER TO DISCUSS.
N21. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SCARSDALE WOOD HOMEOWNER'S ASSOCIATION CONTAINED IN DOCUMENTS 13955982, 14272411 AND 14808216. (AFFECTS PARCEL 2)
Z22. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SCARSDALE WOOD HOMEOWNER'S ASSOCIATION CONTAINED IN DOCUMENT 97880748. (AFFECTS PARCEL 2 AND OTHER PROPERTY)
O23. A 35 FOOT BUILDING LINE OVER THE THE WEST LINES LOT 1 AS SHOWN ON PLAT OF RESUBDIVISION AS DOCUMENT 87124857. (AFFECTS UNDERLYING LOT 2, PARCEL 2)
O25. A NON-EXCLUSIVE EASEMENT GRANTED TO CABLENET OF ILLINOIS, INC. ILLINOIS BELL TELEPHONE COMPANY, COMMONWEALTH EDISON, NORTHERN ILLINOIS GAS COMPANY AND THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS BY DOCUMENT 87124857. (AFFECTS PARCEL 2)
S26. COVENANTS AND RESTRICTIONS AS CONTAINED IN THE ESTOPPEL AGREEMENT RECORDED AS DOCUMENT 87124856. (AFFECTS PARCEL 2)
T27. COVENANTS AND RESTRICTIONS CONTAINED IN DOCUMENT 87078857 WHICH RESERVES THE THE VILLAGE ARLINGTON HEIGHTS AND TO ANY PUBLIC UTILITY OWNING PUBLIC SERVICE FACILITIES IN SUCH STREET, ALL RIGHTS OF WAY AND EASEMENTS AS ARE NECESSARY AND DESIRABLE FOR THE CONTINUATION OF PUBLIC SERVICE BY MEANS OF SUCH FACILITIES AND FOR THE MAINTENANCE, RENEWAL AND RECONSTRUCTION THEREOF. (AFFECTS PARCEL 2)
U28. CONVENTS AND RESTRICTIONS CONTAINED IN DOCUMENTS 13955982, 14272411 AND 14808216. (AFFECTS PARCEL 2)
V29. EASEMENTS IN FAVOR OF ELLIOT HOMEBUILDERS, INC., FOR THE PURPOSE OF FOSSESSORY RIGHTS, RECORDED AS DOCUMENT 97525607. (AFFECTS PARCEL 2)
W30. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF SCARSDALE WOOD HOMEOWNER'S ASSOCIATION, MADE BY BLACKHORN HOME PARTNERSHIP AND WOHLERS FEEDING COMPANY AND MICHAEL J. ELLIOTT RECORDED BY DOCUMENT 98137477. (AFFECTS PARCEL 2)
AA31. RIGHTS OF THE MUNICIPALITY, THE STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO VACATED ALLEYS.
RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED ALLEYS FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS, ETC. (AFFECTS UNDERLYING PARCEL 2)
Y32. TERMS, PROVISIONS AND CONDITIONS OF AN ORDINANCE APPROVING A PRELIMINARY PLAT OF SUBDIVISION AND GRANTING CERTAIN VARIATIONS FROM THE ARLINGTON HEIGHTS MUNICIPAL CODE RECORDED AS DOCUMENT 97589527. (AFFECTS PARCEL 2)
X33. NOTWITHSTANDING INSURING PROVISION, THIS POLICY DOES NOT INSURE A LEGAL RIGHT OF ACCESS TO LAND TO AND FROM SAID LAND. (AFFECTS PARCEL 2)
H35. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY. (AFFECTS PARCELS 1, 3 AMD 4)
I36. RIGHTS OF ADJOINING AND CONTIGUOUS OWNERS TO HAVE MAINTAINED THE UNINTERRUPTED FLOW OF THE WATERS OF ANY STREAM WHICH MAY FLOW ON OR THROUGH THE LAND. (AFFECTS PARCEL 3)

NOTE:
** SURVEY BASED ON **CHICAGO TITLE INSURANCE COMPANY** COMMITMENT NUMBER: **CCH2202511LD**
COMMITMENT DATE: **AUGUST 29, 2022**

** BASED UPON EXAMINATION OF THE FEMA MAPS IT HAS BEEN DETERMINED THAT NONE OF THE PROPERTY SHOWN HEREON IS SUBJECT TO FLOOD RISK (THE PROPERTY FALLS WITHIN A ZONE "X" AREA) AS PORTRAYED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. **17031C0203J**, EFFECTIVE DATE: **AUGUST 19, 2008**

LEGEND
BOL● = BOLLARD
UP = UTILITY POLE
= SIGN
MB = MAILBOX
= FIRE HYDRANT
RD● = ROOF DRAIN
TP = TELEPHONE PEDESTAL
= CURB INLET
= FLARED END SECTION
LP = LIGHT POLE
= HANDICAP SYMBOL
CO● = CLEAN OUT
= EXISTING TREE
OHU = OVERHEAD LINE
E = UNDERGROUND ELECTRIC
G = UNDERGROUND GAS
S = SANITARY SEWER
ST = STORM SEWER
= FLAG POLE
GM = GAS METER
= DEPRESSED CURB



BENCHMARK:
SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS BENCHMARK
RECOVERY SHEET
BENCHMARK DESIGNATION: 52
AT CAMBELL STREET AND WILKE ROAD.
ELEVATION= 707.58 NAVD88

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 20TH DAY OF OCTOBER, A.D. 20 22.

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-22
PROFESSIONAL DESIGN FIRM NO. 184-002732

PROFESSIONAL LAND SURVEYOR
BRYAN J. LEE
3616
GRAYSLAKE
ILLINOIS
STATE OF ILLINOIS

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.
File No. 141-22
F14122 ALTA2022.DWG

FIELDWORK COMPLETED: 09-29-2022
CLIENT NAME: Arlington Heights School District
ADDRESS: 1200 S. Dunton Avenue
Arlington Heights, IL 60005

NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear. Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF ARLINGTON HEIGHTS MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF ARLINGTON HTS ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS ___0.00___ FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ⅛ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

10/13/2022

MWRD GENERAL NOTES

STD. DWG. NO.18

PAGE NO. 19

NOT FOR CONSTRUCTION

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

DRYDEN ELEMENTARY SCHOOL
BUILDING ADDITION AND RENOVATIONS

722 S. DRYDEN PLACE
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

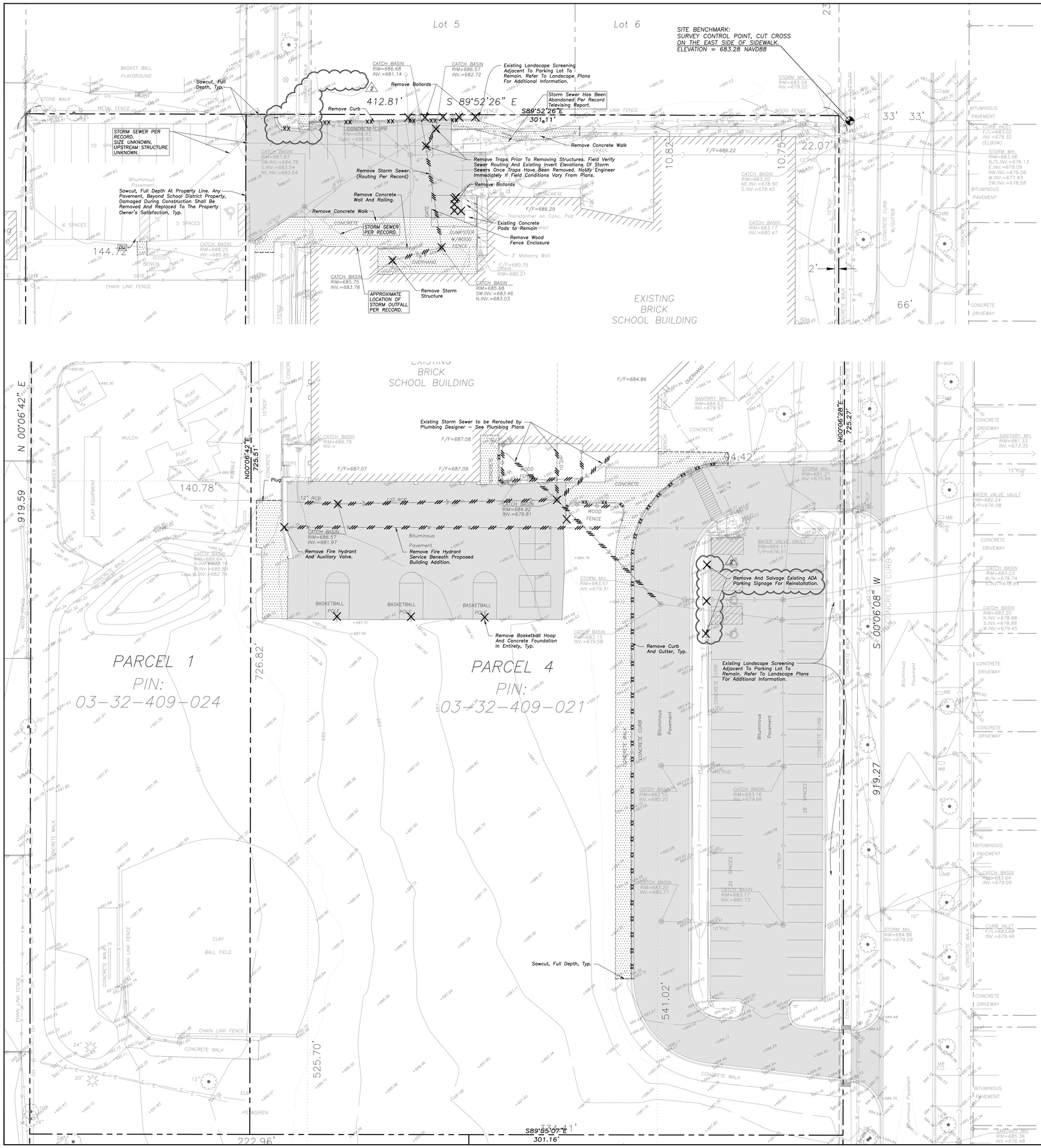
No.	Date	Description
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1	01/06/23	REVISED FOR PLAN COMMISSION
2	01/18/23	REVISED FOR PLAN COMMISSION

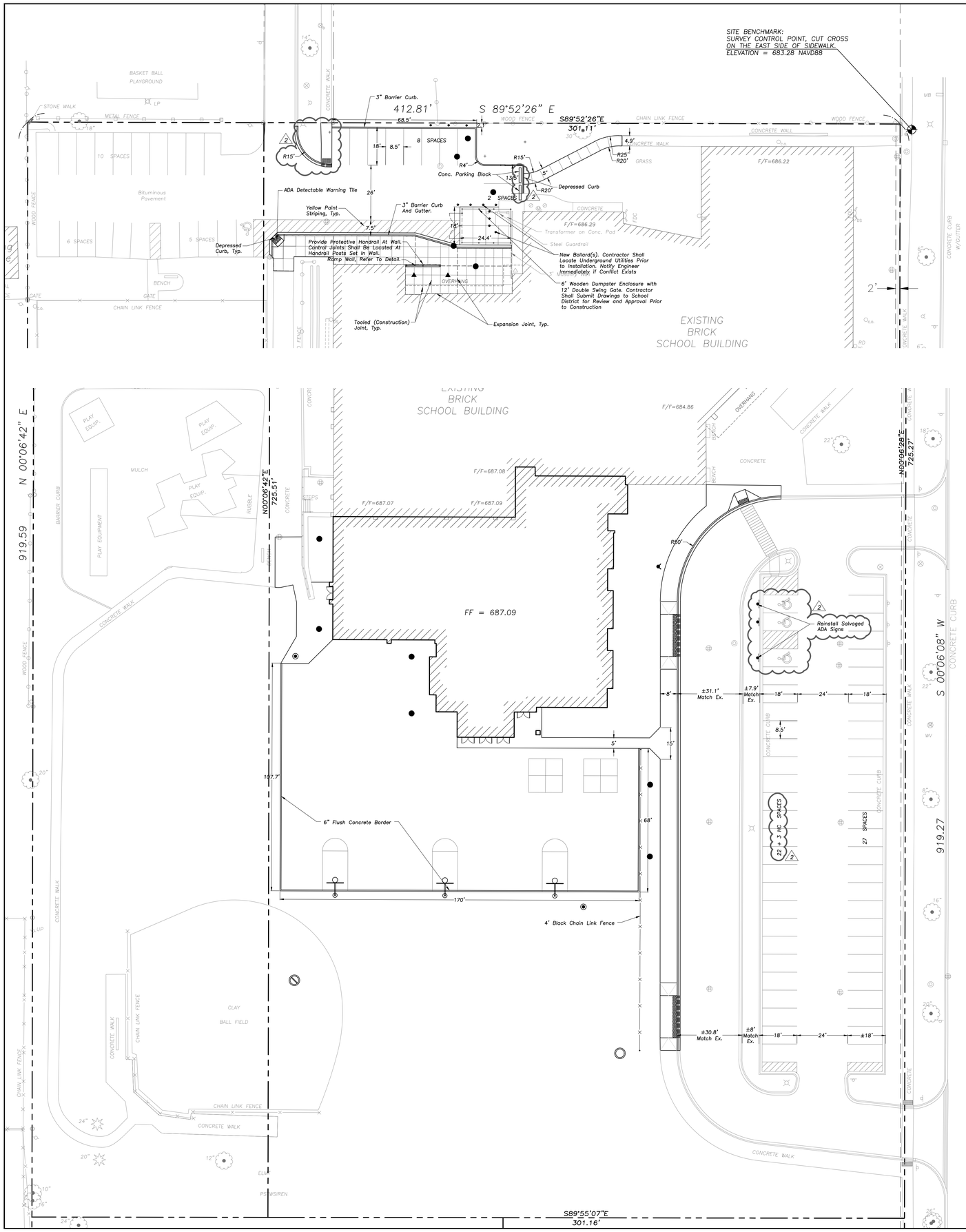
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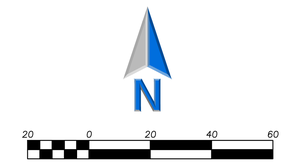
Design By:	Approved By:	Date:
RMS	TLH	11/17/22

Sheet Title:
MWRD GENERAL NOTES

Sheet No:
C002


Lot 5
Lot 6
SITE BENCHMARK:
SURVEY CONTROL POINT, CUT CROSS
ON THE EAST SIDE OF SIDEWALK.
ELEVATION = 683.28 NAVD88
Existing Landscape Screening Adjacent To Parking Lot To Remain. Refer To Landscape Plans For Additional Information.
Storm Sewer Has Been Abandoned Per Record Televising Report.
Remove Bollards
Remove Curb
Sawcut, Full Depth, Typ.
412.81'
S 89°52'26" E
S89°52'26"E
301.11'
STORM SEWER PER RECORD. SIZE UNKNOWN, UPSTREAM STRUCTURE UNKNOWN.
Remove Concrete Walk
Remove Traps Prior To Removing Structures. Field Verify Sewer Routing And Existing Invert Elevations Of Storm Sewers Once Traps Have Been Removed. Notify Engineer Immediately If Field Conditions Vary From Plans.
Remove Storm Sewer. (Routing Per Record)
Remove Bollards
Remove Concrete Wall And Railing.
Remove Concrete Walk
Existing Concrete Pads To Remain
Remove Wood Fence Enclosure
3' Masonry Wall
STORM SEWER PER RECORD.
Remove Storm Structure
APPROXIMATE LOCATION OF STORM OUTFALL PER RECORD.
Sawcut, Full Depth At Property Line. Any Pavement, Beyond School District Property, Damaged During Construction Shall Be Removed And Replaced To The Property Owner's Satisfaction, Typ.
144.72'
10.82'
10.75'
22.07'
33'
33'
2'
66'
F/F=686.22
F/F=686.29
F/F=680.75
EXISTING BRICK SCHOOL BUILDING
Existing Storm Sewer to be Rerouted by Plumbing Designer — See Plumbing Plans
F/F=687.08
F/F=687.07
F/F=687.09
F/F=684.86
Plug
Remove Fire Hydrant And Auxiliary Valve.
Bituminous Pavement
Remove Fire Hydrant Service Beneath Proposed Building Addition.
Remove Basketball Hoop And Concrete Foundation In Entirety, Typ.
Remove And Salvage Existing ADA Parking Signage For Reinstallation.
Remove Curb And Gutter, Typ.
Existing Landscape Screening Adjacent To Parking Lot To Remain. Refer To Landscape Plans For Additional Information.
Sawcut, Full Depth, Typ.
N 00°06'42" E
725.51'
919.59'
140.78'
726.82'
PARCEL 1
PIN:
03-32-409-024
PARCEL 4
PIN:
03-32-409-021
N00°06'28"E
725.27'
S 00°06'08" W
919.27'
541.02'
525.70'
222.96'
S89°55'07"E
301.16'
CATCH BASIN RIM=686.68 INV.=681.14
CATCH BASIN RIM=686.57 INV.=682.72
CATCH BASIN RIM=687.83 S.INV.=684.78 S.INV.=683.54 NE.INV.=683.54
CATCH BASIN RIM=685.75 INV.=683.78
CATCH BASIN RIM=685.68 SW.INV.=683.46 N.INV.=683.03
CATCH BASIN RIM=686.79 INV.=
CATCH BASIN RIM=686.57 INV.=681.97
CATCH BASIN RIM=684.92 INV.=679.81
CATCH BASIN RIM=689.64 N.INV.=685.89 W.INV.=685.89 SW.INV.=682.74
CATCH BASIN RIM=683.57 INV.=679.31
CATCH BASIN RIM=683.15 INV.=679.58
CATCH BASIN RIM=683.23 W.INV.=678.74 S.INV.=678.94
CATCH BASIN RIM=683.25 N.INV.=678.88 S.INV.=678.88 W.INV.=679.45
CATCH BASIN RIM=683.17 INV.=680.47
CATCH BASIN RIM=683.64 INV.=679.06
CATCH BASIN RIM=683.17 INV.=680.73
CATCH BASIN RIM=683.16 INV.=679.66
CATCH BASIN RIM=683.70 INV.=680.20
CATCH BASIN RIM=683.20 INV.=680.77
STORM MH. RIM=683.59 INV.=679.52
STORM MH. RIM=683.48 N.INV.=676.13 E.INV.=679.09 NW.INV.=679.56 W.INV.=677.93 SW.INV.=678.58
STORM MH. RIM=681.21 INV.=675.99
STORM MH. RIM=681.33 INV.=673.35
STORM MH. RIM=684.86 INV.=679.09
STORM MH. RIM=683.57 INV.=679.31
CURB INLET F/L=683.02 INV.=679.32 (ELBOW)
CURB INLET F/L=683.58 INV.=679.46
SANITARY MH. RIM=679.67 INV.=679.67
SANITARY MH. RIM=685.56 INV.=676.48
WATER VALVE VAULT RIM=682.24 I/P=676.58
WATER VALVE VAULT RIM=684.11 T/P=676.51
WATER VALVE VAULT RIM=683.07 I/P=679.57
BASKET BALL PLAYGROUND
PLAY EQUIP.
MULCH
PLAY EQUIP.
PLAY EQUIPMENT
CLAY BALL FIELD
BASKETBALL POLE
BASKETBALL POLE
BASKETBALL POLE
STONE WALK
METAL FENCE
CHAIN LINK FENCE
WOOD FENCE
WOOD FENCE
CONCRETE CURB
CONCRETE WALK
CONCRETE WALK
CONCRETE WALK
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CONCRETE CURB
CONCRETE CURB
CONCRETE CURB





GEOMETRY NOTES

1. *All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.*
2. *All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats for Latex Paints. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.*
3. *All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.*
4. *Refer to Architectural Drawings for Exact Locations of All Buildings.*
5. *Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.*
6. *Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/Ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.*

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50 / G 782.00
× G 782.00	Gutter Elevation	
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	× 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly.* ***Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.***
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9. ***Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.***
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DRYDEN ELEMENTARY SCHOOL BUILDING ADDITION AND RENOVATIONS

722 S. DRYDEN PLACE
ARLINGTON HEIGHTS, ILLINOIS

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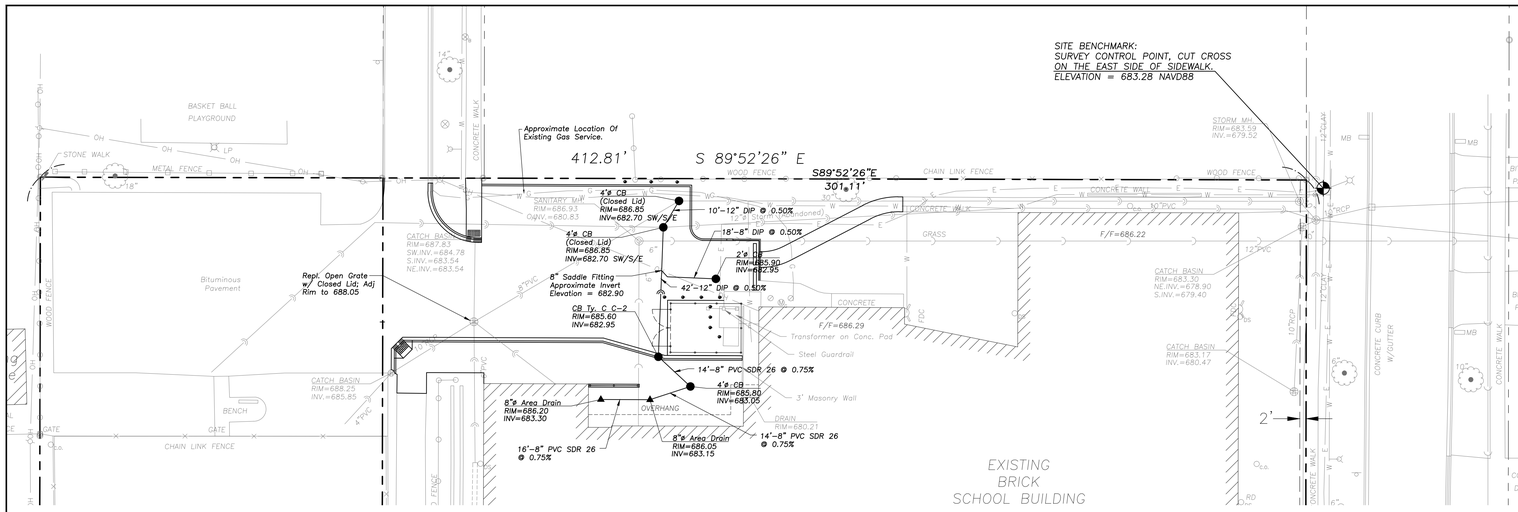
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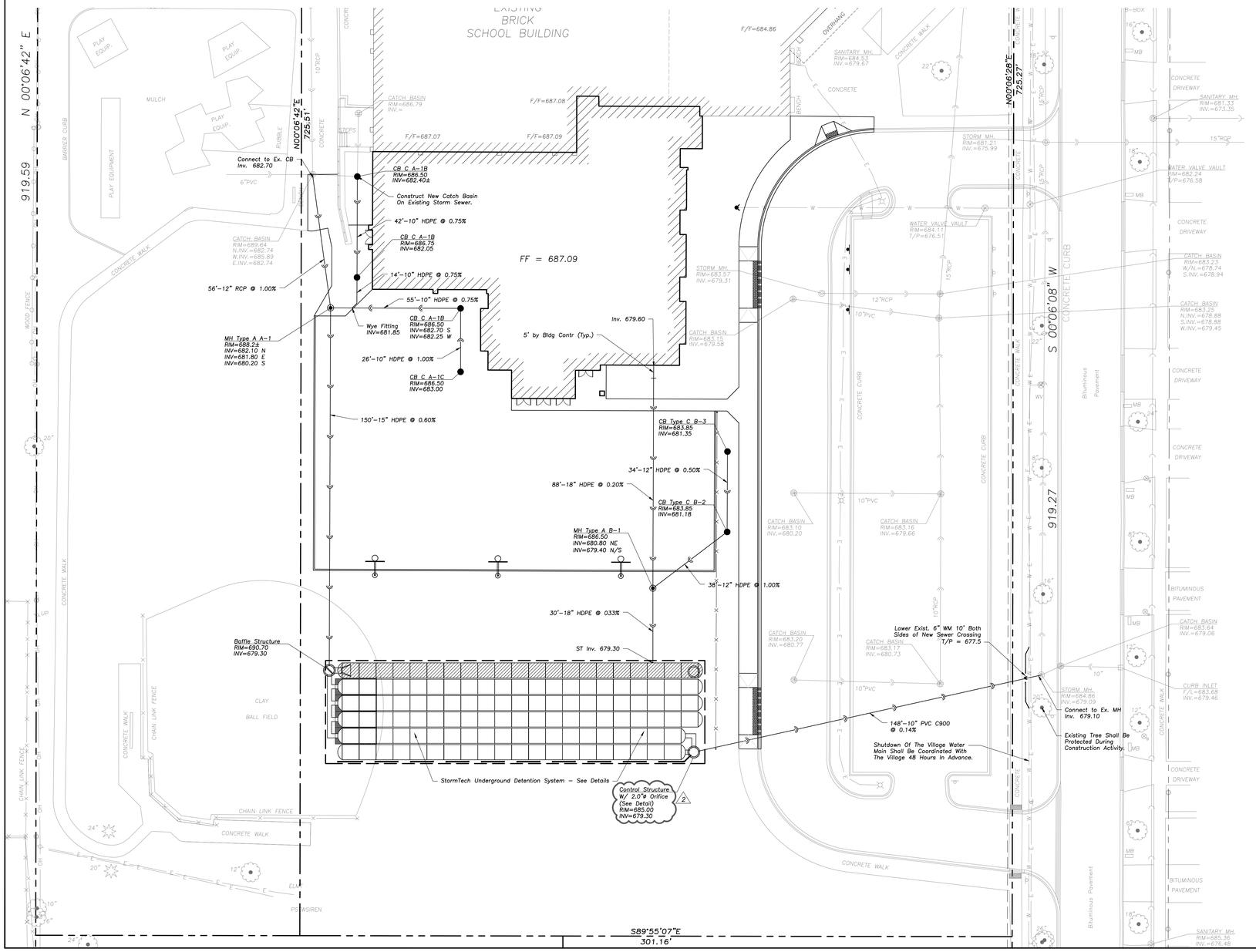
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SITE GEOMETRY PLAN

Sheet No:

C201







UTILITY NOTES

1. *Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.*
2. *Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.*
3. *Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.*
4. *Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.*
5. *All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.*
6. *Protection of water supplies shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.*
7. *Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.*
8. *Provide Adequate Coupling Device and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewer.*
9. *The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.*
10. ***Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.***

STRUCTURE NOTES

1. *All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.*
2. *All Catch Basins to Be Installed in Landscaped Areas Shall Have* ***Neenah R4340-B Frame & Grate*** *or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:*
   4' Diameter Structure– 4"
   5' Diameter Structure– 6"
   6' Diameter Structure– 8"
3. *All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.*
4. *All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.*
5. *Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It Is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.*
6. *All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.*
7. *For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.*
8. *All Flared End Sections 12" and Larger Shall Include an IDOT Standard Grate.*
9. *All Flared End Sections Shall Be Concrete.*
10. *All Sanitary Manholes Shall Include a Chimney Seal.*

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50 G 782.00
× G 782.00	Gutter Elevation	
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	×784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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DRYDEN ELEMENTARY SCHOOL BUILDING ADDITION AND RENOVATIONS

722 S. DRYDEN PLACE
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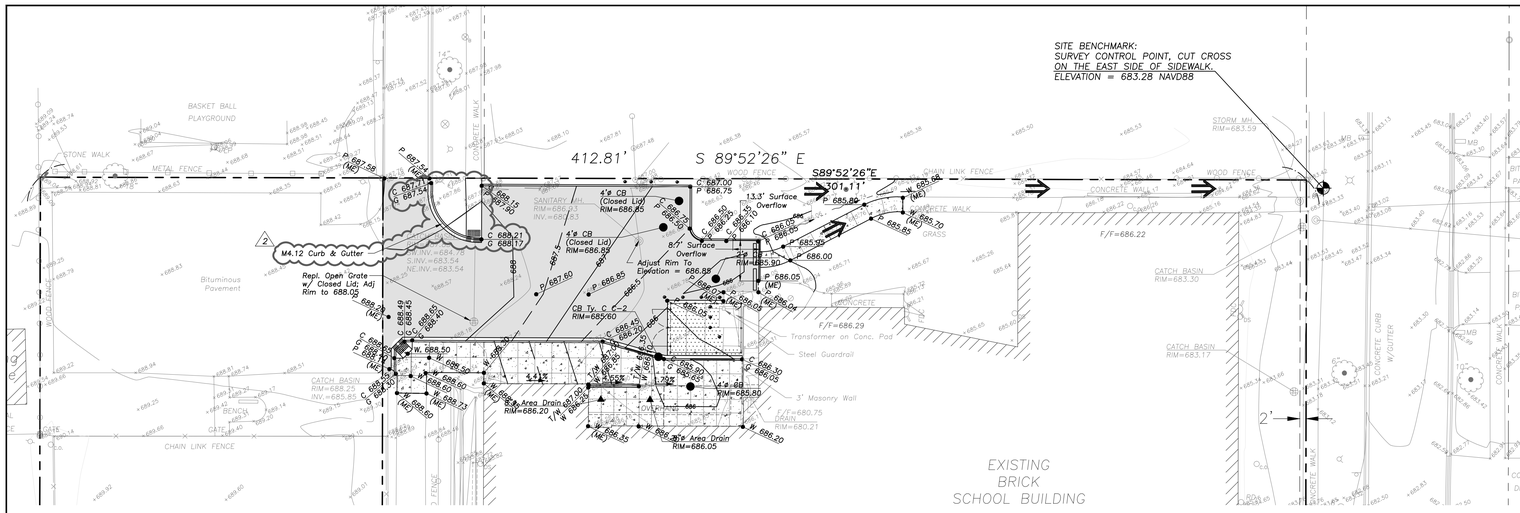
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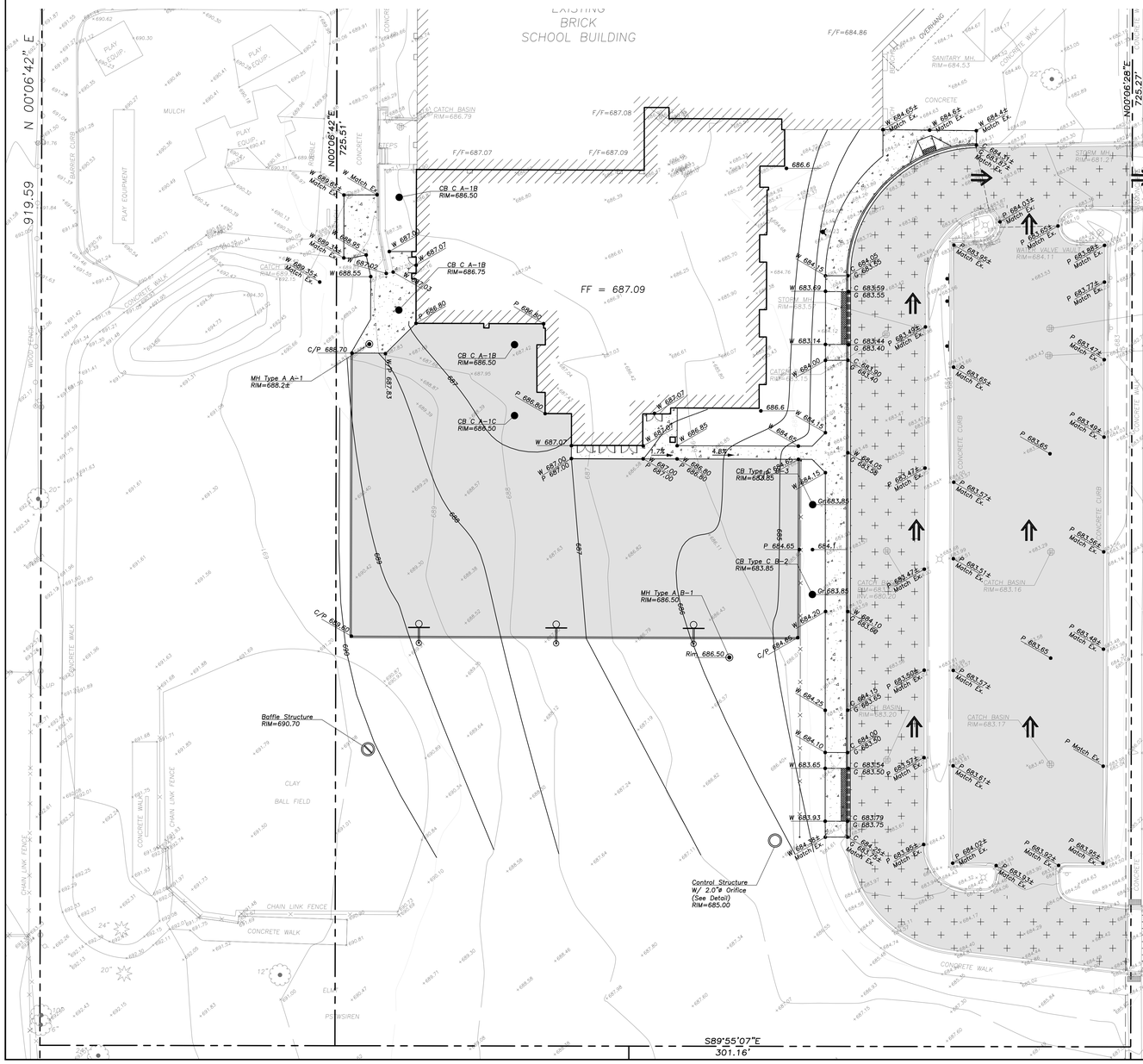
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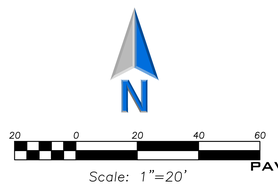
SITE UTILITY PLAN

Sheet No:

C301







GRADING NOTES

1. ***<<if not included with erosion control notes>>Install And Maintain Silt Fence at the Perimeter of the Construction Zone.***
2. *The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.*
3. *All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Sodded Unless Noted Otherwise On The Landscape Drawings.*
4. *Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.*
5. *Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.*
6. ***Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.***

PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
4" Aggregate Base Course, Type B, Crushed, CA-6
4" Drainage Course, CA-7
Non-Woven Geotextile Fabric, 5 oz/sy
ADD ALTERNATE: *Tensar GeoGrid TX160*
(Installed per Manufacturers Specifications)

Concrete Driveway Section
8" Portland Cement Concrete
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed
(Omit Welded Wire Fabric In Public ROW)

Concrete Sidewalk Section
5" Portland Cement Concrete
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed
(Omit Welded Wire Fabric In Public ROW)

Heavy-Duty (Fire Lane) Asphalt Pavement Section
2" Hot Mix Asphalt Surface,Mix D, IL-9.5, N50
2 1/4" Hot Mix Asphalt Binder, IL-19.0, N50
5" Hot Mix Asphalt Binder, IL-19.0, N30
Prime Coat (0.25 gal/sq yd)
4" Aggregate Base Course, Type B, Crushed
ADD ALTERNATE: *Tensar GeoGrid TX160*
(Installed per Manufacturers Specifications)

Stormwater Overland Flow Path

Ridge Line/High Point

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
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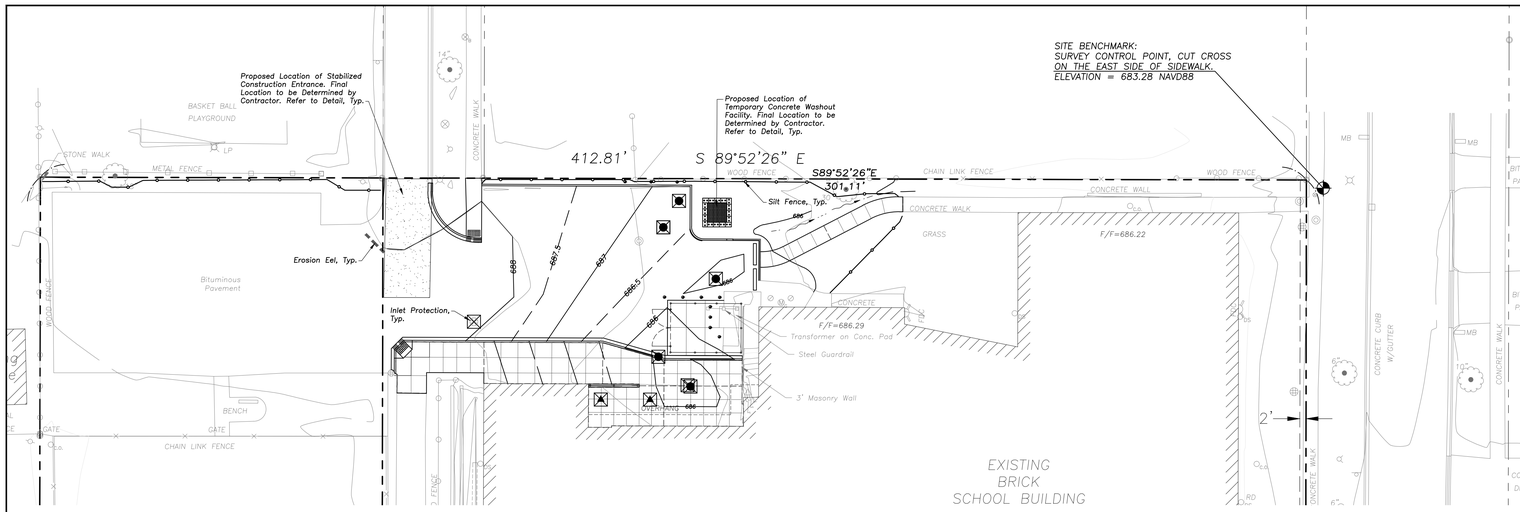
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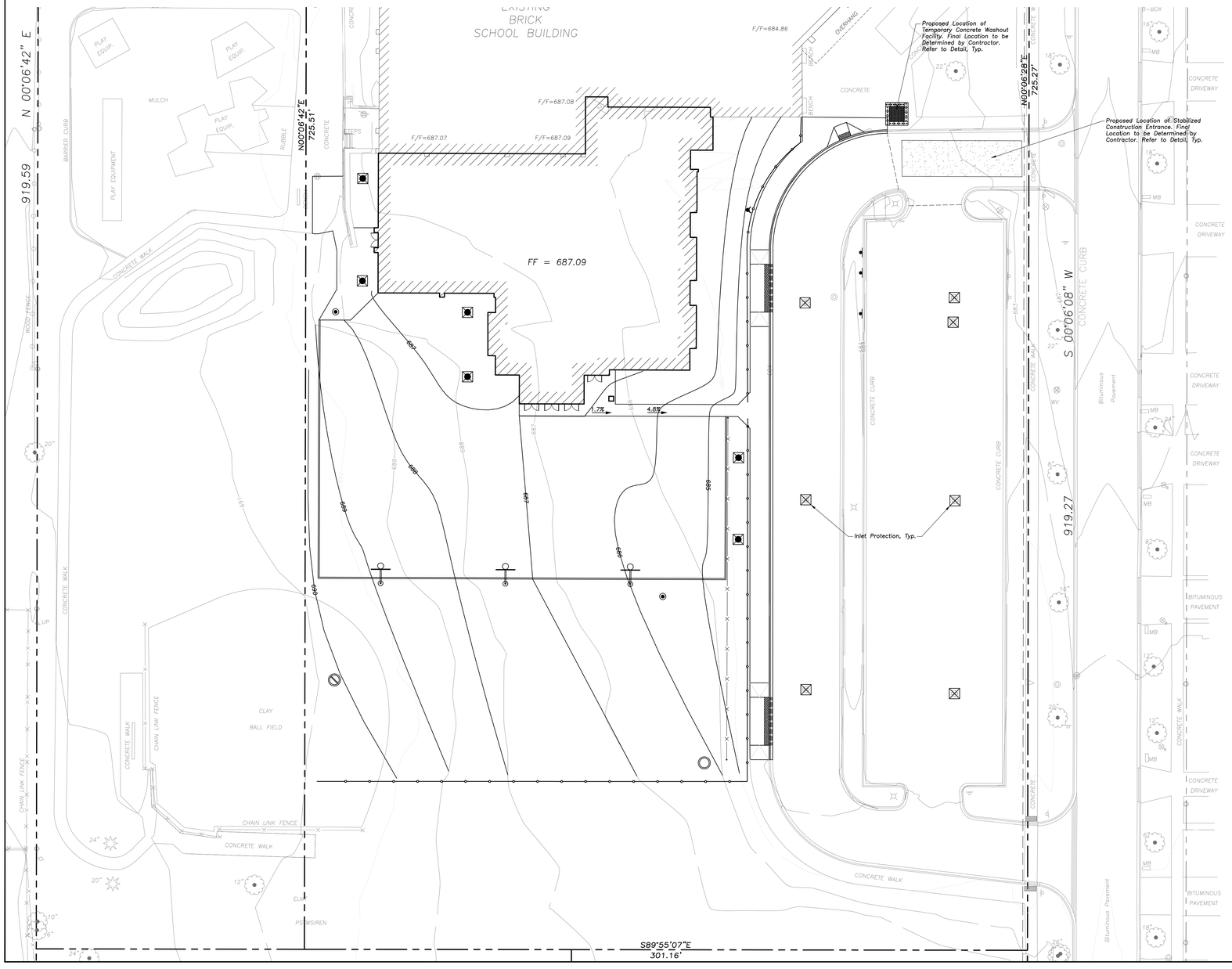
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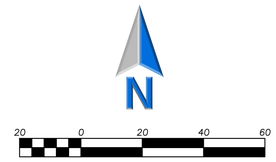
GRADING AND PAVING PLAN

Sheet No:

C401







SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. *Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.*
2. ***Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.***
3. *Soil Disturbance Shall Be Conducted In Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.*
4. *Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.*
5. *Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days, Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.*
6. *All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.*
7. *Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.*
8. ***All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.***
9. ***All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use and Maintain "Dandy Pop" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal, such as Pork Chop Sediguard) In Paved Areas To Prevent Siltation and Discharge Into Waterways.***
10. *All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA-NPDES Phase II **And Lake County DEC) Requirements.***
11. *Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.*
12. *Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.*
13. ***Contractor** Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services In Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.*
14. *The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.*
15. *Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.*
16. *Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.*
17. *All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.*
18. *If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.*
19. *Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.*

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

1. ***Install Stabilized Construction Entrance***
2. ***Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity.***
3. ***Do Not Disturb An Area Until It Is Necessary For Construction To Proceed.***
4. ***Cover and Stabilize Disturbed Areas As Soon As Possible.***
5. ***When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.***
6. ***Construct Sedimentation Basins and Structures.***
7. ***Perform Grading Operations and Installation of Site Infrastructure and Pavement.***
8. ***Install Permanent Seeding and Plantings.***
9. ***Remove Accumulated Sediment From Basins and Along Silt Fence.***
10. ***Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.***
11. ***Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.***

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Erosion Control Blanket North American Green DS75 Or Approved Equal
- Permanent Turf Reinforcement Mat North American Green C350 Or Approved Equal
- Erosion Control Ditch Check
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas
- Filter Wattle Inlet Protection with Dandy Pop (or equal) Landscape Areas
- Erosion Eel (Temporary Silt Barrier Paved Areas – Location by Contractor Dependent on Construction Sequencing/Phasing)

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	×784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The **Village of Arlington Heights** A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. **Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.***
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
9. ***Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.***
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

NOT FOR CONSTRUCTION

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EXPIRES: 04/30/2023

DRYDEN ELEMENTARY SCHOOL BUILDING ADDITION AND RENOVATIONS

722 S. DRYDEN PLACE
ARLINGTON HEIGHTS, ILLINOIS

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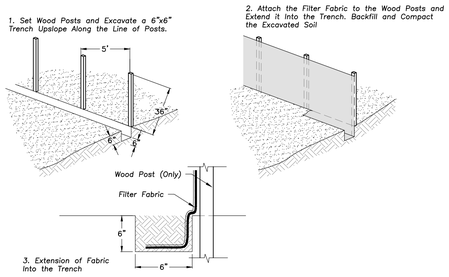
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RMS	TLH	11/17/22

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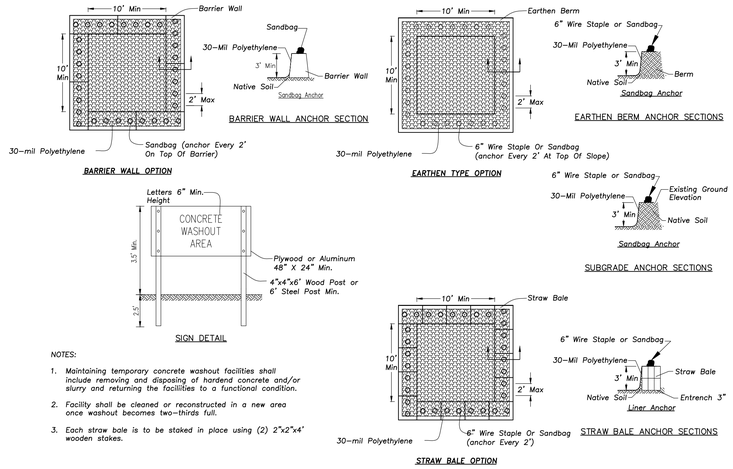
SITE EROSION AND SEDIMENT CONTROL PLAN

Sheet No:

C501



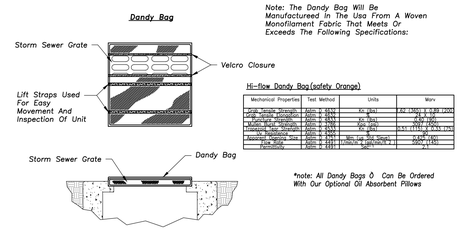
SILT FENCE CONSTRUCTION (AASHTO 288-00)



NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

CONCRETE WASHOUT FACILITY



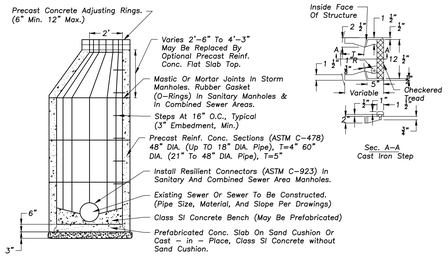
Note: The Dandy Bag Will Be Manufactureed In The Usa From A Woven Monofilament Fabric That Meets Or Exceeds The Following Specifications:

Hi-flow Dandy Bag(safety Orange)

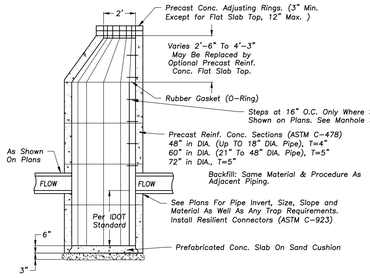
Mechanical Properties	Test Method	Units	Worv
Grab tensile strength	ASTM D 4632	Kn (lbs)	0.4 (100) x 0.28 (200)
Grab tensile elongation	ASTM D 4632	%	15 (15)
Mullen burst strength	ASTM D 3786	Kn (lbs)	0.58 (130)
Trapezoid tear strength	ASTM D 4533	Kn (lbs)	0.22 (50)
Puncture resistance	ASTM D 4833	Kn (lbs)	0.44 (100) x 0.44 (100)
Apparent Opening Size	ASTM D 4751	Mm (US Std. Sieve)	0.425 (40)
Permittivity	ASTM D 4491	Sec-1 (gal/min/ft2)	0.5 (12)

*note: All Dandy Bags Ô Can Be Ordered With Our Optional Oil Absorbent Pillows

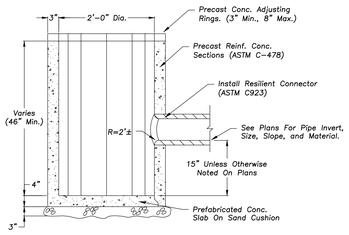
DANDY BAG INLET SEDIMENT CONTROL DEVICE



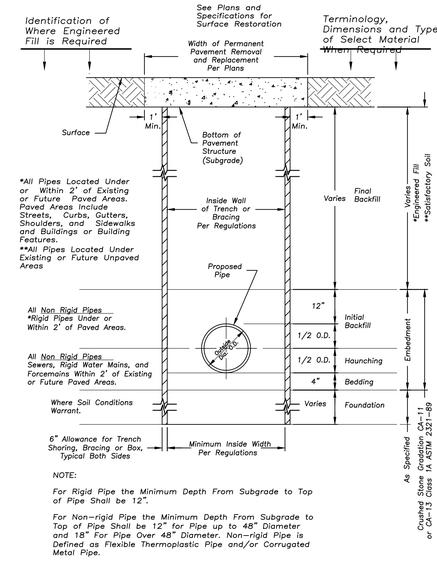
MANHOLE - 48"-60" DIA.



CATCH BASIN



CATCH BASIN - 2' DIA.

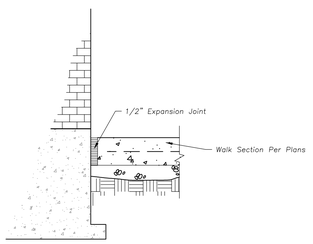


NOTE:

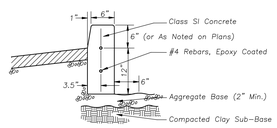
For Rigid Pipe the Minimum Depth From Subgrade to Top of Pipe Shall be 12".

For Non-rigid Pipe the Minimum Depth From Subgrade to Top of Pipe Shall be 12" for Pipe up to 48" Diameter and 18" For Pipe Over 48" Diameter. Non-rigid Pipe is Defined as Flexible Thermoplastic Pipe and/or Corrugated Metal Pipe.

STANDARD SEWER AND WATER TRENCH SECTION



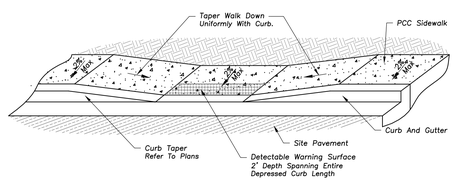
WALK ADJACENT TO BUILDING



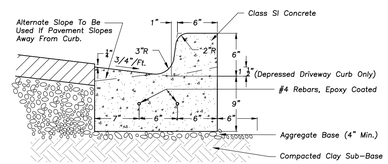
Notes:

1. A 1" expansion joint shall be installed at all points of curvature for short radius (under 25 Ft.) curves. Maximum expansion joint spacing is 50'. Expansion joints shall be constructed with1" thick preformed expansion joint filler conforming to the curb and gutter cross section and shall be provided with one 1-1/4" diameter, 18" long, coated smooth dowel bar. The dowel bar shall be fitted with a cap with a pinched stop which provedes a minimum of 1" of expansion.
2. Maximum Contraction/Control joint spacing shall be (20') twenty feet.

TYPE B CURB



DEPRESSED ACCESSIBLE LANDING DETAIL



Notes:

1. A 1" Expansion Joint Shall Be Installed At All Points of Curvature For Short Radius (Under 25 ft) Curves. Maximum Expansion Joint Spacing Is 50'. Expansion Joints Shall Be Constructed With 1" Thick Preformed Expansion Joint Filler Conforming To The Curb And Gutter Cross Section And Shall Be Provided With One,1 1/4"ø 18" Long, Coated Smooth Dowel Bar. The Dowel Bar Shall Be Fitted With A Cap With A Pinched Stop Which Provides A Minimum Of 1" Of Expansion.
2. Maximum Contraction (Control) Joint Spacing Shall Be 20'.

B-6.12 CURB & GUTTER

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RMS	TLH	11/17/22

Sheet Title:

SITE WORK DETAILS

Sheet No:

C601

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

ADS Advanced Drainage Systems, Inc.

ADS SiteAssist® FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

AHSD25 - DRYDEN SCHOOL

ARLINGTON HEIGHTS, IL

SC-740 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR STORMTECH CHAMBERS.
   - LIVE LOAD DEFLECTION SHALL BE ≤ 5% OF SPAN AS TESTED IN ASTM F2418. THE TEST SETUP SHALL SIMULATE A CHAMBER IN THE FIELD WITH SOIL SUPPORT.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

1. STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

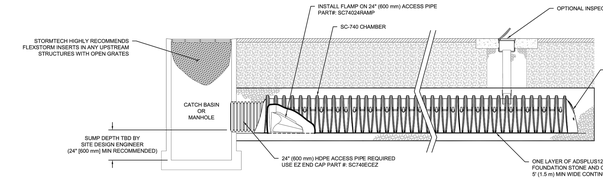
NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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SC-740 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1: REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2: REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3: USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4: LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5: IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1: REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2: USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3: IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

AHSD25 - DRYDEN SCHOOL
ARLINGTON HEIGHTS, IL
DRAWN: RS
CHECKED: NA
PROJECT #:
DATE: DRW'N CHK DESCRIPTION

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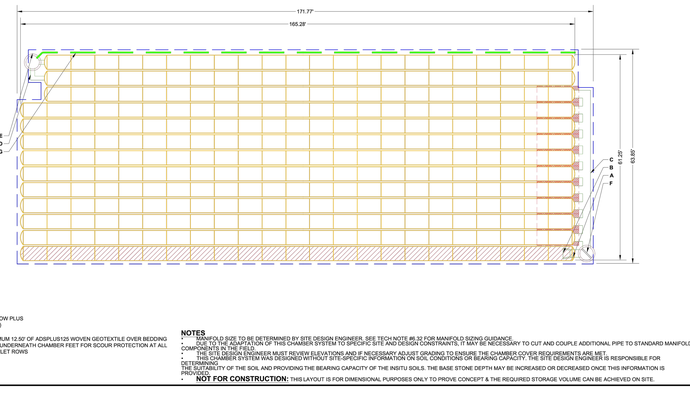
ADS 4640 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473

SHEET 4 OF 5

PROPOSED LAYOUT		PROPOSED ELEVATIONS	
256	STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	691.50
20	STORMTECH SC-740 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	685.50
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	685.00
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	685.00
36	STONE POROSITY (%)	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	685.00
22374	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED)	TOP OF STONE:	684.50
		TOP OF CHAMBER:	684.00
	COVER STONE INCLUDED)	12" x 12" BOTTOM MANIFOLD INVERT:	681.42
	BASE STONE INCLUDED)	12" BOTTOM CONNECTION INVERT:	681.42
10849	SYSTEM AREA (SF)	24" x 24" BOTTOM MANIFOLD INVERT:	681.17
478.8	SYSTEM PERIMETER (ft)	24" ISOLATOR ROW PLUS INVERT:	681.17
		BOTTOM OF SC-740 CHAMBER:	681.00
		BOTTOM OF STONE INVERT:	680.50
		BOTTOM OF STONE:	680.50

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED EZ END CAP	A	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC740ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.10"	
	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC74024RAMP		
FLAMP	C	24" x 24" BOTTOM MANIFOLD, ADS N-12	0.10"	
MANIFOLD	D	12" x 12" BOTTOM MANIFOLD, ADS N-12	1.20"	
CONCRETE STRUCTURE	E	DCIS (DESIGN BY ENGINEER / PROVIDED BY OTHERS):		4.0 CFS OUT
CONCRETE STRUCTURE	F	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		26.6 CFS IN
TAPERED INLET				
UNDERDRAIN	G	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		



ISOLATOR ROW PLUS (SEE DETAIL)
PLACE MINIMUM 12.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS
BED LIMITS

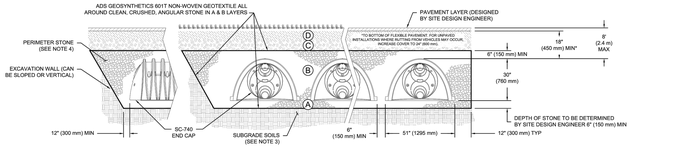
NOTES
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.30 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY, ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS OBTAINED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

SHEET 2 OF 5

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. OR MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[1,2]

PLEASE NOTE:
1. THE NOTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

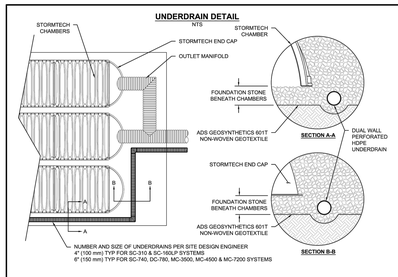


NOTES:

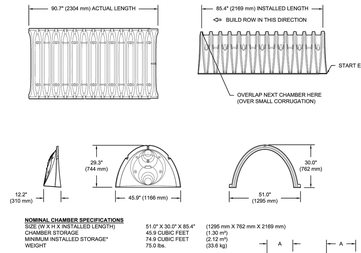
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

SHEET 3 OF 5

UNDERDRAIN DETAIL
NTS



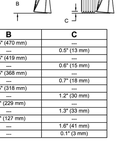
SC-740 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

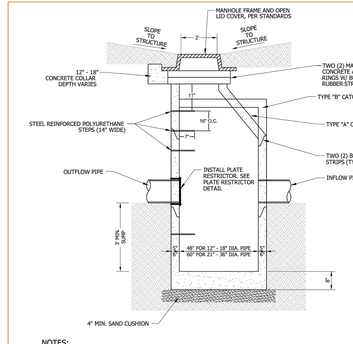
PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	—
SC740EPE06B / SC740EPE06BPC			—	0.3" (13 mm)
SC740EPE08T /SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	—
SC740EPE08B / SC740EPE08BPC			—	0.8" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.9" (368 mm)	—
SC740EPE10B / SC740EPE10BPC			—	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	—
SC740EPE12B / SC740EPE12BPC			—	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	—
SC740EPE15B / SC740EPE15BPC			—	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	—
SC740EPE18B / SC740EPE18BPC			—	1.6" (41 mm)
SC740CEZ*	24" (600 mm)	18.5" (470 mm)	—	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740ECEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

SHEET 5 OF 5



NOTES:
1. CATCH BASINS MUST CONFORM TO ASTM C-478.
2. CATCH BASIN SECTIONS TO BE TONGUE AND GROOVED.
3. NON-SHRINKGROUT OR CEMENT TO BE USED ON ALL PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
4. ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR GROUTED (NON-SHRINK) OR CEMENTED, ASTM C923 CONNECTORS IN COMBINED SEWER AREAS.

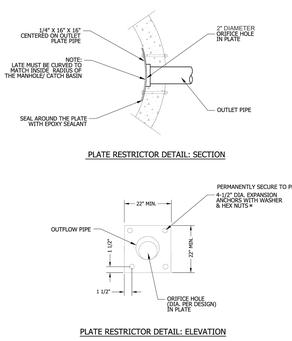


PLATE RESTRICTOR DETAIL: SECTION

PLATE RESTRICTOR DETAIL: ELEVATION

* ANCHOR EMBEDMENT SHALL BE 3" MIN.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	10/24/2019
PLATE RESTRICTOR DETAIL (INSTALLED IN MANHOLE/CATCH BASIN)	STD. DWG. NO.24
	PAGE NO. 25

AHSD25 - DRYDEN SCHOOL
ARLINGTON HEIGHTS, IL
DRAWN: RS
CHECKED: NA
PROJECT #:
DATE: DRW'N CHK DESCRIPTION

StormTech® Chamber System
888-892-2694 | www.stormtech.com

ADS 4640 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473

SHEET 5 OF 5

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO.: 184-003220
EXPIRES: 04/30/2023

DRYDEN ELEMENTARY SCHOOL BUILDING ADDITION AND RENOVATIONS

722 S. DRYDEN PLACE
ARLINGTON HEIGHTS, ILLINOIS

NOT FOR CONSTRUCTION

Reserved for Seal:

No.	Date	Description
	11/17/22	ISSUE FOR PLAN COMMISSION
1	01/06/23	REVISED FOR PLAN COMMISSION
2	01/18/23	REVISED FOR PLAN COMMISSION

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Design By:	Approved By:	Date:
RMS	TLH	11/17/22

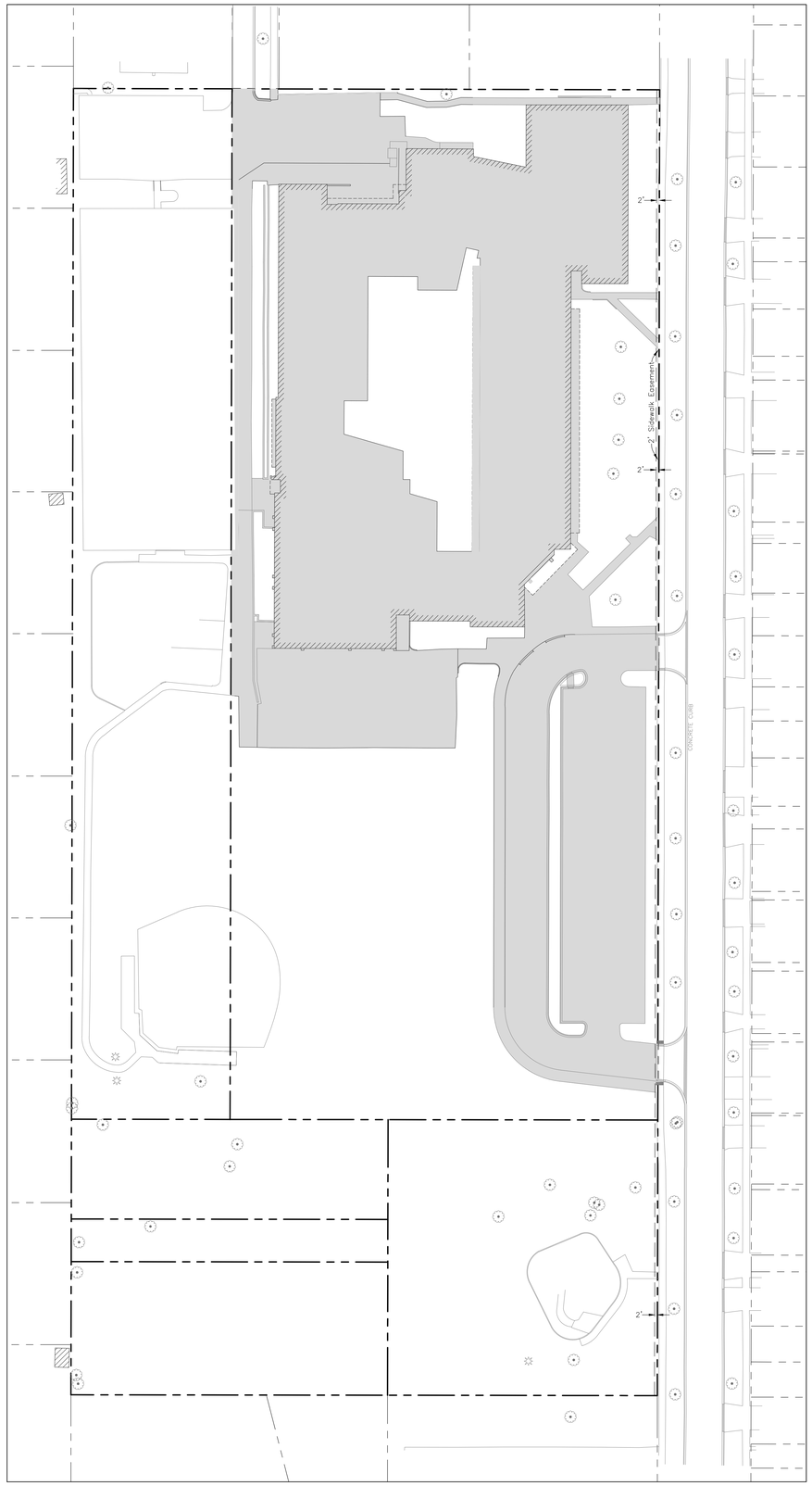
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SITE WORK DETAILS

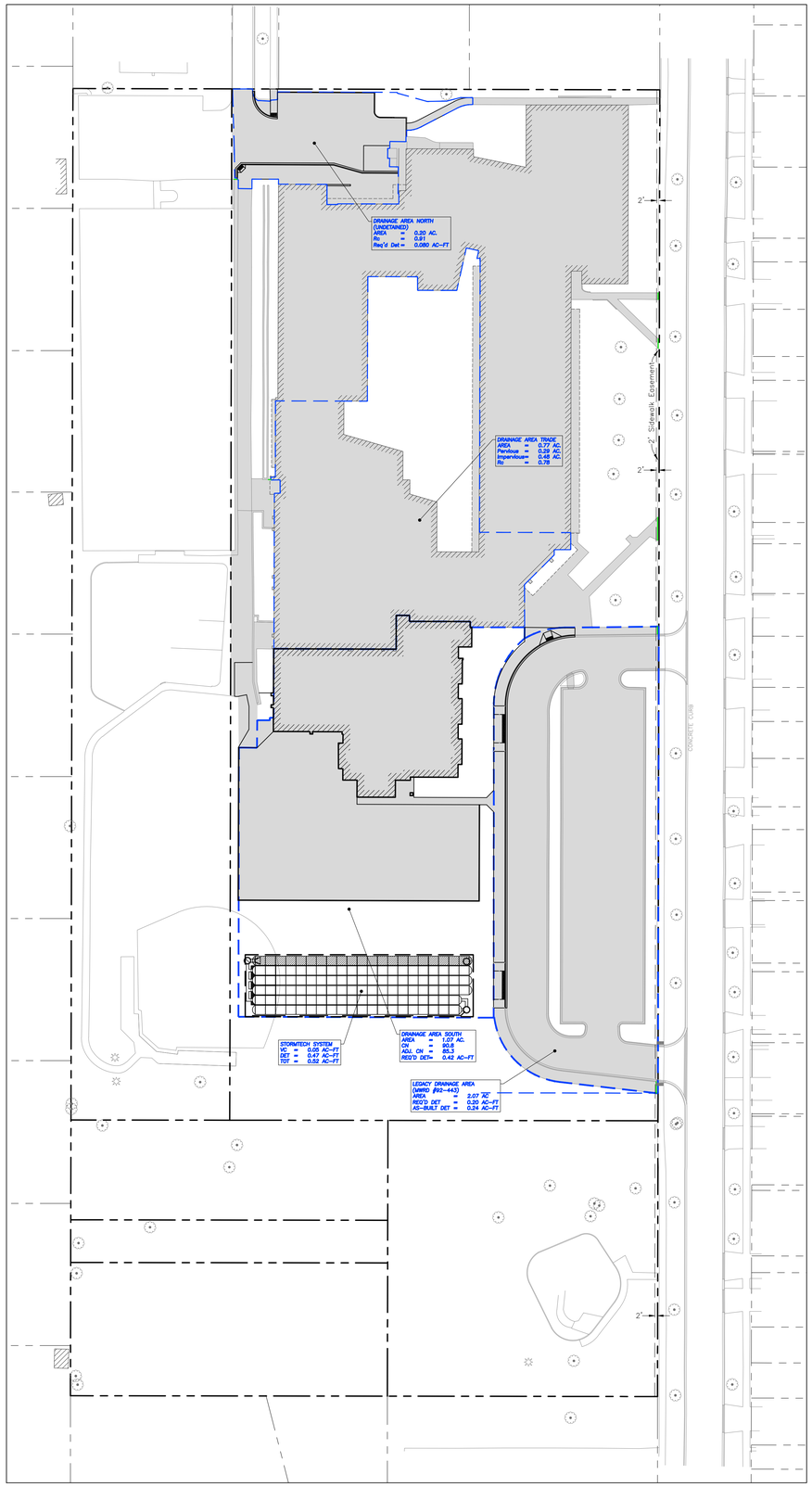
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EEA – P:\Josh\Arlington Heights School Dist 25\2022 Kindergarten Additions\Drawings\Dryden\Stieplan – Dryden.dwg
Plotted: 1/18/23 @ 1:17pm By: rsinnott



EXISTING CONDITIONS



PROPOSED CONDITIONS

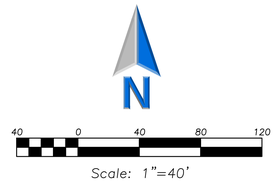


EXHIBIT LEGEND

IMPERVIOUS AREA

PROPERTY LINE
5.01 ACRES

EXISTING SITE CONDITIONS

IMPERVIOUS AREA
122,136 SF = 2.80 ACRES

PERVIOUS AREA
96,306 SF = 2.21 ACRES

RUNOFF COEFFICIENT
C = 0.75

PROPOSED SITE CONDITIONS

IMPERVIOUS AREA
138,830 SF = 3.18 ACRES

PERVIOUS AREA
76,612 SF = 1.83 ACRES

RUNOFF COEFFICIENT
C = 0.79

SUMMARY

IMPERVIOUS AREA
= +0.38 ACRES

PERVIOUS AREA
= -0.38 ACRES

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
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Design By:	Approved By:	Date:
RMS	TLH	11/17/22

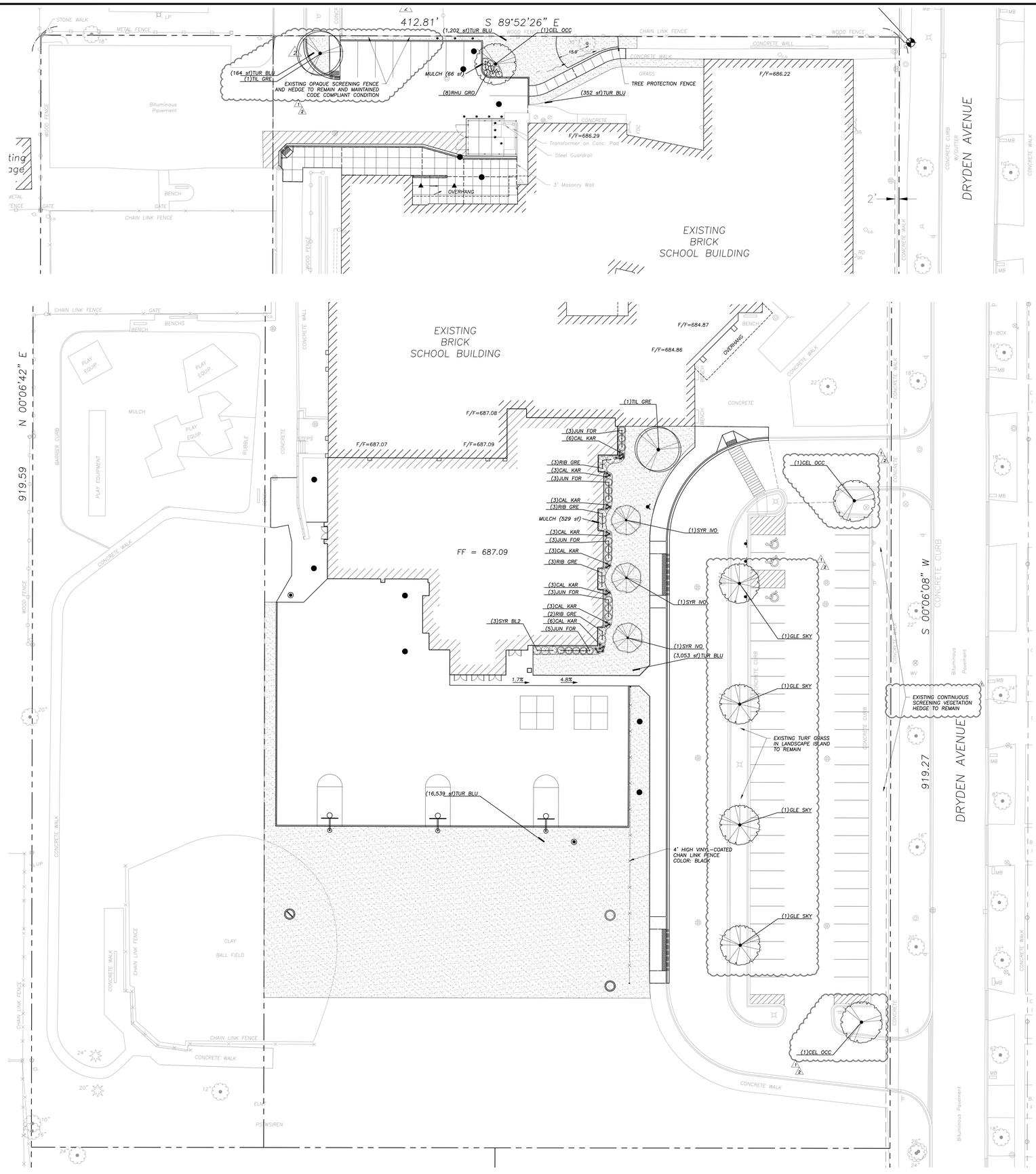
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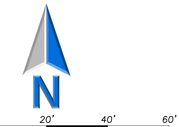
DRAINAGE EXHIBIT

Sheet No:

CX101

NOT FOR CONSTRUCTION





Scale: 1"= 20'

PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	4" CAL.	3
GLE SKY	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	4" CAL.	4
TIL GRE	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	4" CAL.	2
UNDERSTORY TREES	**BOTANICAL / COMMON NAME**	**COND**	**SIZE**	**QTY**
SYR IVO	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2.5" CAL.	3
DECIDUOUS SHRUBS	**BOTANICAL / COMMON NAME**	**COND.**	**SIZE**	**QTY**
RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	24" SPREAD	8
RIB GRE	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	B & B	30" HT.	11
SYR BL2	SYRINGA X 'BLOOMERANG' / BLOOMERANG LILAC	B & B	30" HT.	3
EVERGREEN SHRUBS	**BOTANICAL / COMMON NAME**	**COND.**	**SIZE**	**QTY**
JUN FOR	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	24" SPREAD	17
GRASSES	**BOTANICAL / COMMON NAME**	**COND.**	**SIZE**	**QTY**
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	30
TURF GRASS	**BOTANICAL / COMMON NAME**	**COND**	**SIZE**	**QTY**
TUR BLU	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	SOD	S.F.	21,310 SF

SITE MATERIALS SCHEDULE

	MULCH	595 SF

LANDSCAPE NOTES:

1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC., ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC.. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
24. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

NOT FOR CONSTRUCTION

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
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EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

DRYDEN ELEMENTARY SCHOOL BUILDING ADDITION AND RENOVATIONS

722 S. DRYDEN PLACE
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

No.	Date	Description
	11/17/2022	ISSUE FOR PLAN COMMISSION
1	01/06/2023	ISSUE FOR PLAN COMMISSION
2	01/18/2023	REVISED FOR PLAN COMMISSION

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Design By:	Approved By:	Date:
SSG	JC	11/17/2022

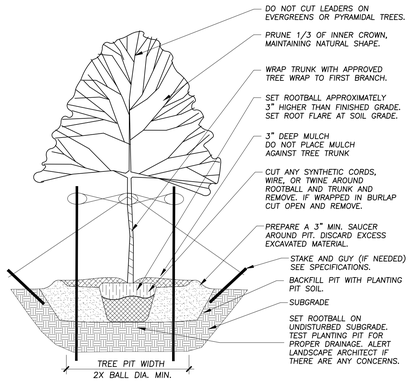
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LANDSCAPE PLAN

Sheet No:

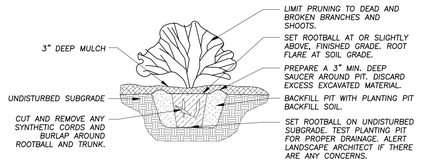
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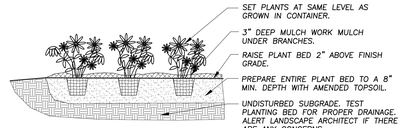
1 TREE PLANTING DETAIL

Not To Scale 329343-01



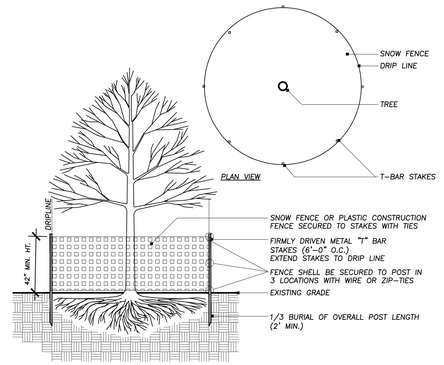
2 SHRUB PLANTING DETAIL

Not To Scale 329333-01



3 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

Not To Scale 329301-03



SECTION VIEW

4 TREE PROTECTION DETAIL

Not To Scale 329383-01

NOTE:
FENCE FABRIC TO BE VINYL COATED. COLOR TO BE BLACK. POSTS TO MATCH.

5 4' CHAIN LINK FENCE DETAIL

Not To Scale 323119-59

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BUILDING ADDITION AND RENOVATIONS

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Design By:	Approved By:	Date:
SSG	JC	11/17/2022

Sheet Title:
LANDSCAPE DETAILS

Sheet No:
L200

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Plotted: 1/18/23 @ 11:08am By: sgregory

LIGHTING FIXTURE SCHEDULE

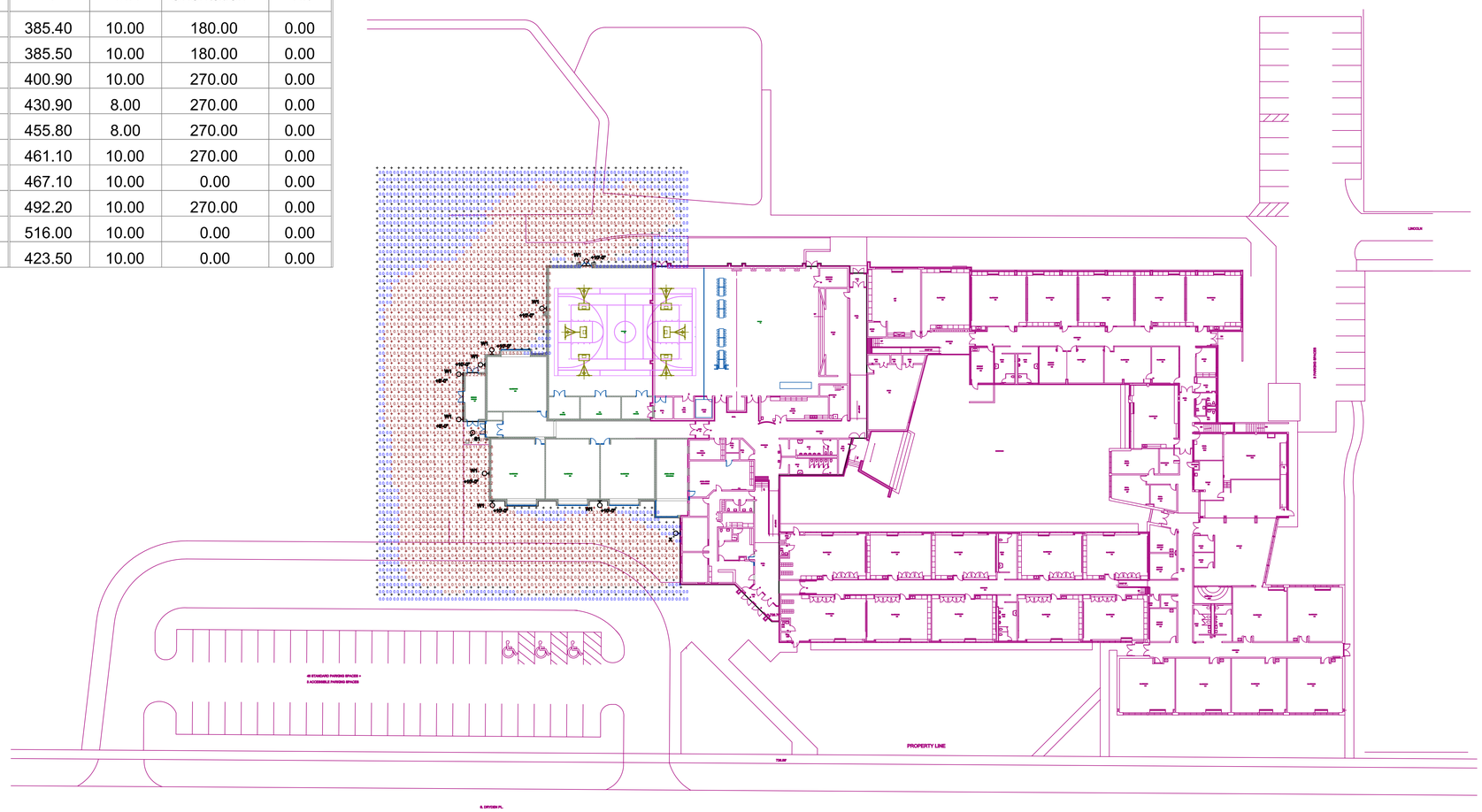
TYPE	DESCRIPTION	MOUNTING	LAMPS	VOLTAGE	MANUFACTURER & CATALOG NUMBER	ACCEPTABLE MANUFACTURER
S1	6" DIAMETER RECESSED CANOPY LUMINAIRE WITH MEDIUM DISTRIBUTION, CLEAR LOW IRIDESCENT REFLECTOR, AND SEMI-SPECULAR FINISH. WET LOCATION RATED.	MOUNTED @10'-0" A.F.G.	L.E.D. 24.7 WATT 5000K	MVOLT	GOTHAM EVO6 40/30 AR LSS MD MVOLT EZ1	APPROVED EQUAL
W1	ARCHITECTURAL EXTERIOR WALL MOUNTED LUMINAIRE WITH TYPE 4 DISTRIBUTION, DARK BRONZE FINISH, AND INTEGRAL MOTION SENSOR CONTROLS	MOUNTED @ 10'-0" A.F.G.	L.E.D. 23 WATT 5000K	MVOLT	LITHONIA DSXW1 LED 20C 350 50K T4M MVOLT PIR DDBXD	APPROVED EQUAL

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.7 fc	35.1 fc	0.0 fc	N/A	N/A

Luminaire Locations

		Location				
No.	Label	X	Y	MH	Orientation	Tilt
1	W1	485.10	385.40	10.00	180.00	0.00
2	W1	425.70	385.50	10.00	180.00	0.00
3	W1	423.70	400.90	10.00	270.00	0.00
4	W1	409.30	430.90	8.00	270.00	0.00
5	W1	409.30	455.80	8.00	270.00	0.00
6	W1	421.40	461.10	10.00	270.00	0.00
7	W1	425.50	467.10	10.00	0.00	0.00
8	W1	455.40	492.20	10.00	270.00	0.00
9	W1	477.70	516.00	10.00	0.00	0.00
1	S1	414.75	423.50	10.00	0.00	0.00



1 **SITE PLAN - PHOTOMETRIC CALCULATION**
SCALE: 1" = 30'

0 10' 20' 40'

N

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350 West Ontario Street | Suite 200
Chicago, IL 60654

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www.strpartners.com

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  CS2 DESIGN GROUP LLC
  837 Oakton Street
  Elk Grove Village, IL 60007
  (847) 981-1880
- CONSTRUCTION MANAGER:
  NICHOLAS & ASSOCIATES
  1001 Feehanville Drive
  Mount Prospect, IL 60056
  (847) 394-6200

KEY PLAN

SCOPE DOCUMENT

This drawing is one drawing within a complete set of documents and shall not be considered separately from the Drawings as a whole. The Drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical, and electrical systems. As Scope Documents, the Drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Construction Documents. On the basis of the general scope indicated or described, the Contractor shall furnish all items required for the proper execution and completion of the Work.

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PROJECT

DRYDEN ELEMENTARY SCHOOL ADDITION
722 S Dryden Place
Arlington Heights, IL 60005

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
1200 S. Dunton Avenue
Arlington Heights, IL 60005

CLIENT PROJECT NUMBER
709-PP-1
STR PROJECT NUMBER

DRAWING DATES

NUMBER	DATE	COMMENTS
1	JAN. 6, 2023	REVISION FOR VILLAGE

IN-PROGRESS
NOT FOR CONSTRUCTION
1/6/23

DRAWING TITLE

SITE PLAN - PHOTOMETRIC CALCULATION

SHEET NUMBER

PH0.0

FILE: F:\709-PP-1\E\709PP1 DR ES0.0.DWG SAVED BY: JROSNSKI DATE: 1/5/2023 TIME: 4:15 PM



D-Series Size 1
LED Area Luminaire

Catalog Number

Notes

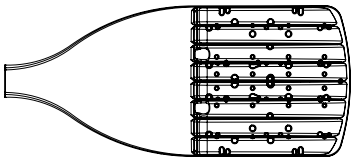
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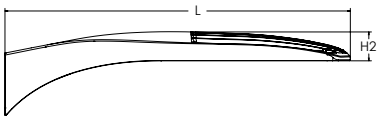
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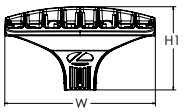
d-series

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)







Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series

DSX1 LED

LEDs

Forward optics

P1	P6
P2	P7
P3	P8
P4	P9
P5	

Rotated optics

P10 [1]	P12 [1]
P11 [1]	P13 [1]

Color temperature [2]

(this section 70CRI only)

30K	3000K
40K	4000K
50K	5000K

(this section 80CRI only, extended lead times apply)

27K	2700K
30K	3000K
35K	3500K
40K	4000K
50K	5000K

Color Rendering Index [2]

70CRI
70CRI
70CRI

80CRI
80CRI
80CRI
80CRI
80CRI

Distribution

AFR	Automotive front row
T1S	Type I short
T2M	Type II medium
T3M	Type III medium
T3LG	Type III low glare [3]
T4M	Type IV medium
T4LG	Type IV low glare [3]
TFTM	Forward throw medium
T5M	Type V medium
T5LG	Type V low glare
T5W	Type V wide
BLC3	Type III backlight control [3]
BLC4	Type IV backlight control [3]
LCCO	Left corner cutoff [3]
RCCO	Right corner cutoff [3]

Voltage

MVOLT	(120V-277V) [4]
HVOLT	(347V-480V) [5,6]
XVOLT	(277V - 480V) [7,8]

Mounting

Shipped included

SPA	Square pole mounting (#8 drilling)
RPA	Round pole mounting (#8 drilling)
SPA5	Square pole mounting #5 drilling [9]
RPA5	Round pole mounting #5 drilling [9]
SPA8N	Square narrow pole mounting #8 drilling
WBA	Wall bracket [10]

Control options

Shipped installed

NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. [11,12,20,21]
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [13,20,21]
PER	NEMA twist-lock receptacle only (controls ordered separate) [14]
PER5	Five-pin receptacle only (controls ordered separate) [14,21]
PER7	Seven-pin receptacle only (controls ordered separate) [14,21]
FAO	Field adjustable output [15,21]
BL30	Bi-level switched dimming, 30% [16,21]
BL50	Bi-level switched dimming, 50% [16,21]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]
DS	Dual switching [18,19,21]

Other options

Shipped installed

SPD20KV	20KV surge protection
HS	Houseside shield (black finish standard) [22]
L90	Left rotated optics [1]
R90	Right rotated optics [1]
CCE	Coastal Construction [23]

Shipped separately

EGS	External Glare Shield (reversible, field install required, matches housing finish)
BS	Bird Spikes (field install required)

Finish *(required)*

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [24]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [24]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [24]
DSHORT SBK	Shorting cap [24]
DSX1HS 30C	House-side shield for P1, P2, P3, P4 and P5 [22]
DSX1HS 40C	House-side shield for P6 and P7 [22]
DSX1HS 60C	House-side shield for P8, P9, P10, P11 and P12 [22]
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGS (FINISH)	External glare shield

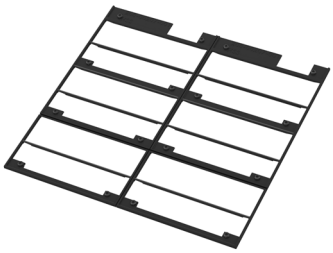
NOTES

1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in packages P1 or P10.
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
13 PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
14 PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18 DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
21 Reference Controls Options table on page 4.
22 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23 CCE option not available with option BS and EGS. Contact Technical Support for availability.
24 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.

Shield Accessories



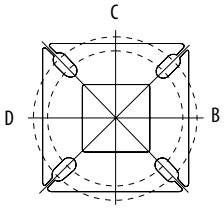
External Glare Shield (EGS)

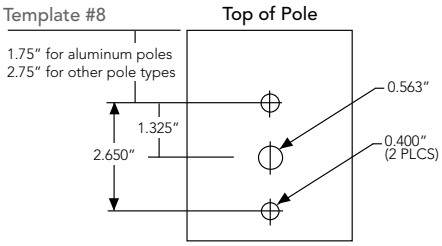


House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09

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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A) 120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Phototcell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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Performance Data

Lumen Output

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Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current (mA)	Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	**P1**	51W	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
30	700	**P2**	68W	T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
				T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T3LG	8,368	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T4LG	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				TFTM	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5M	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
				T5W	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5LG	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
30	1050	**P3**	102W	T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147
				T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137
				T3LG	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123
				T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139
				T4LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146
				T5LG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current (mA)	Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	1250	**P4**	124W	T1S	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
				T2M	15,207	3	0	4	123	15,849	3	0	4	128	16,158	3	0	4	130
				T3M	15,383	2	0	4	124	16,032	2	0	4	129	16,345	2	0	4	132
				T3LG	13,742	2	0	2	111	14,321	2	0	2	116	14,600	2	0	2	118
				T4M	15,613	2	0	4	126	16,272	2	0	4	131	16,589	2	0	4	134
				T4LG	14,200	2	0	2	115	14,799	2	0	2	119	15,087	2	0	2	122
				TFTM	15,721	2	0	4	127	16,384	2	0	4	132	16,703	2	0	4	135
				T5M	16,063	4	0	2	130	16,741	4	0	2	135	17,067	4	0	2	138
				T5W	16,324	5	0	3	132	17,013	5	0	3	137	17,344	5	0	3	140
				T5LG	16,110	3	0	2	130	16,790	4	0	2	135	17,117	4	0	2	138
				BLC3	11,190	0	0	3	90	11,662	0	0	3	94	11,889	0	0	3	96
				BLC4	11,557	0	0	3	93	12,044	0	0	3	97	12,279	0	0	4	99
				RCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				LCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				AFR	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
30	1400	**P5**	138W	T1S	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
				T2M	16,723	3	0	4	121	17,428	3	0	4	126	17,768	3	0	4	129
				T3M	16,917	3	0	4	122	17,630	3	0	4	128	17,974	3	0	4	130
				T3LG	15,111	2	0	2	109	15,749	2	0	2	114	16,055	2	0	2	116
				T4M	17,169	3	0	5	124	17,893	3	0	5	130	18,242	3	0	5	132
				T4LG	15,615	2	0	2	113	16,274	2	0	2	118	16,591	2	0	2	120
				TFTM	17,288	2	0	4	125	18,017	2	0	5	130	18,368	3	0	5	133
				T5M	17,664	5	0	3	128	18,410	5	0	3	133	18,768	5	0	3	136
				T5W	17,951	5	0	3	130	18,708	5	0	3	135	19,073	5	0	3	138
				T5LG	17,716	4	0	2	128	18,463	4	0	2	134	18,823	4	0	2	136
				BLC3	12,305	0	0	3	89	12,824	0	0	3	93	13,074	0	0	3	95
				BLC4	12,709	0	0	4	92	13,245	0	0	4	96	13,503	0	0	4	98
				RCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				LCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				AFR	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
40	1250	**P6**	165W	T1S	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135
				T2M	19,482	3	0	4	118	20,303	3	0	4	123	20,699	3	0	4	125
				T3M	19,708	3	0	5	119	20,539	3	0	5	124	20,939	3	0	5	127
				T3LG	17,604	2	0	2	107	18,347	2	0	2	111	18,704	2	0	2	113
				T4M	20,001	3	0	5	121	20,845	3	0	5	126	21,251	3	0	5	129
				T4LG	18,191	2	0	2	110	18,959	2	0	2	115	19,328	2	0	2	117
				TFTM	20,140	3	0	5	122	20,989	3	0	5	127	21,398	3	0	5	129
				T5M	20,579	5	0	3	125	21,447	5	0	3	130	21,865	5	0	3	132
				T5W	20,912	5	0	3	127	21,795	5	0	3	132	22,219	5	0	3	134
				T5LG	20,638	4	0	2	125	21,509	4	0	2	130	21,928	4	0	2	133
				BLC3	14,335	0	0	3	87	14,940	0	0	3	90	15,231	0	0	3	92
				BLC4	14,805	0	0	4	90	15,430	0	0	4	93	15,731	0	0	4	95
				RCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				LCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				AFR	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current (mA)	Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1400	**P7**	184W	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TFTM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCCO	15,631	5	0	5	85	---	---	---	---	---	---	---	---	---	---
				LCCO	15,641	1	0	3	85	---	---	---	---	---	---	---	---	---	---
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
60	1100	**P8**	216W	T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
				T2M	26,587	3	0	5	123	27,709	3	0	5	128	28,249	3	0	5	131
				T3M	26,895	3	0	5	125	28,030	3	0	5	130	28,576	3	0	5	132
				T3LG	24,025	3	0	3	111	25,038	3	0	3	116	25,526	3	0	3	118
				T4M	27,296	3	0	5	127	28,448	3	0	5	132	29,002	3	0	5	134
				T4LG	24,826	3	0	3	115	25,873	3	0	3	120	26,378	3	0	3	122
				TFTM	27,485	3	0	5	127	28,645	3	0	5	133	29,203	3	0	5	135
				T5M	28,084	5	0	4	130	29,269	5	0	4	136	29,839	5	0	4	138
				T5W	28,539	5	0	4	132	29,743	5	0	4	138	30,323	5	0	4	141
				T5LG	28,165	4	0	2	131	29,354	4	0	2	136	29,926	4	0	2	139
				BLC3	19,563	0	0	4	91	20,388	0	0	4	94	20,786	0	0	4	96
				BLC4	20,205	0	0	5	94	21,057	0	0	5	98	21,468	0	0	5	99
				RCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				LCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				AFR	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
60	1400	**P9**	277W	T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
				T3LG	29,146	3	0	3	105	30,376	3	0	4	110	30,968	3	0	4	112
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T4LG	30,119	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TFTM	33,345	3	0	5	120	34,751	3	0	5	125	35,429	3	0	5	128
				T5M	34,071	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5W	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5LG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

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Performance Data

Lumen Output

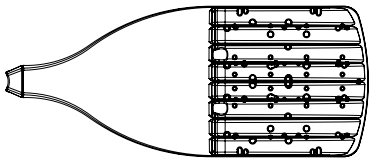
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79.
Contact factory for performance data on any configurations not shown here.

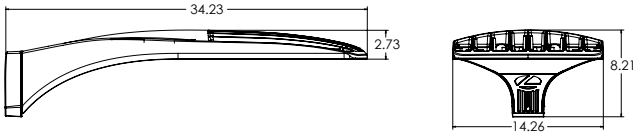
Rotated Optics

LED Count	Drive Current (mA)	Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	101W	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
60	700	**P11**	135W	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
				T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
				T3M	18,211	4	0	4	135	18,980	4	0	4	141	19,350	4	0	4	143
				T3LG	16,270	3	0	3	121	16,957	3	0	3	126	17,287	4	0	4	128
				T4M	18,483	4	0	4	137	19,263	5	0	5	143	19,638	5	0	5	146
				T4LG	16,810	3	0	3	125	17,519	3	0	3	130	17,861	3	0	3	132
				TFTM	18,614	4	0	4	138	19,399	4	0	4	144	19,777	5	0	5	147
				T5M	19,017	5	0	3	141	19,819	5	0	3	147	20,205	5	0	3	150
				T5W	19,325	5	0	3	143	20,140	5	0	3	149	20,533	5	0	3	152
				T5LG	19,072	4	0	2	141	19,876	4	0	2	147	20,264	4	0	2	150
				BLC3	13,247	4	0	4	98	13,806	4	0	4	102	14,075	4	0	4	104
				BLC4	13,682	4	0	4	101	14,259	4	0	4	106	14,537	4	0	4	108
				RCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				LCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				AFR	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
60	1050	**P12**	206W	T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
				T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
60	1400	**P13**	276W	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
				T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
				T3M	32,265	5	0	5	117	33,626	5	0	5	122	34,282	5	0	5	124
				T3LG	28,826	4	0	4	105	30,042	4	0	4	109	30,628	4	0	4	111
				T4M	32,746	5	0	5	119	34,128	5	0	5	124	34,793	5	0	5	126
				T4LG	29,782	4	0	4	108	31,039	4	0	4	113	31,644	5	0	4	115
				TFTM	32,978	5	0	5	120	34,369	5	0	5	125	35,039	5	0	5	127
				T5M	33,692	5	0	4	122	35,113	5	0	4	127	35,797	5	0	4	130
				T5W	34,238	5	0	4	124	35,682	5	0	4	129	36,378	5	0	4	132
				T5LG	33,789	5	0	3	122	35,215	5	0	3	128	35,901	5	0	3	130
				BLC3	23,471	5	0	5	85	24,461	5	0	5	89	24,937	5	0	5	90
				BLC4	24,240	5	0	5	88	25,262	5	0	5	92	25,755	5	0	5	93
				RCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				LCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				AFR	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133

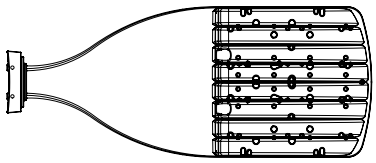
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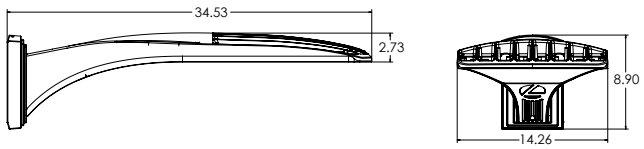
Dimensions





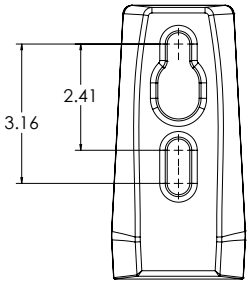
DSX1 with RPA, RPA5, SPA5, SPA8N



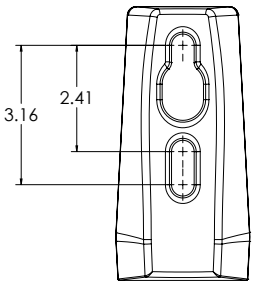


DSX1 with WBA

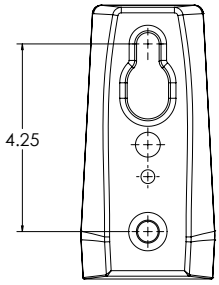
SPA8N



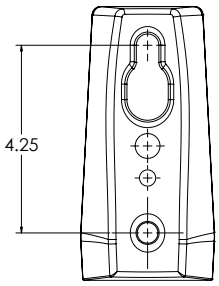
RPA



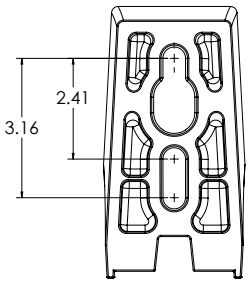
SPA5



RPA5



BASE FIXURE



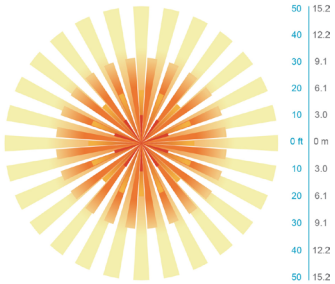
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nLight Control - Sensor Coverage and Settings

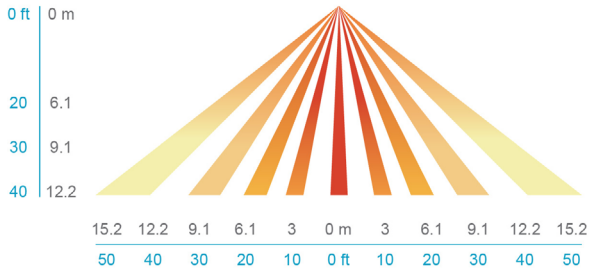
nLight Sensor Coverage Pattern

NLTAIR2 PIRHN





Top



Side

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 1.5G. Low EPA (0.69 ft^2) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 1 has zero uplight and qualifies as a Night-time Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L81/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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gotham® | EVO®

Multiple Layers of Light

Luminaire Type:

Catalog Number:

General Illumination Round Downlight 6"

Feature Set

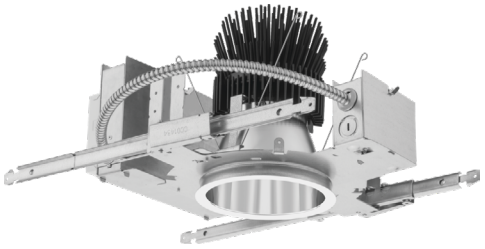
- Bounding Ray™ optical design
- Unitized optics mechanically attach the light engine to the lower reflector for complete optical alignment.
- 45° cutoff to source and source image
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 MacAdam Ellipse; 85 CRI typical, 90+ CRI optional
- Fixtures are wet location, covered ceiling
- Available with 10% dimming, 1% dimming, or dim to dark
- Batwing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- ENERGY STAR® certified product
- UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1995 Discomfort Glare in Interior Lighting. UGR FAQ

Distribution

Very Narrow (VND) 0.5 S:MH | Narrow (ND) 0.7 S:MH | Medium (MD) 0.8 S:MH | Medium Wide (MWD) 1.0 S:MH | Wide (WD) 1.2 S:MH



250 - 8,000 lumens



10,000 - 17,500 lumens

Superior Performance

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000	6000	8000	10,000	12,000	15,000	17,500
Delivered Lumens	297	519	776	994	1471	2006	2537	3077	3542	4027	4533	5256	6371	8247	10637	12332	15776	17801
Wattage	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	39.0	47.3	48.7	57.6	74.9	97.1	115.0	150.9	175.3
Lumens per Watt	87.4	83.7	94.6	103.5	100.1	101.8	102.7	104.3	104.8	103.3	95.8	107.9	110.6	110.1	109.5	107.2	104.5	101.5

*Based on 3500K AR LSS MWD 80CRI

Coordinated Apertures | Multiple Layers of Light



General Illumination Layer | EVO



High Center Beam Layer | Incito



EVO + Incito — Multiple Layers of Light

Core



Healthcare



Special Applications



GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Conyers, GA 30012 | P 800-705-SERV (7378) | gothamlighting.com

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ORDERING INFORMATION

A+ Capable options indicated by this color background.

Luminaire Type:

Catalog Number:

EXAMPLE: EV06 35/150 AR MWD LSS MVOLT EZ1

Series	Color Temperature	Nominal Lumen Values	Reflector & Flange Color	Trim Style	Finish
EV06	27/ 2700 K 30/ 3000 K 35/ 3500 K 40/ 4000 K 50/ 5000 K	02 250 lumens 05 500 lumens 07 750 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens 25 2500 lumens 30 3000 lumens 35 3500 lumens 40 4000 lumens 45 4500 lumens 50 5000 lumens 60 6000 lumens 80 8000 lumens 100 10000 lumens 120 12000 lumens 150 15000 lumens 175 17500 lumens	AR Clear PR Pewter WTR Wheat GR Gold WR[1] White BR[1] Black WRAMF[1] White Anti-microbial TRALTBD[1,2] RAL paint for pricing only TCPC[1] Custom paint color	(blank) Self-flanged FL Flangeless	LSS Semi-specular LD Matte-diffuse LS Specular

Distribution	Voltage	Driver[4]	
VND Very Narrow (0.5 s/mh) ND Narrow (0.7 s/mh) MD Medium (0.9 s/mh) MWD Medium Wide (1.0 s/mh) WD Wide (1.2 s/mh)	MVOLT 120 277 347[2,3]	GZ10 0-10V driver dims to 10% GZ1 0-10V driver dims to 1% EZ1 eldoLED 0-10V ECOdrive. Linear dimming to 1% min. EZB eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%. EDAB[5] eldoLED SOLOdrive DALI. Logarithmic dimming to <1%. EDXB[5] eldoLED POWERdrive DMX with RDM (remote device management). Square Law dimming to <1%. Includes termination resistor. Refer to DMXR Manual. Minimum 1000 lumens/Maximum 15000 lumens.	ECOD[5] Lutron Ecosystem digital Hi-Lume 1% soft-on, fade to black. Max: 4000LM.

Control Interface	Emergency Options	Options
NLT[6] nLight® dimming pack controls NLTER[2,6,9] nLight® dimming pack controls emergency circuit NLTAIR2[13,14] nLight® AIR enabled NLTAIRER2[2,9,13] nLight® AIR enabled emergency NLTAIREM2[2,13] nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit with battery pack options.	EL[9] Emergency battery pack, 10W, with integral test switch ELR[9] Emergency battery pack, 10W, with remote test switch ELSD[9] Emergency battery pack, 10W, with self-diagnostics, integral test switch ELRSD[9] Emergency battery pack, 10W, with self-diagnostics, remote test switch E10WCP[9] Emergency battery pack, 10W Constant Power, CA Title 20 compliant with integral test switch E10WCPR[9] Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch BGTD Bodine generator transfer device. Specify 120V or 277V.	SF Single fuse. Specify 120V or 277V. TRW[7] White painted flange TRBL[8] Black painted flange FRALTBD[2] Flange ring only RAL color for pricing only FCPC Flange custom paint color N80[10] nLight® Lumen Compensation GTD generator transfer device. Specify 120V or 277V 90CRI High CRI (90+) CP[11] Chicago Plenum. Specify 120V or 277V for 5000lm and above. HAO[12] HAO High Ambient Option (40°C) RRL_ RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Available only with RRLA, RRLB, RRLAE, and RRLC12S. Refer to RRL spec sheet on www.acuitybrands.com for RELOC® product specifications. Above ceiling access required.

ACCESSORIES – order as separate catalog numbers (shipped separately)

SCA6	Sloped ceiling adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D. Refer to TECH-190.
CTA EV06	6" Aperture ceiling thickness adapter, for up to 8,000LM (extends mounting frame to accommodate ceiling thickness up to 5").
CTA4-8 YK	4"-8" Aperture ceiling thickness adapter for use with EDXB or CP up to 8,000LM, or nTune options (extends mounting frame to accommodate ceiling thickness up to 5").
CTA4-8 YKHL	6" Aperture ceiling thickness adapter, for 10,000LM and up (extends mounting frame to accommodate ceiling thickness up to 5"). For use with CWW/DWW trims, EDXB, CP or nTune options.
ISD BC	0-10V wallbox dimmer. Refer to ISD-BC.

ORDERING NOTES

1. Not available with finishes.
2. Replace with applicable RAL number and finish when ready to order. See RAL BROCHURE for available color options. Not available with emergency battery pack options.
3. Not available with emergency battery pack options.
4. Supplied with factory installed step down transformer.
5. Refer to TECH-240 for compatible dimmers.
6. Not available with nLight®.
7. Specify voltage.
8. For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with WR (white reflector) or FL (flangeless) option.
9. For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with BR (black reflector) or FL (flangeless) option.
10. ER for use with generator supply power. Will require an emergency hot feed and normal hot feed.
11. Fixture begins at 80% light level. Must be specified with NLT or NLTER. Only available with EZ10 and EZ1 drivers.
12. 12,000LM max with EL or nLight® options. 5,000LM max with Lutron drivers combined with EL. Not available with ELR, HAO, or EXAB, or any nLight® AIR dimming options.
13. Only available 5000LM - 15,000LM with eldoLED drivers.
14. Not available DALI or DMX drivers. Not available with CP or N80 options. Not recommended for metal ceiling installations.
15. When combined with the EZ1, EZ10, or EZB option, normal luminaires (non-emergency) can be used as a normal power sensing device for nearby nLight AIR devices and luminaires with EM emergency options.

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SPECIFICATIONS

Optical Assembly
Optical design is a Bounding Ray™ design with 45° cutoff to source and source image. Top-down flash characteristic for superior glare control.
Unitized optics shall have mechanical attachment of the light engine to the lower reflector for complete optical alignment.

Electrical
The luminaire shall operate from a 50 or 60 Hz ±3 Hz AC line over a voltage ranging from 120 VAC to 277 VAC. The fluctuations of line voltage shall have no visible effect on the luminous output.
The luminaire shall have a power factor of 90% or greater at all standard operating voltages and full luminaire output.
Sound Rated A+. Driver shall be >80% efficient at full load across all input voltages.
Input wires shall be 18AWG, 300V minimum, solid copper.

Controls
Luminaire shall be equipped with interface for nLight wired or wireless network with integral power supply as per specification.

Dimming
The luminaire shall be capable of continuous dimming without perceivable stroboscopic flicker as measured by flicker index (ANSI/IES RP-16-10) over a range of 100 – 10%, 100 – 1.0% or 100 – 0.1% of rated lumen output with a smooth shut off function to step to 0%.
eldoLED LED drivers shall conform to IEEE P1789 standards. Alternatively, manufacturers must demonstrate conformance with product literature and testing which demonstrates this performance. Systems that do not meet IEEE P1789 will not be considered.
Driver is inaudible in 24dB environment, and stable when input voltage conditions fluctuate over what is typically experienced in a commercial environment.

Construction
Fully serviceable and upgradeable lensed LED light engine, both the driver and light engine are suitable for field maintenance and are serviceable from above or below the ceiling.
Luminaire housing shall be constructed of 16-gauge galvanized steel and have preinstalled telescopic mounting bars with maximum 32" and minimum 15" extension and 4" vertical adjustment.
Luminaires shall be suitable for installation in ceilings up to 1½" thick. (specify ceiling thickness adapter to extend frame to accommodate ceiling thickness up to 5").
Tool-less adjustments shall be possible after installation.
The assembly and manufacturing process for the luminaire shall be designed to assure all internal components are adequately supported to withstand mechanical shock and vibration.
25°C ambient temperature standard (1/2" clearance on all sides from non-combustible materials in non-IC applications, unless marked spacing noted otherwise). For use in insulated ceilings, a 3" clearance on all sides from insulation is required (unless marked spacing noted otherwise). 40°C high ambient optional.

Listings
Fixtures are CSA certified to meet US and Canadian Standards: All fixtures manufactured in strict accordance with the appropriate and current requirements of the "Standards for Safety" to UL, wet location covered ceiling. Luminaire configurations are Energy Star certified through testing in EPA–recognized laboratories, with the results reviewed by an independent, accredited certification organization. Visit www.energystar.gov for specific configurations listed.

BUY AMERICAN ACT
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

Photometrics
LEDs tested to LM-80 standards. Measured by IESNA Standard LM-79-08 in an accredited lab. Lumen output shall not decrease by more than 30% over the minimum operational life of 60,000 hours.
Color appearance from luminaire to luminaire of the same type and in all configurations, shall be consistent both initially and at 60,000 hours and operate within a tolerance of <2.5 MacAdam ellipse as defined by a point at the intersection of the CCT line and the black body locus line in CIE chromaticity space.

Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note:
Actual performance may differ as a result of end user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.

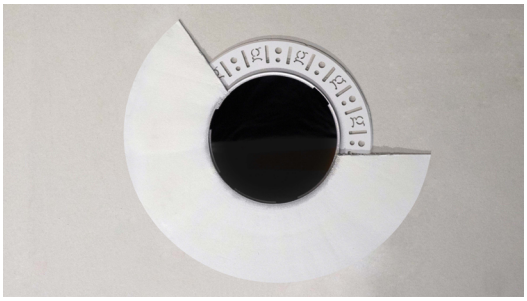
A+ Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight® control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.
*See ordering tree for details

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Partially finished mud ring, showing cross-section detail.



An EVO downlight requires only approximately 3" of plaster to finish.



EVO with flangeless trim

Flangeless Installation

Gotham's flangeless option utilizes a micro-thin polymer mud ring that minimizes the amount of drywall compound required to finish the ceiling. The end result is a virtually undetectable flangeless downlight installation.

The polymer mud ring is installed independent of the of the recessed frame, therefore floating with the ceiling. This innovation minimizes any surface cracks during reflector installation, ceiling movement and any future service to the recessed frame, wiring, electronics, etc.

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Marked Spacing in Inches 25°C Ambient			
Lumen Package	Fixed Center to Center MIN	Fixture Center to Building Member MIN	Space Above Fixture
500-5000	None	None	None
6000	24	12	5
8000	36	18	11
10000			9
12000			
15000			
17500	72	36	

Marked Spacing in Inches 40°C Ambient			
Lumen Package	Fixed Center to Center MIN	Fixture Center to Building Member MIN	Space Above Fixture
5000	24	12	5
6000			
8000	48	24	9
10000			
12000			
15000	72	36	9

Marked Spacing Chicago Plenum Open Frame in Inches 25°C Ambient			
Lumen Package	Fixed Center to Center MIN	Fixture Center to Building Member MIN	Space Above Fixture
250-5000	None	None	None
6000	24	12	5
8000	36	18	11
10000			9
12000			
15000			
17500	72	36	

Marked Spacing Chicago Plenum Enclosure in Inches 25°C Ambient			
Lumen Package	Fixed Center to Center MIN	Fixture Center to Building Member MIN	Space Above Fixture
250-6000	None	None	None
8000	36	18	6
10000	48	24	3
12000			

EVO - eldoLED Driver Default Dimming Curve			
Nomenclature	Min Dimming	Driver Dim Curve	Control Dim Curve
EZ10	10%	Linear	Linear/Logarithmic
EZ1	1%	Linear	Linear/Logarithmic
EXA1	1%	Linear	Linear/Logarithmic
EZB	<1%	Logarithmic	Linear
EDAB	<1%	Logarithmic	Linear
EXAB	<1%	Logarithmic	Linear
EDXB	<1%	Square	Linear

Driver		Control Provided (note: 347V/UVOLT versions provided with 347 option selected)			
Nomenclature	Description	NLT	NLTER	NLTAIR2	NLTAIRER2
GZ10	0-10V driver dims to 10%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V ER G2
GZ1	0-10V driver dims to 1%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V ER G2
EZ10	eldoLED 0-10V ECOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2
EZ1	eldoLED 0-10V ECOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2
EZB	eldoLED 0-10V SOLOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2

How to Estimate Delivered Lumens in Emergency Mode

Delivered Lumens = 1.25 x P x LPW

P = Output power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

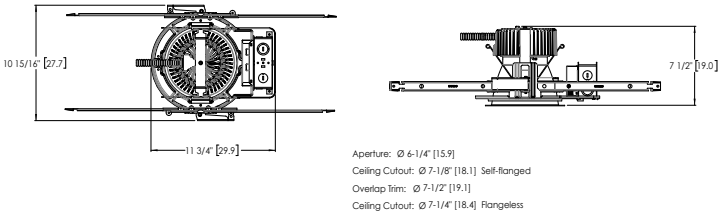
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DIMENSIONAL DATA

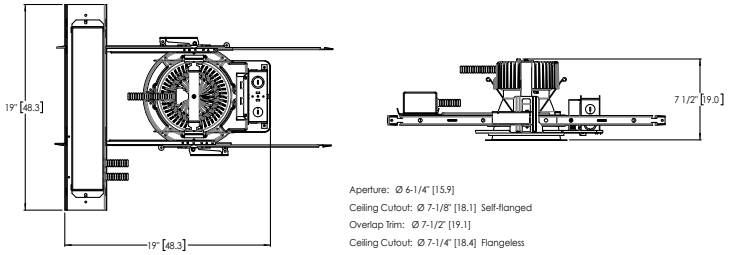
*Dimensions in inches [centimeters]

Aperture: 6 1/4" [15.9)]	Ceiling Opening: 7 1/8" [18.1] self-flanged
Overlap Trim: 7 1/2" [19.1]	7 1/4" [18.4] flangeless

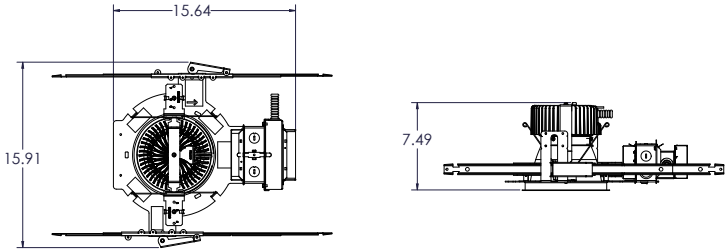
250LM-5000LM Standard



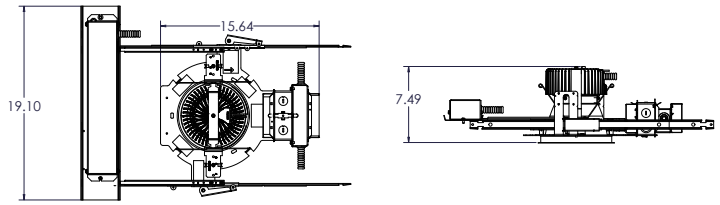
250LM-5000LM Battery Pack



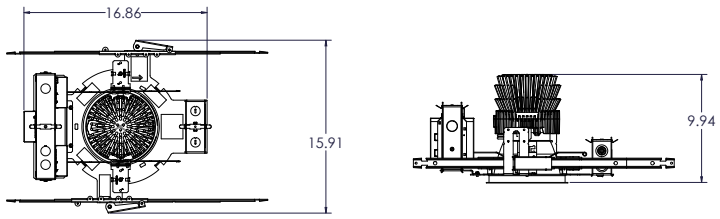
6000LM-8000LM Standard



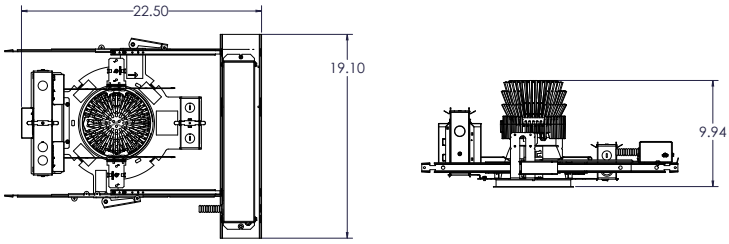
6000LM-8000LM Battery Pack



10,000LM-17,500LM Standard



10,000LM-17,500LM Battery Pack



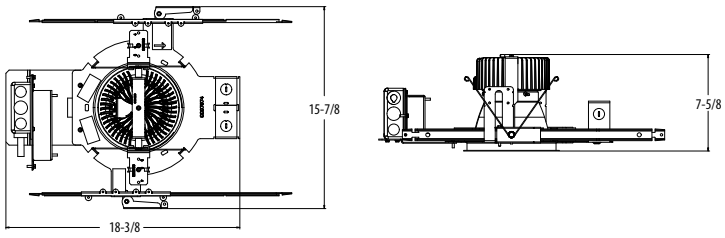
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gotham®

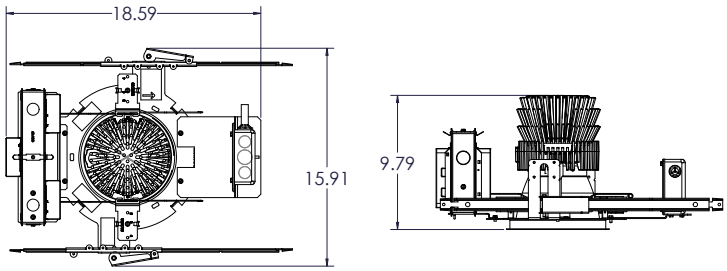
DIMENSIONAL DATA

*Dimensions in inches [centimeters]

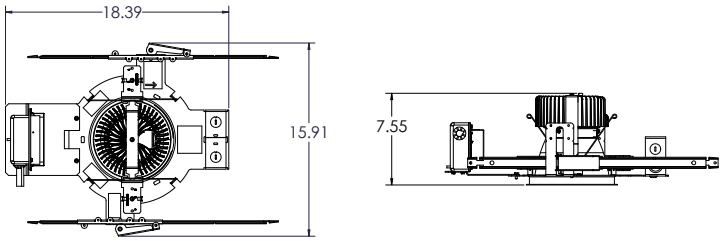
250LM-4500LM CP



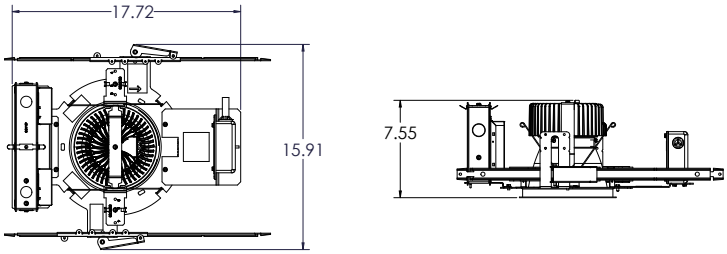
10000LM - 17,500LM Lumen Open Frame CP



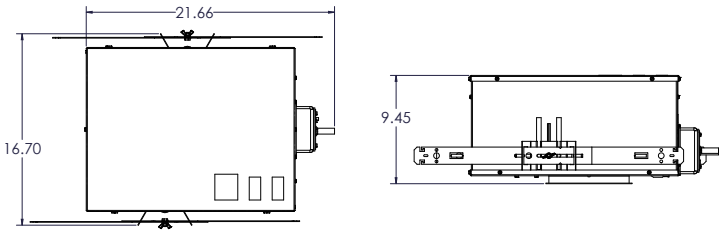
5000LM ECO/SOLO Drive Open Frame CP



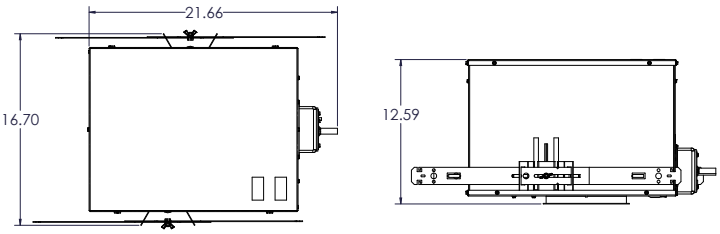
5000LM (Lutron & POWER Drive Only), 6000LM & 8000LM Open Frame CP



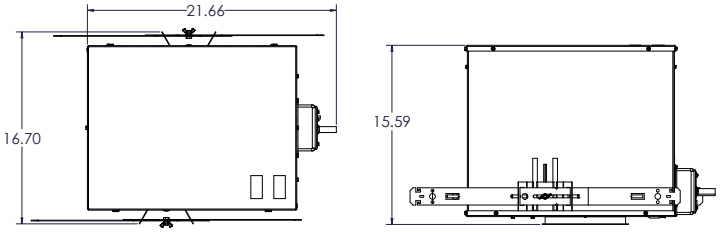
250LM - 6000LM CP Enclosed with Battery Pack and/or nLight™ Only



8,000LM CP Enclosed with Battery Pack and/or nLight™ Only



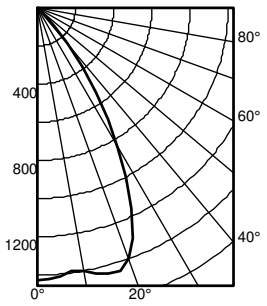
10,000LM-12,000LM CP Enclosed with Battery Pack and/or nLight™ Only



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Photometry

EV06 35/15 AR MWD LS INPUT WATTS: 14.7, DELIVERED LUMENS: 1471LM, LPW= 100, 1.03 S/MH, TEST NO. LTL27783P1505



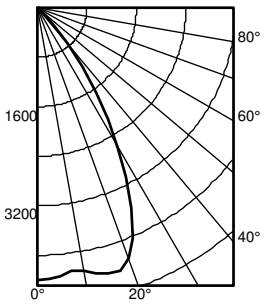
	Ave	Lumens
0	1431	
5	1410	134
15	1442	405
25	1161	523
35	540	332
45	78	72
55	3	4
65	1	1
75	0	1
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	1061.4	72.2
0° - 40°	1393.5	94.7
0° - 60°	1469.5	99.9
0° - 90°	1470.9	100.0
90° - 180°	0.0	0.0
0° - 180°	1470.9	*100.0
*Efficiency		

pf	80%			20%			50%		
pc				70%					
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	105	103	101
2	103	99	96	101	98	95	98	95	93
3	96	91	87	95	90	87	92	88	85
4	90	84	80	89	84	80	87	82	79
5	84	78	74	83	78	74	81	77	73
6	79	73	69	78	73	69	77	72	68
7	74	68	64	74	68	64	72	67	63
8	70	64	60	69	64	60	68	63	59
9	66	60	56	65	60	56	64	59	56
10	62	56	52	62	56	52	61	56	52

		50% beam - 54.4°		10% beam - 77.9°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	47.3	5.7	23.7	8.9	4.7
10.0	25.4	7.7	12.7	12.1	2.5
12.0	15.9	9.8	7.9	15.3	1.6
14.0	10.8	11.8	5.4	18.6	1.1
16.0	7.9	13.9	3.9	21.8	0.8

EV06 35/45 AR MWD LS INPUT WATTS: 47.3, DELIVERED LUMENS: 4532.7LM, LPW= 95.8, 1.03 S/MH, TEST NO. LTL27783P1649



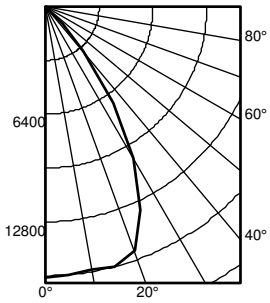
	Ave	Lumens
0	4411	
5	4346	413
15	4443	1247
25	3578	1610
35	1665	1024
45	242	222
55	8	12
65	2	3
75	1	2
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	3270.7	72.2
0° - 40°	4294.2	94.7
0° - 60°	4528.3	99.9
0° - 90°	4532.7	100.0
90° - 180°	0.0	0.0
0° - 180°	4532.7	*100.0
*Efficiency		

pf	80%			20%			50%		
pc				70%					
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	105	103	101
2	103	99	96	101	98	95	98	95	93
3	96	91	87	95	90	87	92	88	85
4	90	84	80	89	84	80	87	82	79
5	84	78	74	83	78	74	81	77	73
6	79	73	69	78	73	69	77	72	68
7	74	68	64	74	68	64	72	67	63
8	70	64	60	69	64	60	68	63	59
9	66	60	56	65	60	56	64	59	56
10	62	56	52	62	56	52	61	56	52

		50% beam - 54.4°		10% beam - 77.9°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	145.8	5.7	72.9	8.9	14.6
10.0	78.4	7.7	39.2	12.1	7.8
12.0	48.9	9.8	24.4	15.3	4.9
14.0	33.4	11.8	16.7	18.6	3.3
16.0	24.2	13.9	12.1	21.8	2.4

EV06 35/175 AR MWD LS INPUT WATTS: 175.3, DELIVERED LUMENS: 17801LM, LPW=101.5, 1.06 S/MH, TEST NO. ISF 34035P268



	Ave	Lumens
0	16146	
5	15998	1521
15	16006	4479
25	13362	6001
35	7018	4289
45	1470	1299
55	100	156
65	37	38
75	13	14
85	2	2
90	0	

Zone	Lumens	% Lamp
0° - 30°	12002.3	67.4
0° - 40°	16291.0	91.5
0° - 60°	17746.3	99.7
0° - 90°	17801.0	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	17801.0	*100.0
*Efficiency		

pf	80%			20%			50%		
pc				70%					
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	108	106	104	104	103	101
2	103	98	95	101	97	94	98	95	92
3	95	90	86	94	89	86	91	87	84
4	89	83	79	88	82	78	85	81	77
5	83	77	72	82	76	72	80	75	71
6	77	71	67	77	71	67	75	70	66
7	73	66	62	72	66	62	71	65	61
8	68	62	58	67	62	57	66	61	57
9	64	58	54	63	58	54	62	57	53
10	60	54	50	60	54	50	59	54	50

		50% beam - 55.7°		10% beam - 79.8°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	533.7	5.8	266.9	9.2	53.4
10.0	287.0	7.9	143.5	12.5	28.7
12.0	178.9	10.0	89.4	15.9	17.9
14.0	122.1	12.1	61.0	19.2	12.2
16.0	88.6	14.3	44.3	22.6	8.9

Lumen Output Multiplier		
CRI	CCT	Multplier
80	2700K	0.96
	300K	1.00
	3500K	1.00
	4000K	1.01
	5000K	1.07
90	2700K	0.80
	300K	0.83
	3500K	0.85
	4000K	0.87
	5000K	0.91

Reflector Finish Multiplier	
Reflector Finish	Multiplier
LS - Specular	1
LSS - Semi Specular	0.956
WR - White	0.87
LD - Matte Diffuse	0.85
BR - Black	0.73

Distributions		
Nomenclature	Beam Angle	Field Angle
VND	30	64
ND	44	69
MD	54	82
MWD	67	89
WD	71	92

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D-Series Size 1
LED Wall Luminaire

Catalog Number

Notes

Type

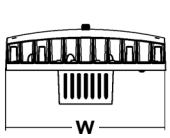
Hit the Tab key or mouse over the page to see all interactive elements.

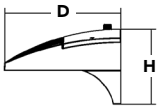
d-series

Specifications

Luminaire

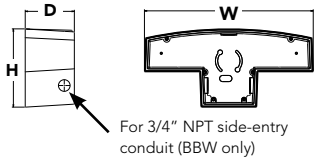
Width:	13-3/4" *(34.9 cm)*	**Weight:**	12 lbs *(5.4 kg)*
Depth:	10" *(25.4 cm)*		
Height:	6-3/8" *(16.2 cm)*		





Back Box (BBW, E20WC)

Width:	13-3/4" *(34.9 cm)*	**BBW Weight:**	5 lbs *(2.3 kg)*
Depth:	4" *(10.2 cm)*	**E20WC Weight:**	10 lbs *(4.5 kg)*
Height:	6-3/8" *(16.2 cm)*		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) [1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) [1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT [2] 120 [3] 208 [3] 240 [3] 277 [3] 347 [3,4] 480 [3,4]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [5]	**Shipped installed** PE Photoelectric cell, button type [6] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht [1,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [1,7] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [1,7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [1,7] E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant [8,9]

Other Options

Shipped installed

SF	Single fuse (120, 277 or 347V) [3,10]
DF	Double fuse (208, 240 or 480V) [3,10]
HS	House-side shield [11]
SPD	Separate surge protection [12]

Shipped separately [11]

BSW	Bird-deterrent spikes
VG	Vandal guard
DDL	Diffused drop lens

Finish *(required)*

DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DNAXD	Natural aluminum	DBLBXD	Textured black		
DWHXD	White	DNATXD	Textured natural aluminum		

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES

1 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7 Reference Motion Sensor table on page 3.
8 Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9 Not available with SPD.
10 Not available with E20WC.
11 Also available as a separate accessory; see Accessories information.
12 Not available with E20WC.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
	1000 mA	73W	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

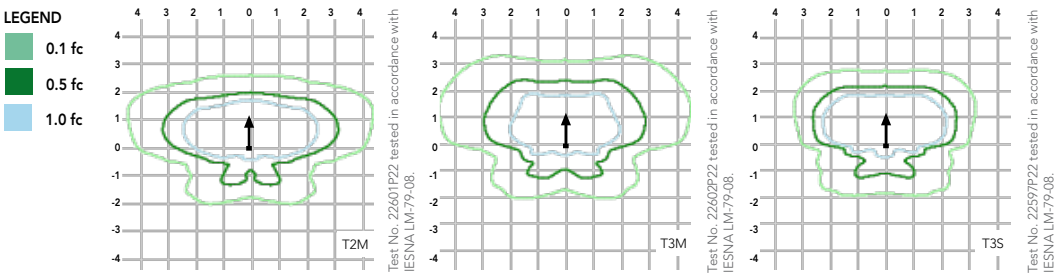
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

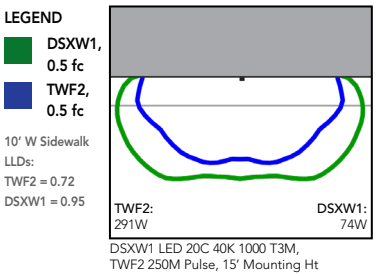
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.



DSXW1 LED 20C 40K 1000 T3M, TWF2 250M Pulse, 15' Mounting Ht

Options and Accessories



T3M (left)



HS - House-side shields



BSW - Bird-deterrent spikes



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

BUY AMERICAN ACT
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY
Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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Stormwater Management Report

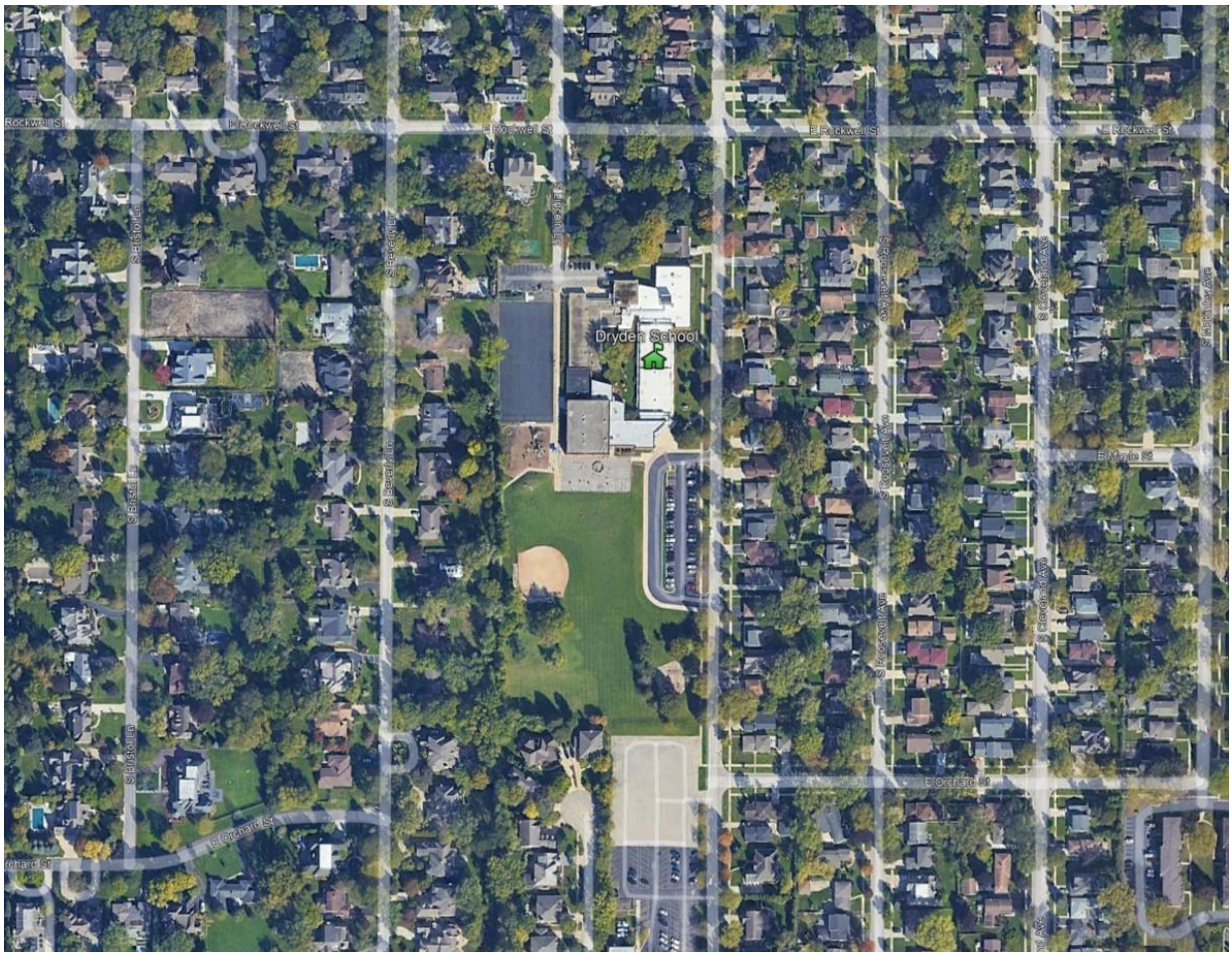
Addition / Renovation
At Dryden Elementary School
722 S. Dryden Place
Arlington Heights IL

December 12, 2022

Prepared by: Richard M. Sinnott PE

Reviewed by: Josh Cap, PE

Eriksson Engineering Associates, Ltd.



ERIKSSON ENGINEERING ASSOCIATES, LTD.

145 Commerce Drive, Ste A, Grayslake, IL 60030

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www.eea-ltd.com

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: **AHSD 25 - Dryden School Addition** **PERMIT NUMBER:** **TBD**

LOCATION: **SOUTH DEVELOPMENT AREA** **DATE:** **11/17/2022**

TYPE OF AREA (SELECT WITH DROP-DOWN)

X DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER: _____

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Building		98	0.27	26.46
Play Lot		98	0.35	34.30
Walks		98	0.02	1.96
Landscaped Areas		80	0.43	34.40
		TOTALS:	1.07	97.12

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{97.12}{1.07} \rightarrow \textbf{Composite CN} = \textbf{90.77}$$

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER (CN_{ADJ})

PROJECT: AHSD 25 - Dryden School Addition **PERMIT NUMBER:** TBD

LOCATION: SOUTH DEVELOPMENT AREA **DATE:** 11/17/2022

DEVELOPMENT INFORMTION

1.	Area Detained, *A*	0.965	acres
2.	Total Impervious Area	0.640	acres
3.	Composite CN	90.77	
4.	Volume Control Storage Provided, VC_P	0.053	ac-ft
5.	Depth of Rainfall, *P*	8.57	inches

RUNOFF VOLUME (NRCS EQUATIONS)

6.	Maximum Retention, *S*	$S = \frac{1000}{CN} - 10$	1.02	inches
7.	Runoff Depth, Q_D	$Q_D = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	7.46	inches
8.	Runoff Volume, V_R	$V_R = Q_D A \left(\frac{1}{12\frac{in}{ft}}\right)$	0.60	ac-ft

VOLUME CONTROL STORAGE

9.	Volume Control Storage Required, VC_R	0.053	ac-ft
10.	Additional Volume Control Storage Provided	0.000	ac-ft

ADJUSTED RUNOFF VOLUME

11.	Adjusted Runoff Volume, V_{ADJ}	$V_{ADJ} = V_R - VC_P$	0.547	ac-ft
12.	Adjusted Runoff Depth, Q_{ADJ}		6.80	inches
13.	Adjusted Maximum Retention, S_{ADJ}		1.72	inches

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER

14.	Adjusted Runoff Curve Number, CN_{ADJ}	**85.29**

NOMOGRAPH: BULLETIN 75 RAINFALL DATA

PROJECT: AHSD 25 - Dryden School Addition | **PERMIT NUMBER:** TBD

LOCATION: SOUTH AREA | **DATE:** 11/17/2022

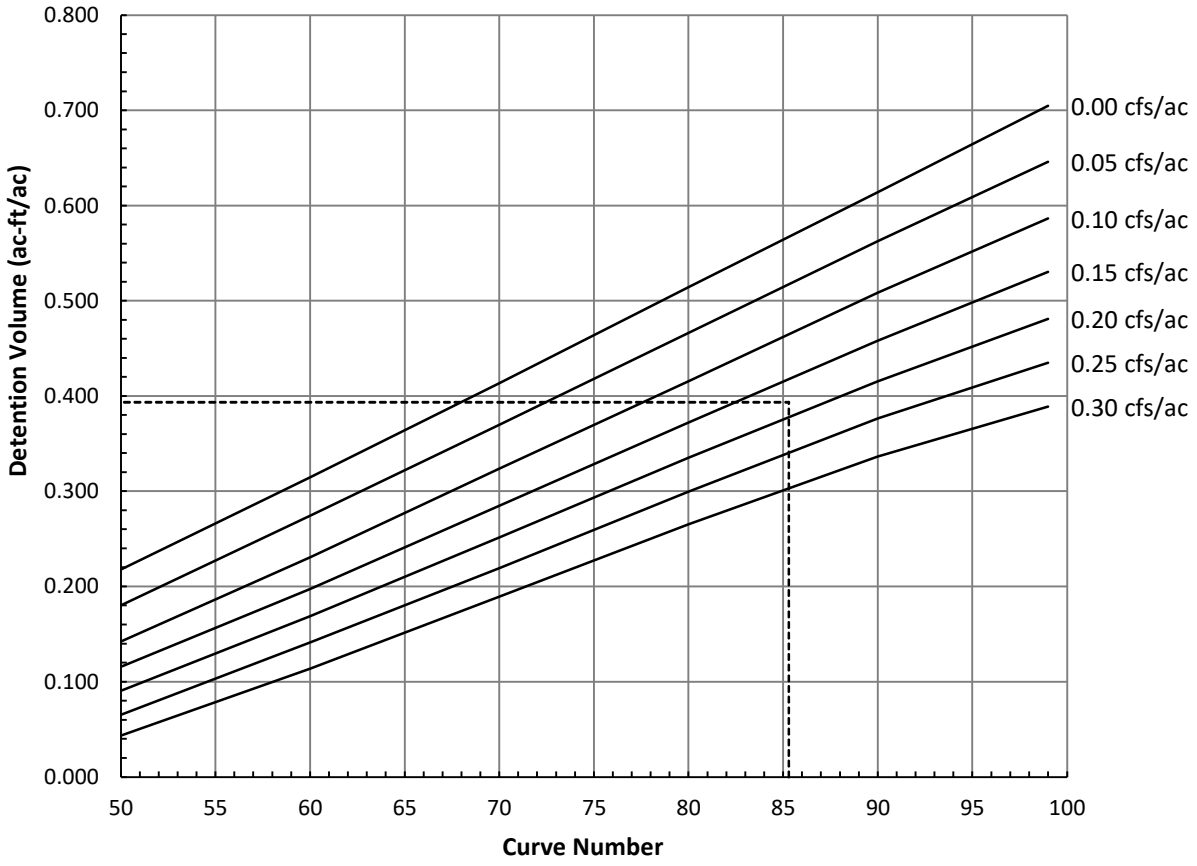
DEVELOPMENT INFORMATION

1.	Detained Area	1.070	acres
2.	Curve Number	85.29	
3.	Actual Release Rate	**0.193**	cfs

REQUIRED DETENTION VOLUME

4.	Required Detention Volume	**0.421**	ac-ft

NOMOGRAPH



ORIFICE DISCHARGE RATE

PROJECT: **AHSD 25 - Dryden School Additions & Alterations** **PERMIT NUMBER:** **TBD**

LOCATION: **SOUTH DEVELOPMENT AREA** **DATE:** **11/17/2022**

RESTRICTOR INFORMTION

1.	Orifice Number	1		
2.	Orifice diameter, *d*	1.85	in	
3.	Discharge Coefficient, C_d	0.61		
4.	Invert Elevation	679.30	ft	
5.	High Water Elevation, HWL	684.20	ft	
6.	Tail Water Elevation	680.10	ft	

ACTUAL RELEASE RATE

6.	Free Flow Actual Release Rate at HWL	**0.20**	cfs	
7.	Submerged Actual Release Rate at HWL	**0.19**	cfs	

STAGE-DISCHARGE TABLE CONDITION (SELECT FROM DROP-DOWN)

Free-flow

STAGE-DISCHARGE TABLE

Elevation (ft)	Orifice 1 (cfs)	Orifice 2 (cfs)	Total (cfs)
600.00	0.00		0.00
601.00	0.00		0.00
602.00	0.00		0.00
603.00	0.00		0.00
604.00	0.00		0.00
605.00	0.00		0.00
606.00	0.00		0.00
607.00	0.00		0.00
608.00	0.00		0.00
609.00	0.00		0.00
610.00	0.00		0.00
611.00	0.00		0.00
612.00	0.00		0.00

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: **AHSD 25 - Dryden School Addition** **PERMIT NUMBER:** **TBD**

LOCATION: **NORTH REDEVELOPMENT AREA** **DATE:** **11/17/2022**

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ MAJOR STORMWATER SYSTEM

X 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)
Parking Lots, Sidewalks	0.95	0.18	0.17
Grass	0.50	0.02	0.01
TOTALS:		0.20	0.18

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{0.18}{0.20} \rightarrow \text{Composite C} = \mathbf{0.91}$$

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: AHSD 25 - Dryden School Additions & Alterations **PERMIT NUMBER:** TBD

LOCATION: NORTH REDEVELOPMENT AREA **DATE:** 11/17/2022

DEVELOPMENT INFORMTION

1. Detained Area	0.200	acres
2. Composite Runoff Coefficient	0.910	
3. Actual Release Rate	0.036	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	**0.080**	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	12.36	2.25	2.21	0.015	
10 min	10.80	1.97	1.93	0.027	
15 min	9.28	1.69	1.65	0.034	
20 min	8.04	1.46	1.43	0.039	
30 min	6.34	1.15	1.12	0.046	
40 min	5.28	0.96	0.92	0.051	
50 min	4.55	0.83	0.79	0.055	
1 hr	4.03	0.73	0.70	0.058	
1.5 hr	3.03	0.55	0.52	0.064	
2 hr	2.49	0.45	0.42	0.069	
3 hr	1.83	0.33	0.30	0.074	
4 hr	1.48	0.27	0.23	0.077	
5 hr	1.25	0.23	0.19	0.079	
6 hr	1.07	0.19	0.16	0.079	
7 hr	0.96	0.17	0.14	0.080	←
8 hr	0.86	0.16	0.12	0.080	
9 hr	0.79	0.14	0.11	0.080	
10 hr	0.72	0.13	0.10	0.079	
11 hr	0.67	0.12	0.09	0.078	
12 hr	0.62	0.11	0.08	0.076	
18 hr	0.45	0.08	0.05	0.068	
24 hr	0.36	0.06	0.03	0.057	

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: **AHSD 25 - Dryden School Addition** **PERMIT NUMBER:** **TBD**

LOCATION: **SOUTH TRADE AREA** **DATE:** **11/17/2022**

TYPE OF AREA (SELECT WITH DROP-DOWN)

- **X** DETAINED AREA
- ___ UNRESTRICTED AREA
- ___ UPSTREAM AREA
- ___ MAJOR STORMWATER SYSTEM
- ___ OTHER: _____

CONDITION (SELECT WITH DROP-DOWN)

- ___ PROPOSED CONDITION
- **X** EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Parking Lots, Sidewalks	0.95	0.48	0.46
Grass	0.50	0.29	0.15
TOTALS:		0.77	0.60

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{0.60}{0.77} \rightarrow \text{Composite C} = \mathbf{0.78}$$

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: AHSD 25 - Dryden School Additions & Alterations **PERMIT NUMBER:** TBD

LOCATION: SOUTH TRADE AREA **DATE:** 11/17/2022

DEVELOPMENT INFORMTION

1. Detained Area	0.760	acres
2. Composite Runoff Coefficient	0.780	
3. Actual Release Rate	0.137	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	**0.250**	ac-ft

CALCULATION TABLE

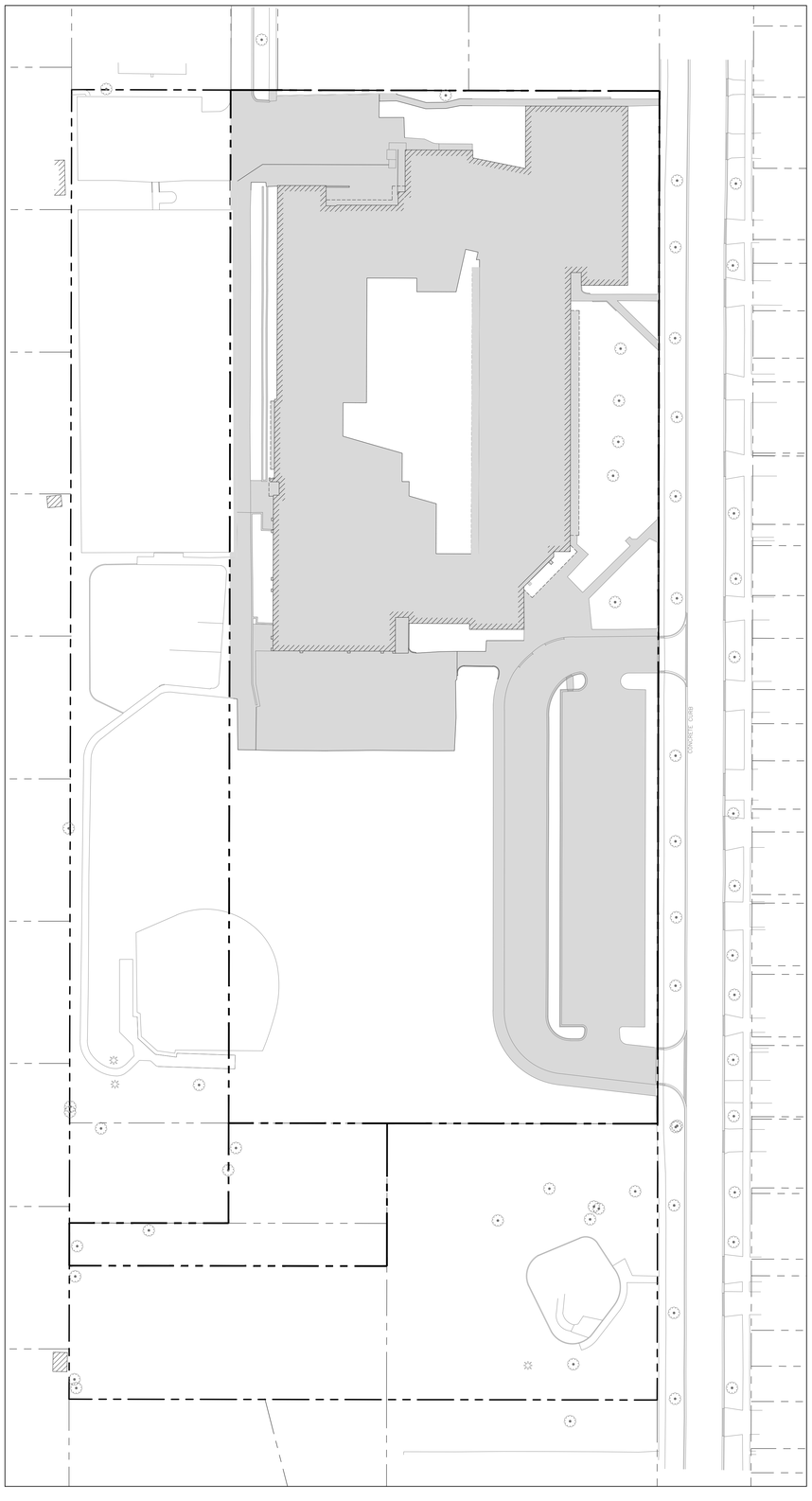
Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	12.36	7.33	7.19	0.050	
10 min	10.80	6.40	6.27	0.086	
15 min	9.28	5.50	5.36	0.111	
20 min	8.04	4.77	4.63	0.128	
30 min	6.34	3.76	3.62	0.150	
40 min	5.28	3.13	2.99	0.165	
50 min	4.55	2.70	2.56	0.176	
1 hr	4.03	2.39	2.25	0.186	
1.5 hr	3.03	1.80	1.66	0.206	
2 hr	2.49	1.48	1.34	0.221	
3 hr	1.83	1.08	0.95	0.235	
4 hr	1.48	0.88	0.74	0.245	
5 hr	1.25	0.74	0.60	0.250	
6 hr	1.07	0.63	0.50	0.247	
7 hr	0.96	0.57	0.43	0.250	←
8 hr	0.86	0.51	0.37	0.247	
9 hr	0.79	0.47	0.33	0.247	
10 hr	0.72	0.43	0.29	0.240	
11 hr	0.67	0.40	0.26	0.237	
12 hr	0.62	0.37	0.23	0.230	
18 hr	0.45	0.27	0.13	0.191	
24 hr	0.36	0.21	0.07	0.149	

Project: **DRYDEN SCHOOL ADDITION**

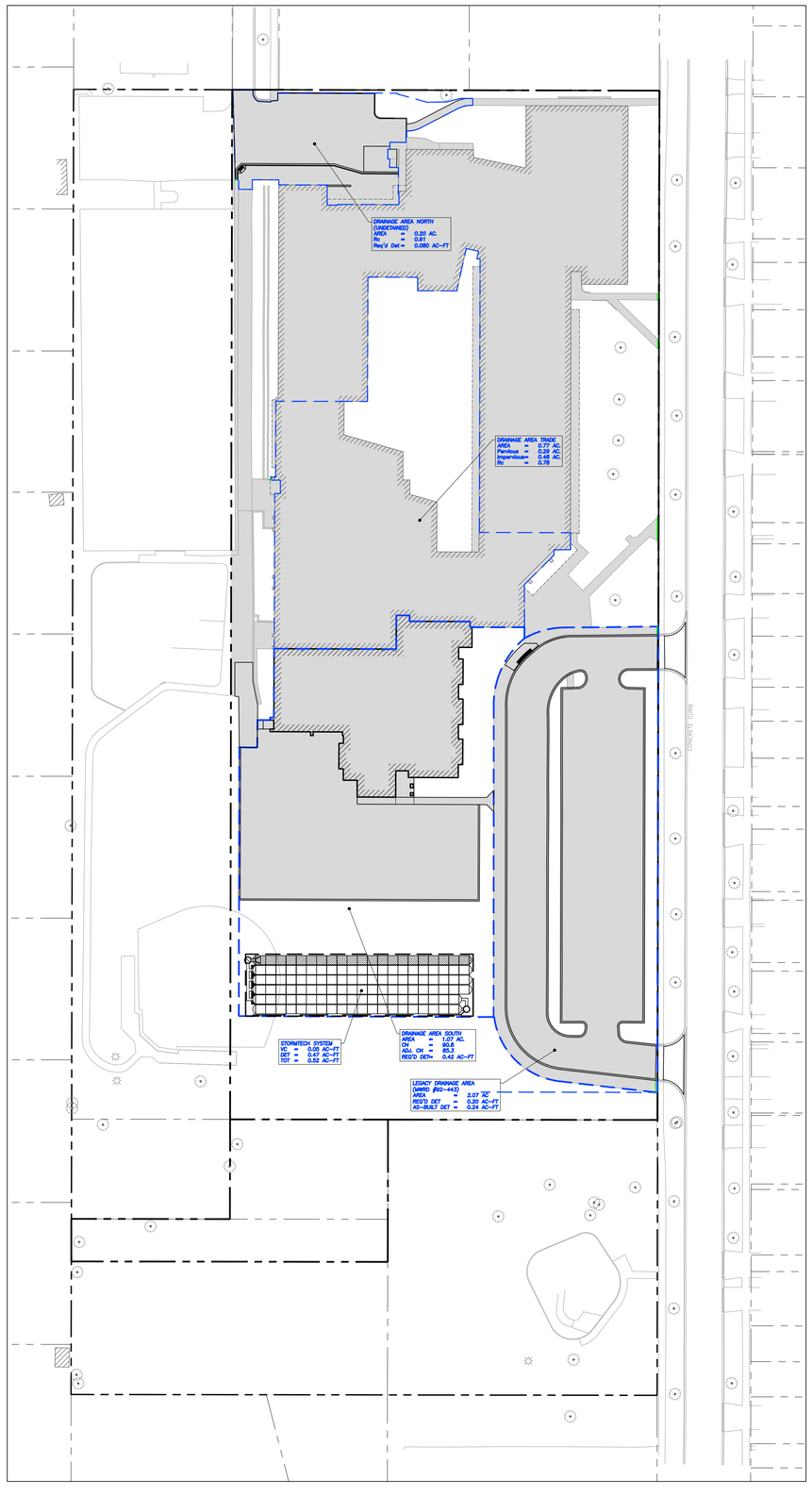
Chamber Model -	MC-3500	
Units -	Imperial	
Number of Chambers -	124	
Number of End Caps -	12	
Voids in the stone (porosity) -	36	%
Base of Stone Elevation -	678.55	ft
Amount of Stone Above Chambers -	12	in
Amount of Stone Below Chambers -	9	in
Area of system -	6993	sf Min. Area - 6342 sf min. area

StormTech MC-3500 Cumulative Storage Volumes

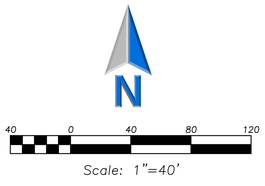
Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Single End Cap (cubic feet)	Incremental Chambers (cubic feet)	Incremental End Cap (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch, EC and Stone (cubic feet)	Cumulative System (cubic feet)	Elevation (feet)
66	0.00	0.00	0.00	0.00	209.79	209.79	22686.41	684.05
65	0.00	0.00	0.00	0.00	209.79	209.79	22476.62	683.97
64	0.00	0.00	0.00	0.00	209.79	209.79	22266.83	683.88
63	0.00	0.00	0.00	0.00	209.79	209.79	22057.04	683.80
62	0.00	0.00	0.00	0.00	209.79	209.79	21847.25	683.72
61	0.00	0.00	0.00	0.00	209.79	209.79	21637.46	683.63
60	0.00	0.00	0.00	0.00	209.79	209.79	21427.67	683.55
59	0.00	0.00	0.00	0.00	209.79	209.79	21217.88	683.47
58	0.00	0.00	0.00	0.00	209.79	209.79	21008.09	683.38
57	0.00	0.00	0.00	0.00	209.79	209.79	20798.30	683.30
56	0.00	0.00	0.00	0.00	209.79	209.79	20588.51	683.22
55	0.00	0.00	0.00	0.00	209.79	209.79	20378.72	683.13
54	0.06	0.00	7.20	0.00	207.20	214.40	20168.93	683.05
53	0.19	0.02	24.07	0.29	201.02	225.38	19954.53	682.97
52	0.29	0.04	36.45	0.45	196.51	233.41	19729.15	682.88
51	0.40	0.05	50.05	0.62	191.55	242.22	19495.75	682.80
50	0.69	0.07	85.21	0.81	178.82	264.84	19253.53	682.72
49	1.03	0.09	127.51	1.06	163.51	292.07	18988.68	682.63
48	1.25	0.11	154.94	1.29	153.55	309.78	18696.61	682.55
47	1.42	0.13	176.36	1.52	145.76	323.63	18386.83	682.47
46	1.57	0.14	195.07	1.73	138.94	335.74	18063.21	682.38
45	1.71	0.16	211.69	1.95	132.88	346.52	17727.46	682.30
44	1.83	0.18	226.73	2.18	127.38	356.30	17380.94	682.22
43	1.94	0.20	240.28	2.41	122.42	365.11	17024.65	682.13
42	2.04	0.22	253.06	2.62	117.74	373.43	16659.54	682.05
41	2.13	0.23	264.70	2.82	113.48	381.00	16286.11	681.97
40	2.22	0.25	275.80	3.01	109.42	388.23	15905.11	681.88
39	2.31	0.27	286.04	3.19	105.67	394.90	15516.88	681.80
38	2.38	0.28	295.71	3.36	102.12	401.20	15121.98	681.72
37	2.46	0.29	304.93	3.53	98.75	407.20	14720.79	681.63
36	2.53	0.31	313.49	3.69	95.60	412.79	14313.59	681.55
35	2.59	0.32	321.62	3.85	92.62	418.10	13900.80	681.47
34	2.66	0.33	329.35	4.01	89.78	423.14	13482.70	681.38
33	2.72	0.35	336.67	4.16	87.09	427.93	13059.56	681.30
32	2.77	0.36	343.64	4.32	84.52	432.48	12631.63	681.22
31	2.82	0.37	350.26	4.47	82.09	436.81	12199.15	681.13
30	2.88	0.38	356.56	4.61	79.77	440.94	11762.33	681.05
29	2.92	0.40	362.59	4.75	77.55	444.89	11321.39	680.97
28	2.97	0.41	368.27	4.89	75.45	448.61	10876.50	680.88
27	3.01	0.42	373.54	5.02	73.51	452.07	10427.89	680.80
26	3.05	0.43	378.60	5.16	71.64	455.40	9975.82	680.72
25	3.09	0.44	383.69	5.28	69.76	458.73	9520.42	680.63
24	3.13	0.45	388.19	5.41	68.09	461.69	9061.69	680.55
23	3.17	0.46	392.54	5.53	66.48	464.56	8600.00	680.47
22	3.20	0.47	396.73	5.65	64.93	467.31	8135.44	680.38
21	3.23	0.48	400.66	5.76	63.48	469.90	7668.13	680.30
20	3.26	0.49	404.41	5.87	62.09	472.37	7198.23	680.22
19	3.29	0.50	407.99	5.98	60.76	474.73	6725.86	680.13
18	3.32	0.51	411.43	6.08	59.49	476.99	6251.13	680.05
17	3.34	0.51	414.67	6.17	58.29	479.13	5774.13	679.97
16	3.37	0.52	417.71	6.27	57.16	481.13	5295.00	679.88
15	3.39	0.53	420.67	6.35	56.06	483.09	4813.87	679.80
14	3.41	0.54	423.40	6.44	55.05	484.89	4330.78	679.72
13	3.44	0.54	426.19	6.52	54.02	486.72	3845.89	679.63
12	3.46	0.55	428.76	6.59	53.06	488.41	3359.17	679.55
11	3.48	0.56	431.36	6.66	52.10	490.12	2870.76	679.47
10	3.51	0.59	434.63	7.14	50.75	492.52	2380.63	679.38
9	0.00	0.00	0.00	0.00	209.79	209.79	1888.11	679.30
8	0.00	0.00	0.00	0.00	209.79	209.79	1678.32	679.22
7	0.00	0.00	0.00	0.00	209.79	209.79	1468.53	679.13
6	0.00	0.00	0.00	0.00	209.79	209.79	1258.74	679.05
5	0.00	0.00	0.00	0.00	209.79	209.79	1048.95	678.97
4	0.00	0.00	0.00	0.00	209.79	209.79	839.16	678.88
3	0.00	0.00	0.00	0.00	209.79	209.79	629.37	678.80
2	0.00	0.00	0.00	0.00	209.79	209.79	419.58	678.72
1	0.00	0.00	0.00	0.00	209.79	209.79	209.79	678.63



EXISTING CONDITIONS



PROPOSED CONDITIONS



Scale: 1"=40'

EXHIBIT LEGEND

IMPERVIOUS AREA

PROPERTY LINE
5.01 ACRES

EXISTING SITE CONDITIONS

IMPERVIOUS AREA
122,136 SF = 2.80 ACRES

PERVIOUS AREA
96,306 SF = 2.21 ACRES

RUNOFF COEFFICIENT
C = 0.75

PROPOSED SITE CONDITIONS

IMPERVIOUS AREA
136,830 SF = 3.18 ACRES

PERVIOUS AREA
76,612 SF = 1.83 ACRES

RUNOFF COEFFICIENT
C = 0.79

SUMMARY

IMPERVIOUS AREA
= +0.38 ACRES

PERVIOUS AREA
= −0.38 ACRES

NOT FOR CONSTRUCTION

ERIKSSON ENGINEERING ASSOCIATES, LTD.
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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

DRYDEN ELEMENTARY SCHOOL
BUILDING ADDITION AND RENOVATIONS

722 S. DRYDEN PLACE
ARLINGTON HEIGHTS, ILLINOIS

Reserved for Seal:

No.	Date	Description
	11/17/22	ISSUE FOR PLAN COMMISSION

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Design By:	Approved By:	Date:
RMS	TLH	11/17/22

Sheet Title:
DRAINAGE EXHIBIT

Sheet No:
CX001

EEA — P:\Josh\Arlington Heights School Dist 25\2022 Kindergarten Additions\Drawings\Dryden\Siteplan — Dryden.dwg
Plotted: 12/13/22 @ 4:49pm By: rsinnott

Dryden Elementary School
Traffic and Parking Study
Arlington Heights, Illinois



Prepared For:

Arlington Heights
School District 25

Prepared by:

Eriksson Engineering Associates, Ltd.

145 Commerce Drive, Ste A, Grayslake, IL 60030

847.223.8404

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INTRODUCTION

Eriksson Engineering Associates, Ltd. (EEA) was retained by Arlington Heights School District 25 (AHSD 25) to conduct a traffic and parking study for the proposed addition of all-day Kindergarten classes at Dryden School in Arlington Heights, Illinois. The purpose of the study was to observe the existing traffic patterns around the school, to determine the traffic characteristics of the existing and expanded school, to review the parking needs, and to develop roadway and parking recommendations.

EXISTING CONDITIONS

Site Location and Area Land-Uses

Dryden School is located at 722 S. Dryden Place in Arlington Heights, Illinois. The site is bounded by residential homes to the north and west, Dryden Place to the east and Southminster Presbyterian Church to the south. It is located within a single-family residential neighborhood. **Figure 1** illustrates the site location and the surrounding land-uses and roads.

Bicycle and Pedestrian Routes

Lincoln Lane north of Rockwell Street and Rockwell Street west of Lincoln Lane are a designated bike routes. There is a designated off-street bike route north of Rockwell Street. Public sidewalks are located on both sides of the neighborhood streets on the south and east sides of the school.

The All-Way Stop Controlled (AWSC) intersection of Lincoln Lane and Rockwell Street has crosswalks on the north and east legs. The AWSC intersection of Dryden Place and Rockwell Street has crosswalks on the south and east legs. The intersection of Dryden Place and Orchard Street has crosswalks on the north and east legs. During the school's arrival and dismissal periods, a crossing guard is at the intersection of Dryden Place and Rockwell Street.

Roadway Characteristics

The roads surrounding the school are under the jurisdiction of the Village of Arlington Heights. A description of the area roadways accessing the school is provided below:

Dryden Place is a north-south local residential roadway with one travel lane in each direction. It has a 25-mph speed limit with a 20-mph school speed limit approaching the school. An All-Way-Stop-Controlled intersections is provided at Rockwell Street. Parking is not permitted on the west side of the street south of Orchard Street. Parking is not permitted during school drop-off and pick-up hours on the west side of the street from Rockwell Street to the southeast entrance of the school. Parking is permitted south of the school's property on the east side of the street.

Rockwell Street is an east-west local residential roadway with one travel lane in each direction. It has a 25-mph speed limit with a 20-mph school speed limit approaching the school. Parking is permitted on both sides of the street.

Orchard Street is an east-west local residential roadway with one travel lane in each direction. It has a 25-mph speed limit. Parking is permitted on both sides of the street.

Central Road is an east-west collector with two travel lanes in each direction. It has a speed limit of 40-mph. It extends east of Illinois Route 53 to west of Illinois Route 43.

A copy of the school signage plan is provided in the **Appendix** as prepared by the Village of Arlington Heights.

Existing Traffic Volumes

Weekday morning arrival (8:00-9:15 AM) and afternoon dismissal (2:30-3:45 PM) manual traffic counts were conducted along Rockwell Street and Dryden Place. Peak-hours of school traffic occurred from 8:15 to 9:15 AM and 3:00 to 4:00 PM on a school weekday which coincides with the school's 9:00 AM start and 3:35 PM dismissal times. The existing traffic volumes are shown on Figure 3A and included in the **Appendix**. EEA separated the

school traffic from the background traffic in **Figures 3B** and **3C**. **Figure 4** summarizes the existing pedestrian and bicycle volumes observed.

School Observations

The start and dismissal times for 1st thru 5th Grades are from 9:05 AM to 3:35 PM. The half-day Kindergarten program runs from 9:05 to 11:50 AM and from 12:50 PM to 3:35 PM. Four school buses serve 152 students or 31% of the student population. No taxis are scheduled at this school.

In the morning, school buses and parents unload their students in the south parking lot and along Dryden Place. During the morning arrival period, traffic worked smoothly with little congestion as shown in **Exhibit 1.**

Exhibit 1
Dryden School Arrival
Thursday September 13, 2022 9:01 AM



In the afternoon, the school buses use the parking lot loading area and parents line up along Dryden Place and queue north near but not into Rockwell Street. Exhibit 2 shows the south lot's operation.

Exhibit 2
Dryden School Dismissal
Thursday September 13, 2022 3:31 PM

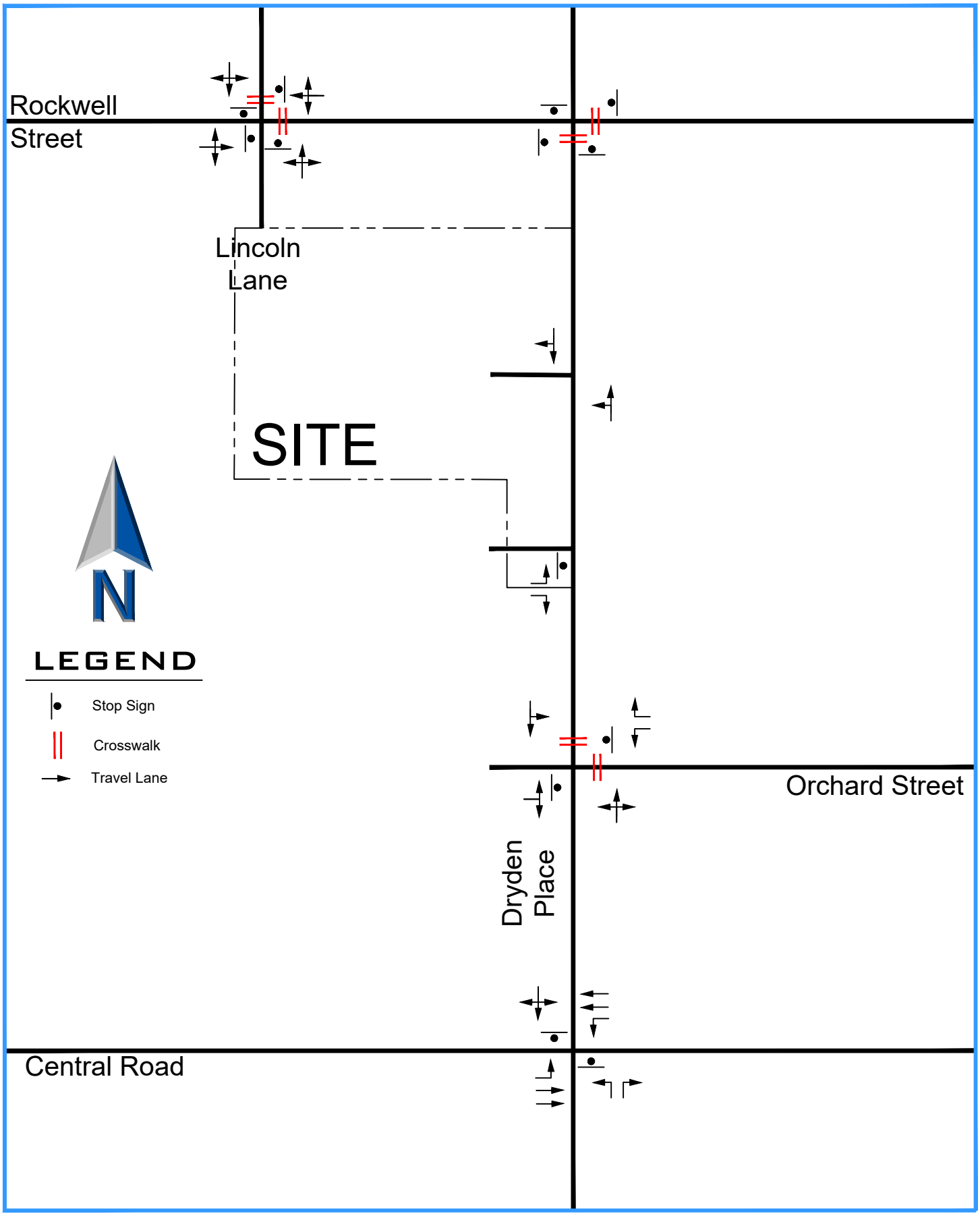




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Site Location & Area Roadways

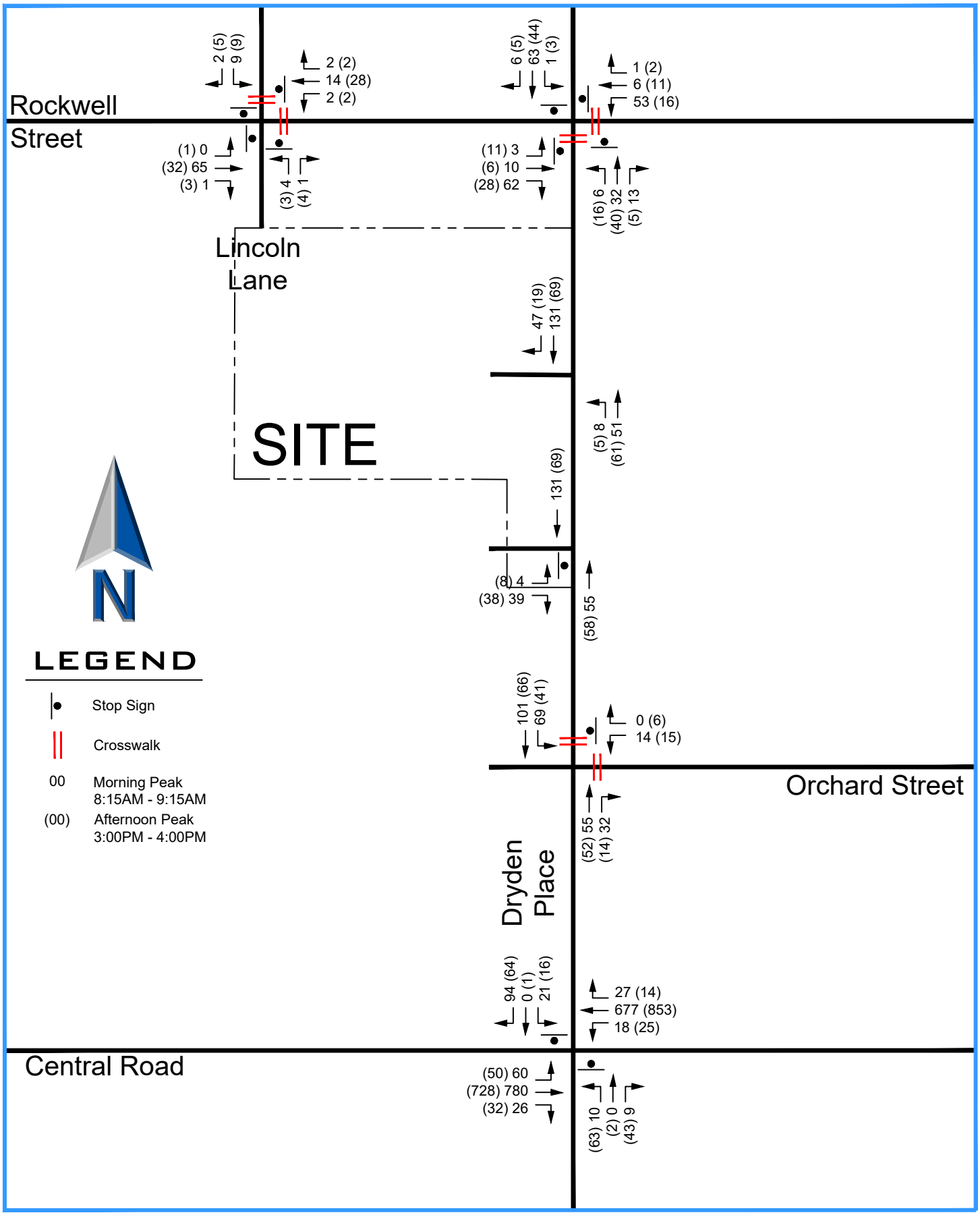
Figure 1



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Existing Roadway Geometrics

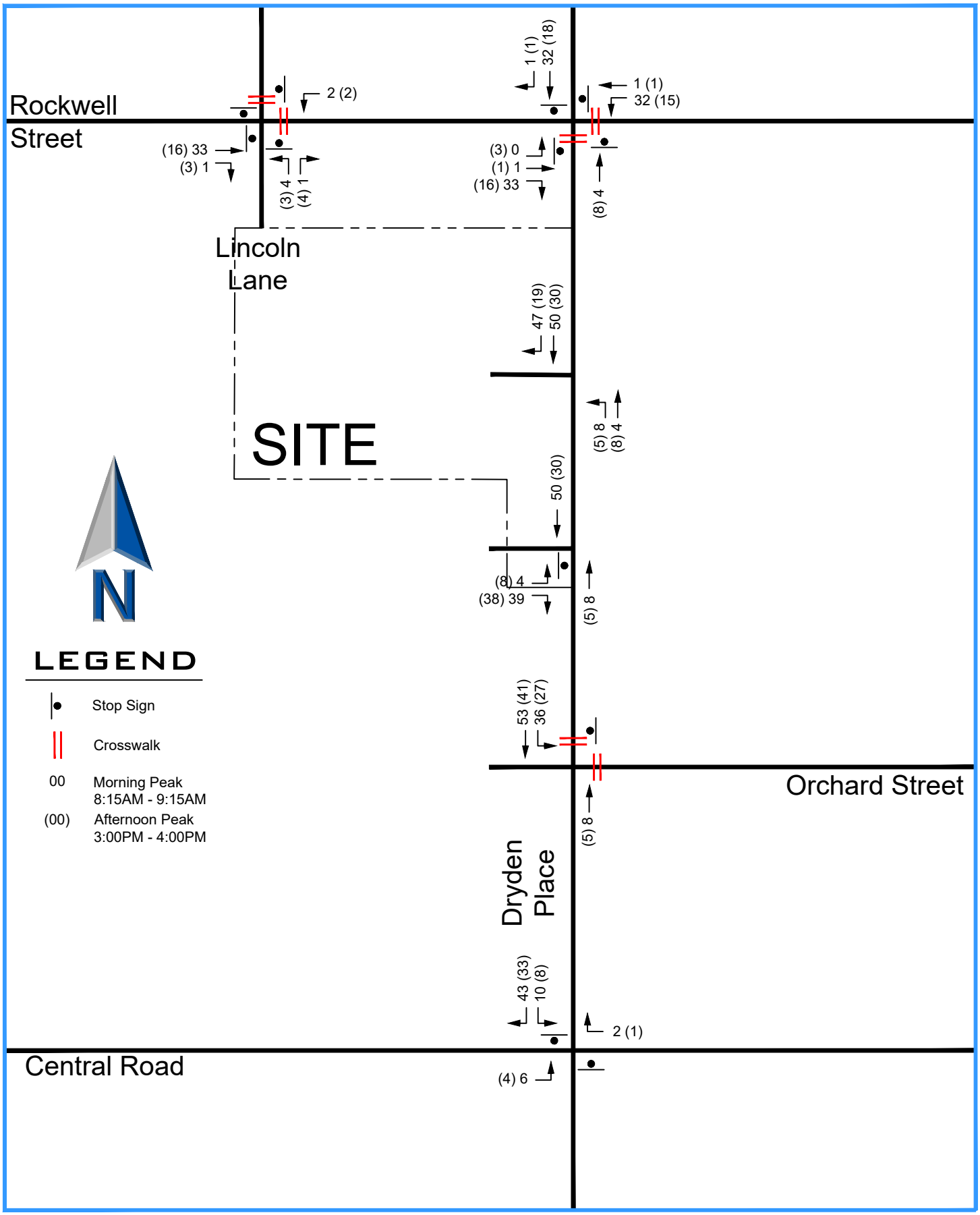
Figure 2



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Existing Traffic Volumes

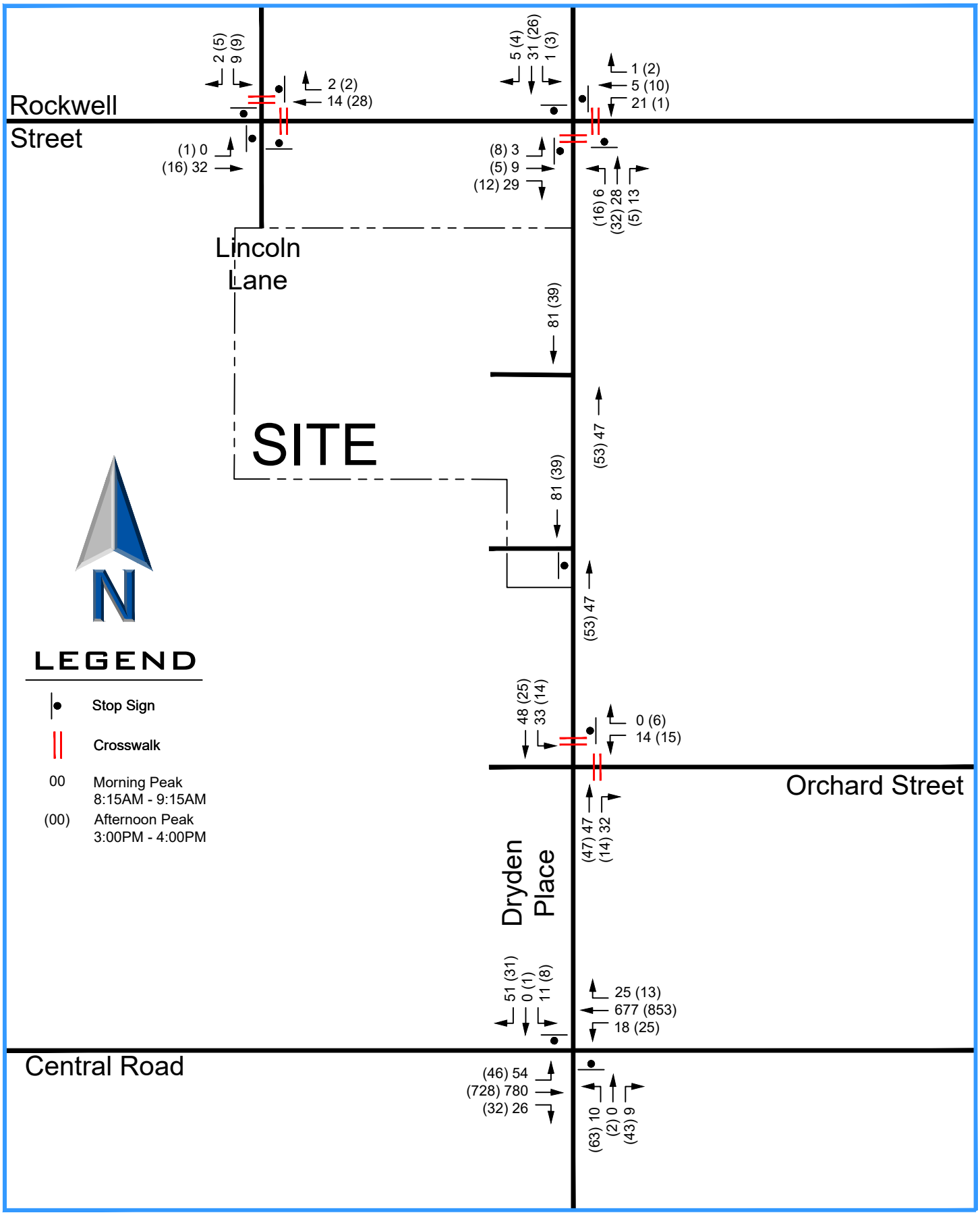
Figure 3A



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Existing School Traffic Volumes

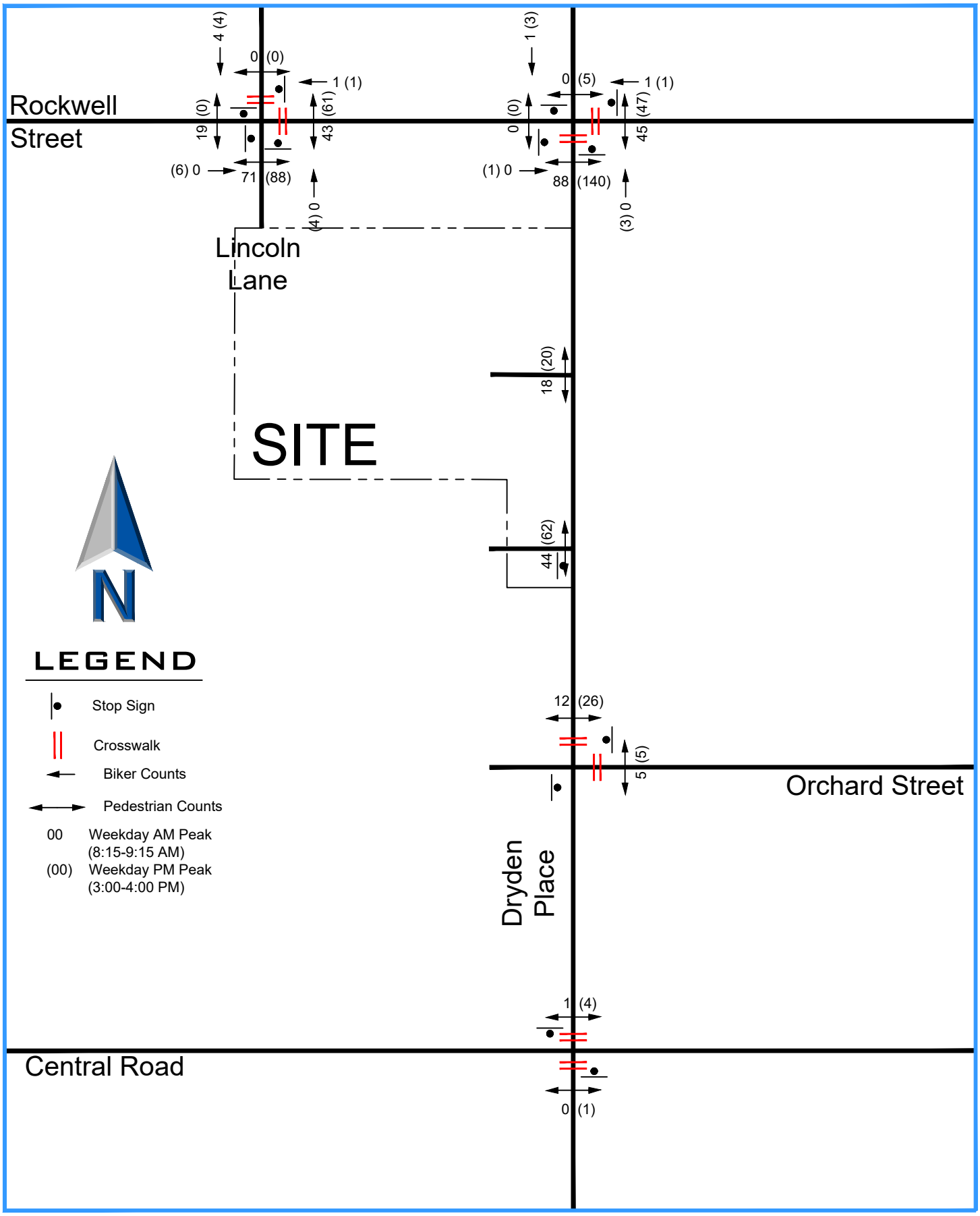
Figure 3B



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Existing Non-School Traffic Volumes

Figure 3C



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Year 2022 Pedestrian and Bike Volumes

Figure 4

SITE TRAFFIC CHARACTERISTICS

Site Plan

The school currently serves 478 children with 56 staff. A building addition is proposed to add four classrooms for a total of 28 classrooms. Student population is expected to grow by 48 students to 526 students (+18%) over the next five years. The number of staff is expected to grow from 56 to 61 persons. Four school bus will accommodate the existing and projected number of bused students.

School Trip Generation and Distribution

Traffic estimates were made for the additional students using the traffic counts at the current school and adjusted for the increase in student population. The trip generation rates for the school are higher than the data provided by the Institute of Transportation Engineer's Trip Generation, 11th Ed. manual for elementary schools due to a higher percentage of automobile usage and minimal busing. The rate of vehicle trip generation was applied to the proposed increase in students with the results shown in **Table 1.**

Table 1
School Expansion Traffic Volumes

Scenario	Morning Arrival			Afternoon Dismissal		
	In	Out	Total	In	Out	Total
Trip Generation Based on Existing Traffic Volumes						
Existing 478 Students	108	98	206	59	83	142
Total 526 Students	127	117	244	70	99	169
Net Additional Traffic	**+19**	**+19**	**+38**	**+11**	**+16**	**+27**
ITE Trip Generation Comparison(1)						
Existing 478 Students	191	163	354	99	116	215
Total 526 Students	210	179	389	109	128	237
Net Additional Traffic(2)	**+19**	**+16**	**+35**	**+10**	**+12**	**+22**

(1) ITE Trip Generation Manual, 11th Edition – Land Use Code 520 (Elementary School)
(2) For comparison only – Not used for analyses

The directional distribution for school traffic is based on the existing school traffic counts and is shown in **Table 2** and on **Figure 5**.

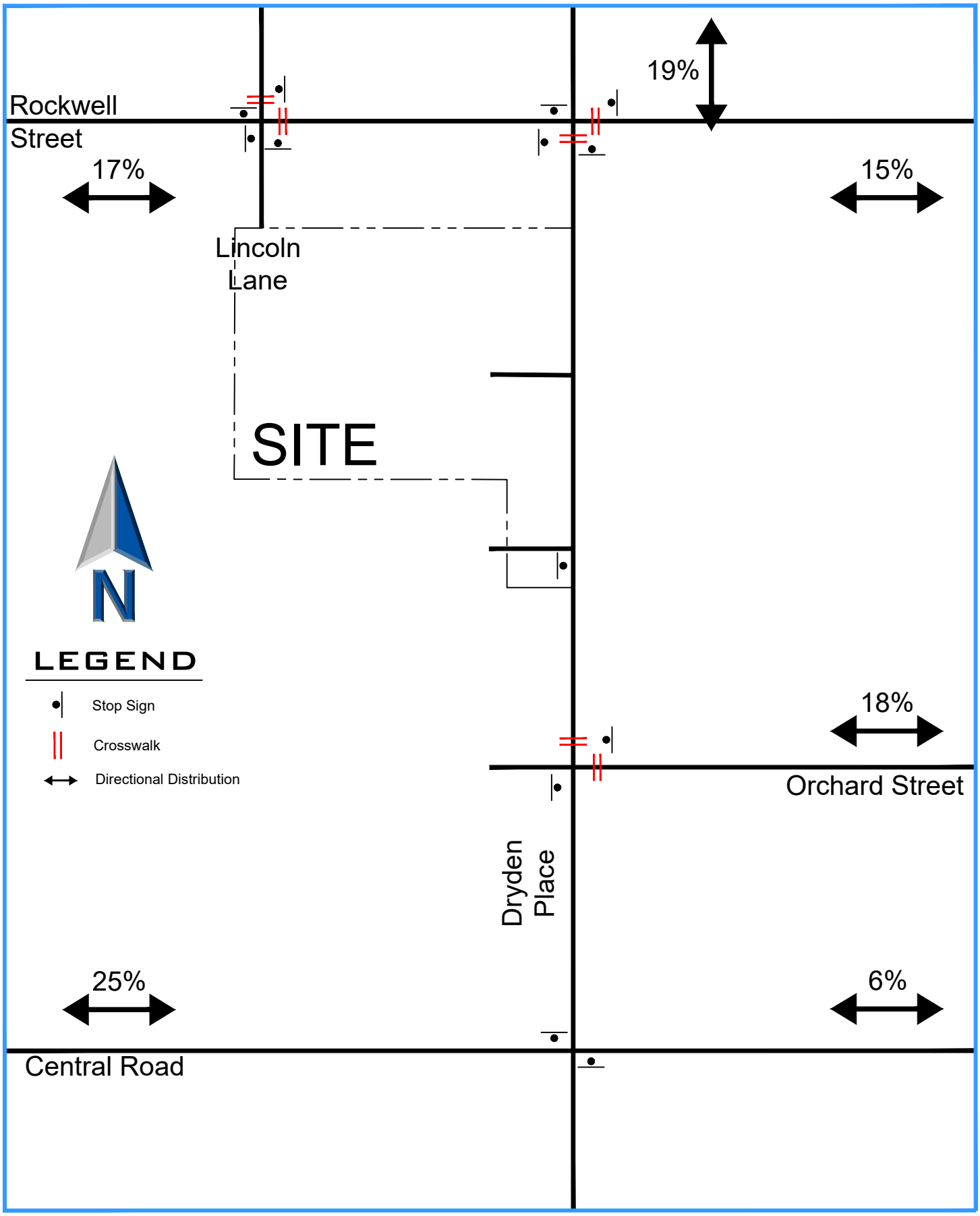
Table 2
Existing Directional Distribution

Direction	Percentage
West on Rockwell Street	17%
East on Rockwell Street	15%
North on Dryden Place	19%
East on Orchard Street	18%
West on Central Road	25%
East on Central Road	6%
Total	**100%**

Trip Assignment

The future vehicular trips that are generated by the school were distributed to the area roadways based on the site plan, projected school volumes, and the directional distribution analysis. **Figure 6** illustrates the total traffic generated by the school (existing and expansion) and its assignment on the road system.

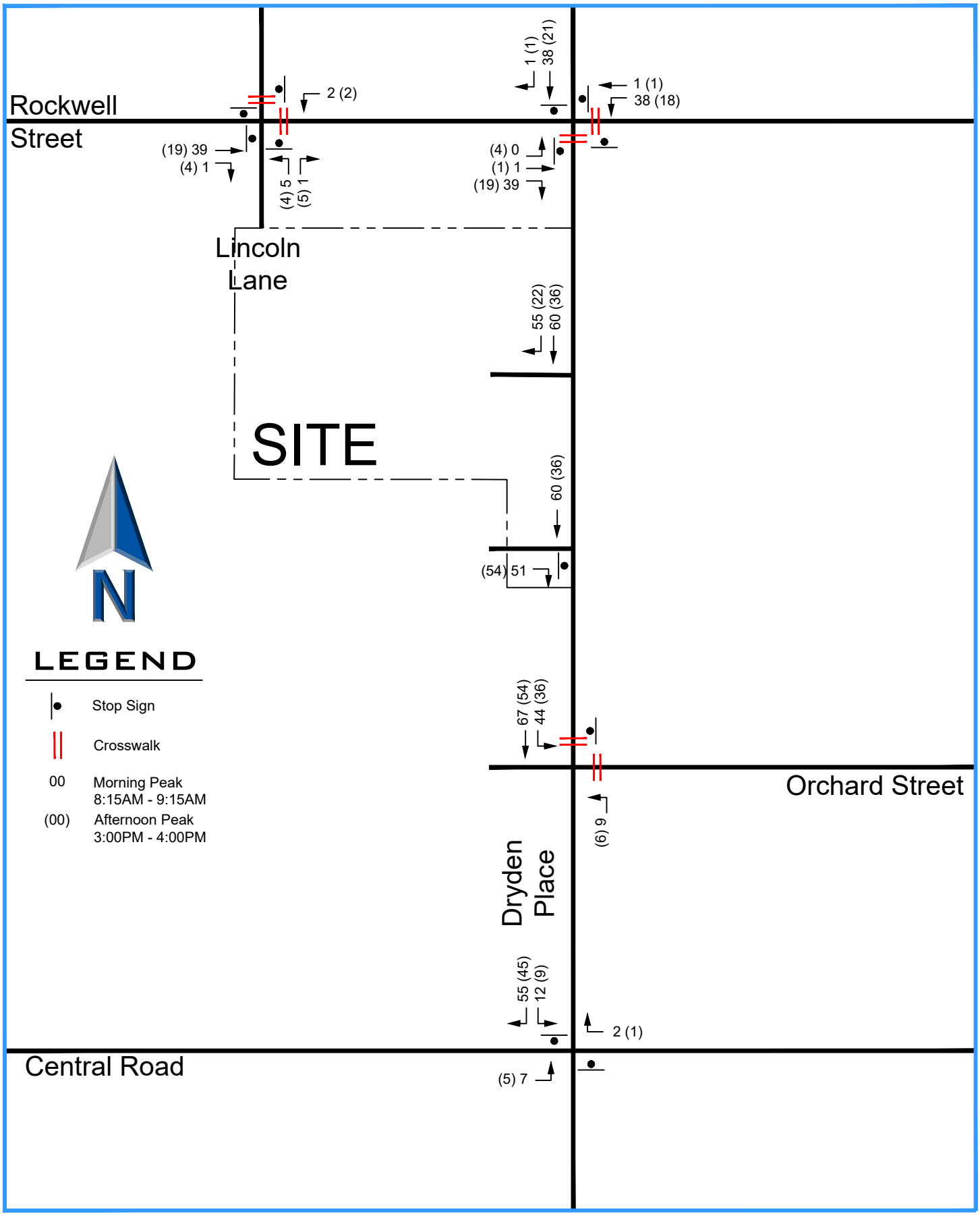
Figure 7 shows the total traffic volumes which a combination of Figure 3C (Non-School traffic) and Figure 5 (Projected School Volumes).



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Directional Distribution

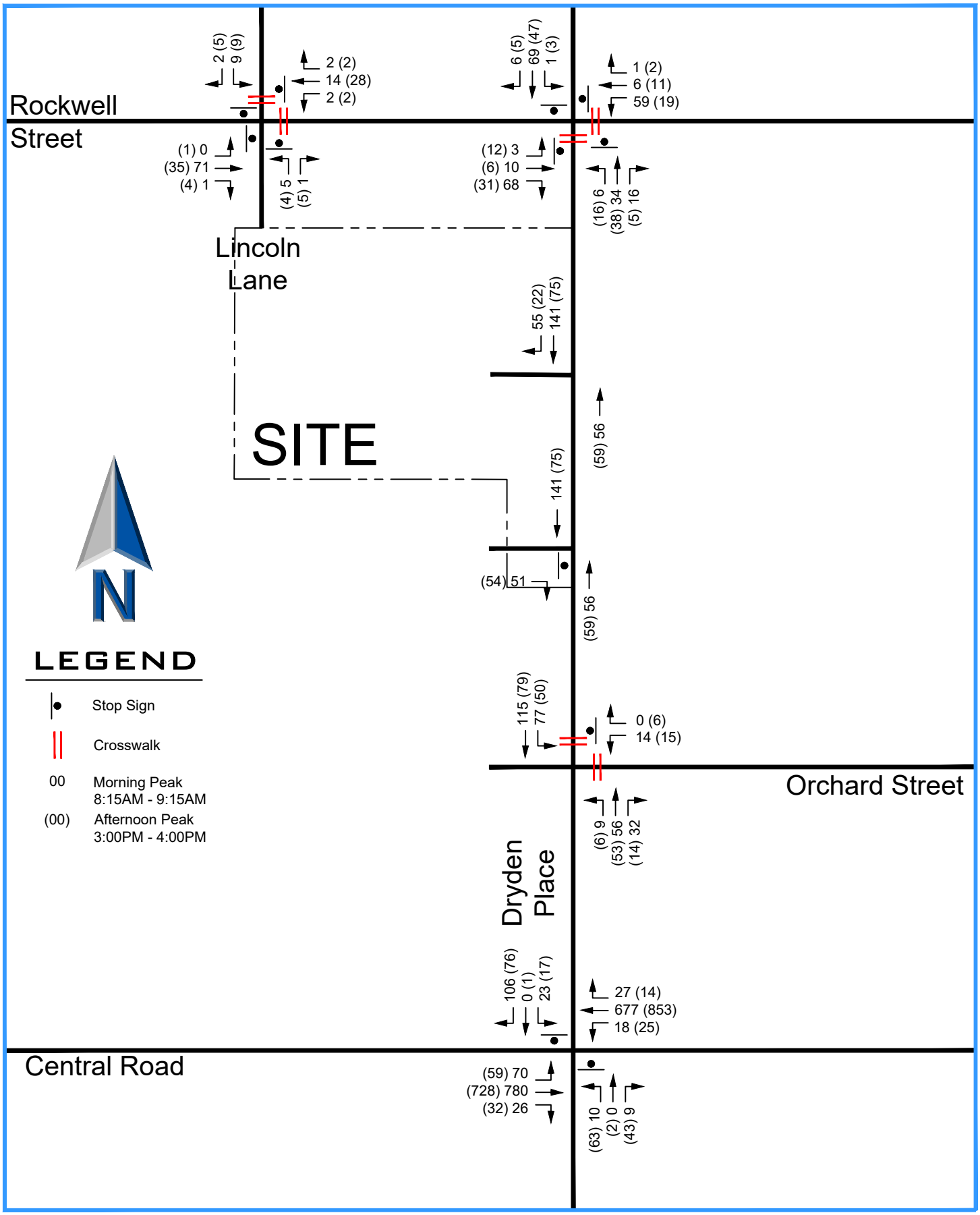
Figure 5



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Projected School Traffic Volumes

Figure 6



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Projected Traffic Volumes

Figure 7

ANALYSES

Intersection Capacity Analyses

An intersection's ability to accommodate traffic flow is based on the average control delay experienced by vehicles passing through the intersection. The intersection and individual traffic movements are assigned a level of service (LOS), ranging from A to F based on the control delay created by a traffic signal or stop sign. Control delay consists of the initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. LOS A has the best traffic flow and least delay. LOS E represents saturated or at capacity conditions. LOS F experiences oversaturated conditions and extensive delays. The Highway Capacity Manual definitions for levels of service and the corresponding control delay for both signalized and unsignalized intersections are shown in **Table 3**.

Table 3
Level of Service Criteria for Intersections

Level of Service	Description	Control Delay (seconds/vehicle)	
		Signals	Stop Signs
A	Minimal delay and few stops	<10	<10
B	Low delay with more stops	>10-20	>10-15
C	Light congestion	>20-35	>15-25
D	Congestion is more noticeable with longer delays	>35-55	>25-35
E	High delays and number of stops	>55-80	>35-50
F	Unacceptable delays and over capacity	>80	>50

Source: Highway Capacity Manual 2010

Capacity analyses were conducted for each intersection using the computer program Highway Capacity Software (HCS) to determine the existing operating conditions of the access system. These analyses were performed for the school's peak arrival and dismissal periods. **Table 4** shows the existing and future level of service results for each intersection. Copies of the capacity analysis summaries are included in the **Appendix**.

Dryden Place at Central Road

The two-way-stop intersection south of the school will continue to operate at an acceptable level of service except for the northbound left-turn/thru lane which works at a Level of Service F. This is due to a combination of the left-turn volume exiting The Moorings development and the thru volumes along Central Road. It is not impacted by the school related traffic volumes.

Dryden Place at South Lot Entrance and Exit

The south parking lot will operate well with the additional school traffic. The northbound left-turn and eastbound left-turn prohibition from northbound Dryden Place and the eastbound exit will need be reinforced with additional communications reminding the parents that the left-turn is prohibited during arrival and dismissal, potential enforcement by staff, and traffic cones placed to restrict the left-turn.

Dryden Place at Orchard Street

The two-way-stop intersection south of the school will continue to operate at an acceptable level of service and no improvements are needed.

Dryden Place at Rockwell Street

The all-way-stop intersection north of the school will continue to operate at an acceptable level of service and no improvements are needed.

Rockwell Street at Lincoln Lane

The all-way-stop intersection northwest of the school will continue to operate at an acceptable level of service and no improvements are needed.

Table 4
Intersection Level of Service and Delay

Intersection	Movement	AM Arrival		PM Dismissal	
		2022	2028	2022	2028
Dryden Place at Central Road (Two-Way Stop)	**EB Lt**	A-9.7	A-9.7	B-10.5	B-10.6
	WB Lt	A-9.9	A-9.9	A-9.7	A-9.7
	NB Lt/Th	F-61.4	F-66.7	F-100+	F-100+
	NB Rt	B-11.4	B-11.4	B-11.7	B-11.7
	SB Approach	C-24.1	D-26.3	E-35.9	E-35.9
Dryden Place at Circle Lot Entrance (Two-Way Stop)	**NB Lt[(1)]/Th**	A-7.9	-	A-7.5	-
Dryden Place at Circle Lot Exit (Two-Way Stop)	**EB Lt/Rt**	B-10.1	B-10.2	A-9.7	A-9.5
Dryden Place at Orchard Street (Two-Way Stop)	**WB Approach**	C-20.4	D-25.3	B-11.6	B-12.7
	SB Lt	A-8.0	A-8.1	A-7.6	A-7.7
Dryden Place at Rockwell Street	**All-Way Stop**	A-8.5	A-9.0	A-7.4	A-7.5
Rockwell Street at Lincoln Lane	**All-Way Stop**	A-7.6	A-7.7	A-7.1	A-7.1

Parking

The existing school on-site parking supply provides a total of 58 parking spaces including two accessible spaces. A shared parking agreement with the church to the south allows the school district to use 130 parking spaces for school purposes. Parking counts were conducted in September, 2022 after the morning arrival period which found the north lot over parked with three vehicles in an unmarked area and four vehicles in the adjacent park district lot. There was a total of 49 vehicles parked in 188 spaces **Table 5** summarizes the parking inventory and survey by lot. The north lot capacity is exceeded by several staff parking in unmarked areas or the park district lot. They should be directed to park in the south lot.

Table 5
Dryden School Parking Inventory and Survey

Lot	Parking Inventory			Parking Survey (9/13/2022)	
	Standard	Accessible	Total	Vehicles	Occupancy
North-School (E)	8	0	8	15(1)	188%
South	48	2	50	33	66%
Church	126	4	130	1	1%
Total	**182**	**6**	**188**	**49**	**26%**

(1) Includes vehicles parked in unmarked or park district spaces.

The Village of Arlington Heights Zoning Ordinance requires elementary schools to provide one parking space per each employee (61 staff) and one per every five classrooms (28 rooms) for a total of 67 spaces. Three accessible stalls are required and two spaces provided. Restriping the south lot also picked up an additional space for a total of 52spaces in the south lot. Two striped spaces were added in the north lot that currently used for parking. The total parking supply will be 10 spaces in the north lot and 52 in the south lot or 62 spaces in total. A parking variation of 5 spaces would be required.

National parking data is available from the Institute of Transportation Engineers (ITE) in their publication *Parking Generation*, 4th Edition for elementary schools (Land Use Code 520). The peak demand in the ITE data was 0.13 spaces per student (526 students) or 69 spaces.

With 61 staff members, the total school demand would be 54 vehicles based on the school parking surveys. Based on the school parking data, the proposed 62 parking spaces will adequately serve the school's needs. A parking variation of 5 parking spaces is justified with the option to use the church parking lot. Parking for special events at the school can be accommodated by a combination of the off-street and on-street parking by the school.

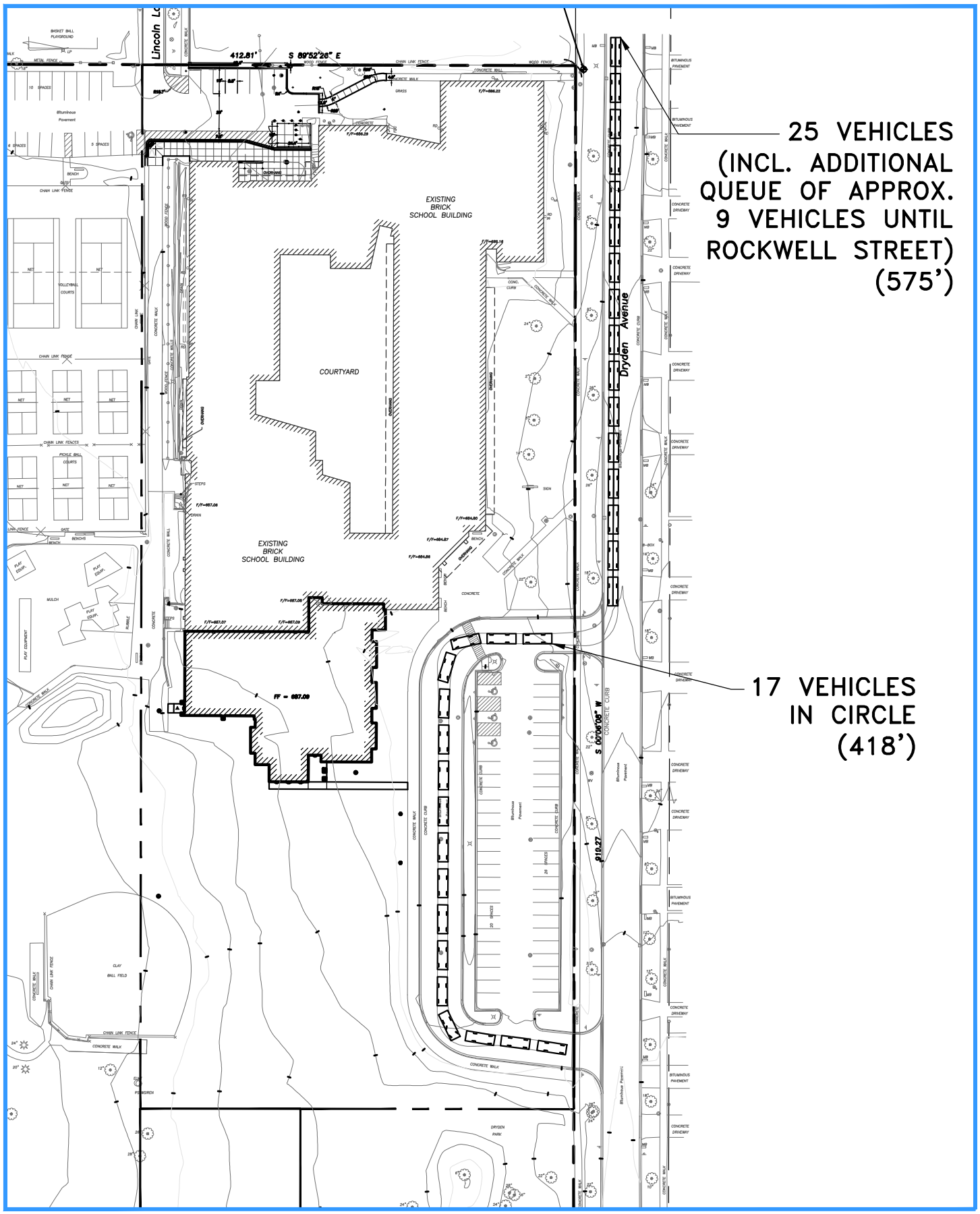
Stacking

Figures 8 and 9 illustrate the existing on-site and on-street stacking available to use at Dryden School. The south lot has room for 17 vehicles and 25 spaces on-street during the morning arrival period. The observed back-up in was less than 42 vehicles. During the afternoon dismissal, the south lot is reserved for buses and additional on-street queuing occurs on- street totaling 44 vehicles. There are 130 parking space available in the church lot for parent to park and get their student.

SUMMARY

This report summarizes the results of traffic and parking study for the expansion of Dryden School in Arlington Heights, Illinois. The following recommendations were developed:

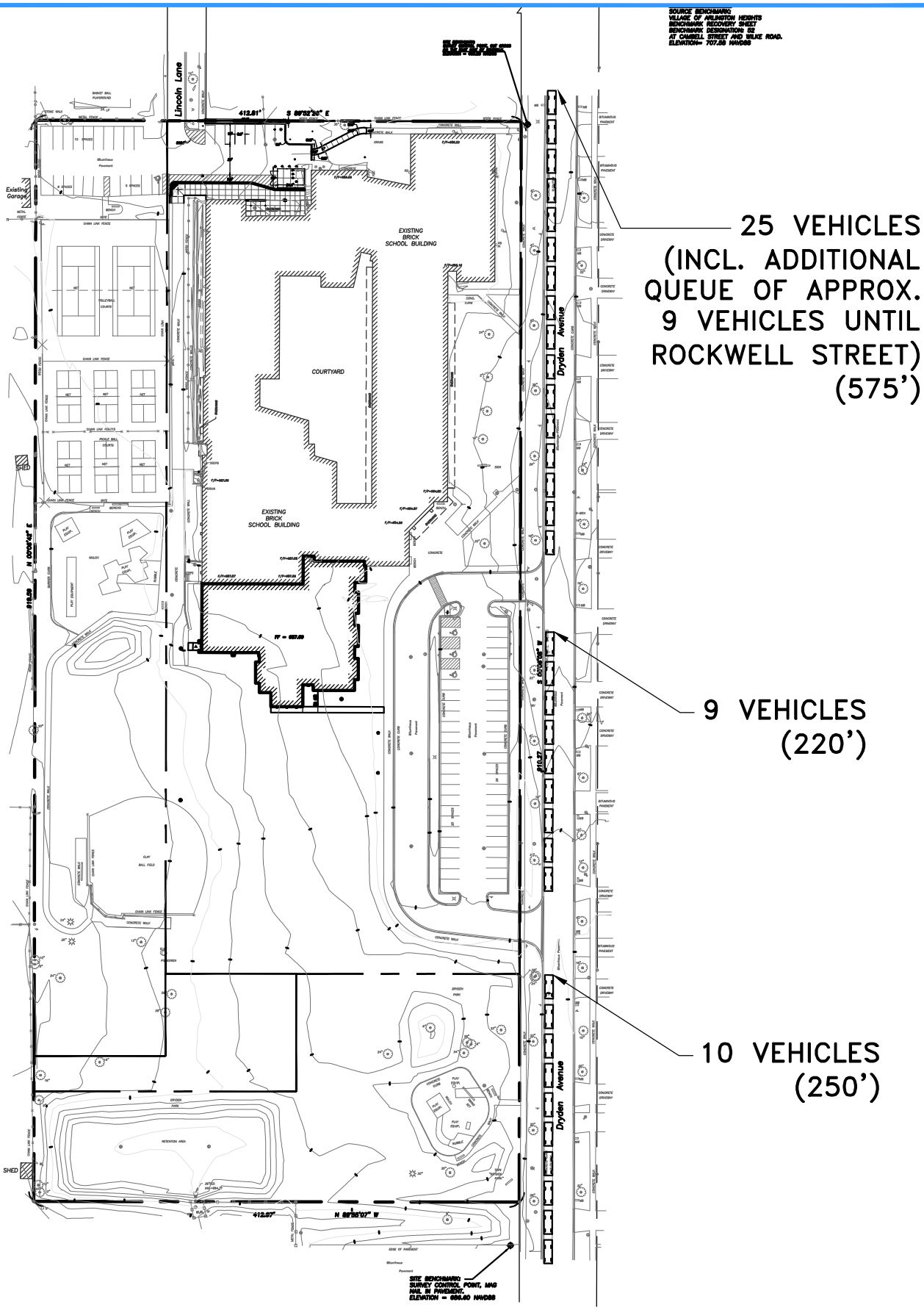
1. The proposed expansion of Dryden School from 478 to 526 students will add 27 to 38 trips during the peak school hours will not adversely impact the level-of-service of study area intersections.
2. Queuing for parents is provided in the south lot which has room for 17 vehicles and 25 vehicles on-street during the morning arrival period. The observed back-up in was less than 42 vehicles. During the afternoon dismissal, the south lot is reserved for buses and additional on-street queuing occurs on- street totaling 44 vehicles. There are 130 parking space available in the church lot for parent to park and get their student.
3. Four spaces will be added to the existing parking supply by restriping both lots to add two spaces in the north lot and two spaces in the south lot for a total of 62 spaces.
4. The Village zoning requirement is 67 parking spaces which exceeds the proposed supply by 5 spaces. A parking variation of 5 spaces is needed. Additional parking is available to the school within the church lot.
5. Parking counts at the school with the expansion, 54 vehicles, show that the 62 proposed parking spaces will serve the school's needs.



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Parent On-Site Stacking for Drop-Off

Figure 8



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Parent On-site Stacking for Pick-Up

Figure 9

Appendix

- Existing 2022 Traffic Counts
- Arlington Heights Signage
- Arlington Heights Bike Map
- School Info
    - Bussing Schedule
    - Taxi Data
    - Crossing Guard Locations
    - School Boundary Map
    - Traffic Plan
- ITE Traffic and Parking Calculations
- Intersection Capacity Analyses
    - 2022 Existing Conditions
    - 2028 Total Traffic Volumes

Rockwell Street and Lincoln Lane

Arlington Heights, IL															
	Lincoln Lane Southbound			Rockwell Street Westbound			Lincoln Lane Northbound			Rockwell Street Eastbound			15	60	Peak
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Minute Totals	Minute Totals	Hour Factor
	Monday October 3, 2022														
8:00 AM	2	2	0	0	3	4	2	0	0	2	12	1	28	101	0.54
8:15 AM	0	0	0	0	2	0	0	0	2	1	8	0	13	**84**	**0.45**
8:30 AM	0	0	1	1	3	0	0	0	1	0	7	0	13	76	0.40
8:45 AM	0	0	6	0	1	1	1	0	0	0	38	0	47		
9:00 AM	2	0	1	1	4	1	0	0	1	0	1	0	11		
9:15 AM	0	0	1	1	2	0	0	0	0	1	0	0	5		
Total	4	2	9	3	15	6	3	0	4	4	66	1			
8:15-9:15 AM	**2**	**0**	**8**	**2**	**10**	**2**	**1**	**0**	**4**	**1**	**54**	**0**	**84**		
	Monday August 29, 2022														
2:30 PM	2	0	1	2	2	0	0	0	0	0	3	0	10	73	0.83
2:45 PM	1	0	2	0	4	0	1	1	1	1	10	0	21	88	0.88
3:00 PM	3	0	1	0	5	0	0	0	1	0	9	1	20	**85**	**0.85**
3:15 PM	1	0	5	0	2	0	0	0	0	0	14	0	22		
3:30 PM	1	0	3	2	4	2	2	0	0	2	9	0	25		
3:45 PM	0	0	0	0	13	0	2	0	2	1	0	0	18		
Total	8	0	12	4	30	2	5	1	4	4	45	1			
3:00-4:00 PM	**5**	**0**	**9**	**2**	**24**	**2**	**4**	**0**	**3**	**3**	**32**	**1**	**85**		

Central Road and Dryden Place

Arlington Heights, IL															
	Dryden Place Southbound			Central Road Westbound			Dryden Place Northbound			Central Road Eastbound			15 Minute Totals	60 Minute Totals	Peak Hour Factor
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn			
	Tuesday September 27, 2022														
8:00 AM	10	0	6	3	208	1	4	0	5	9	201	11	458	1793	0.96
8:15 AM	5	0	0	4	195	5	2	0	4	8	233	12	468	**1720**	**0.92**
8:30 AM	9	0	1	6	167	3	1	0	1	7	205	11	411	1575	0.86
8:45 AM	39	0	7	14	177	5	1	0	2	6	175	30	456		
9:00 AM	39	0	13	3	138	5	5	0	3	5	167	7	385		
9:15 AM	1	0	1	2	168	5	3	0	3	9	128	3	323		
Total	103	0	28	32	1053	24	16	0	18	44	1109	74			
8:15-9:15 AM	**92**	**0**	**21**	**27**	**677**	**18**	**9**	**0**	**10**	**26**	**780**	**60**	**1720**		
	Tuesday September 27, 2022														
2:30 PM	2	0	3	3	232	5	5	0	10	14	182	5	461	1787	0.92
2:45 PM	6	0	0	7	169	5	13	0	20	11	187	4	422	1847	0.89
3:00 PM	11	0	4	3	180	4	13	1	17	5	168	12	418	**1891**	**0.91**
3:15 PM	5	0	1	4	216	7	16	0	18	13	188	18	486		
3:30 PM	31	0	8	3	235	7	9	0	18	8	195	7	521		
3:45 PM	17	1	3	4	222	7	5	1	10	6	177	13	466		
Total	72	1	19	24	1254	35	61	2	93	57	1097	59			
3:00-4:00 PM	**64**	**1**	**16**	**14**	**853**	**25**	**43**	**2**	**63**	**32**	**728**	**50**	**1891**		

Rockwell Street and Dryden Place

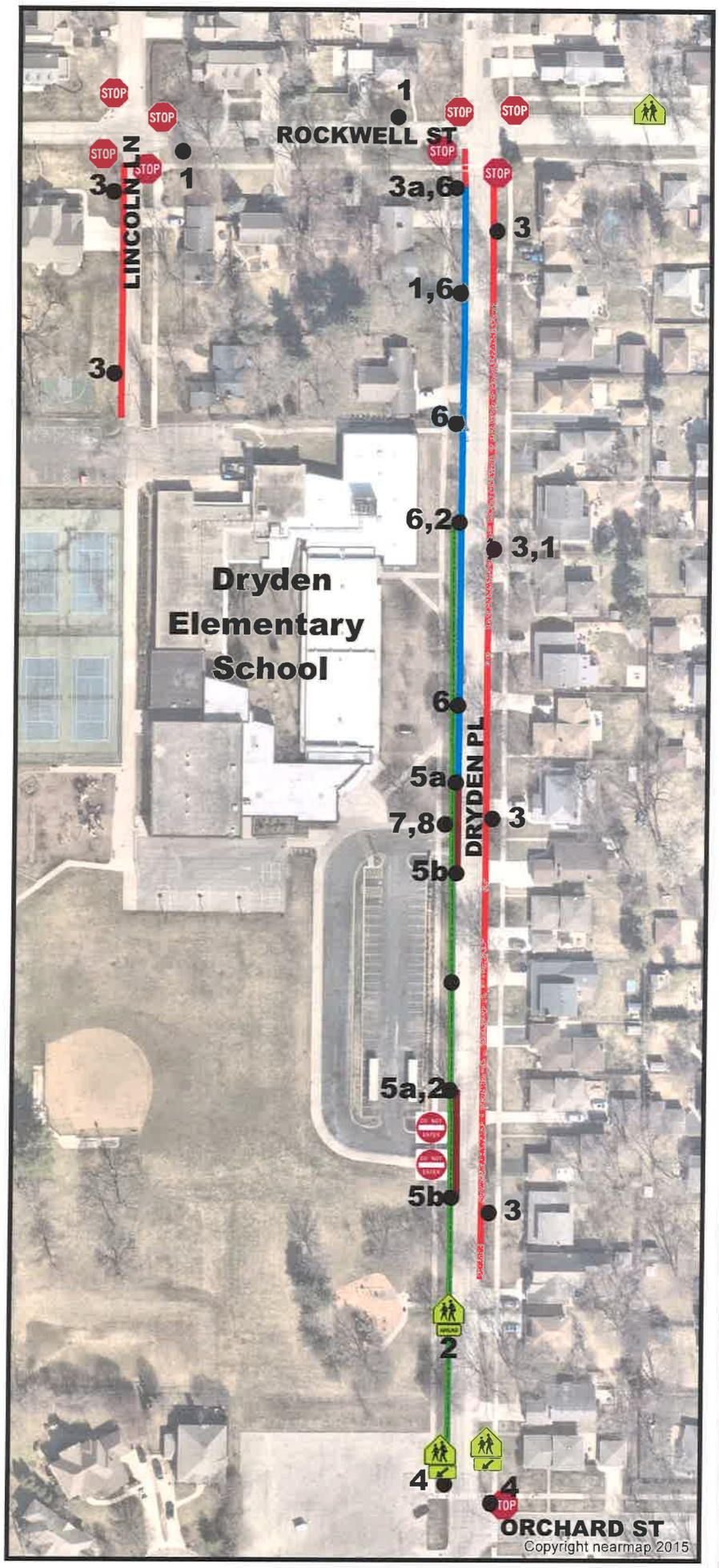
Arlington Heights, IL															
	Dryden Place Southbound			Rockwell Street Westbound			Dryden Place Northbound			Rockwell Street Eastbound			15 Minute Totals	60 Minute Totals	Peak Hour Factor
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn			
	Monday October 3, 2022														
8:00 AM	4	5	0	0	2	1	1	9	1	6	6	2	37	205	0.47
8:15 AM	0	7	1	0	2	3	1	1	0	4	3	1	23	**183**	**0.42**
8:30 AM	2	13	0	0	1	7	0	4	1	6	3	0	37	174	0.40
8:45 AM	2	27	0	1	1	31	1	2	0	37	4	2	108		
9:00 AM	2	4	0	0	2	0	2	2	1	2	0	0	15		
9:15 AM	1	4	0	0	1	2	1	3	1	0	1	0	14		
Total	11	60	1	1	9	44	6	21	4	55	17	5			
8:15-9:15 AM	**6**	**51**	**1**	**1**	**6**	**41**	**4**	**9**	**2**	**49**	**10**	**3**	**183**		
	Monday October 3, 2022														
2:30 PM	1	1	0	0	1	2	3	1	3	2	1	1	16	121	0.61
2:45 PM	1	4	0	0	3	1	2	3	0	4	6	3	27	153	0.77
3:00 PM	1	4	0	0	2	6	0	3	3	8	1	0	28	**158**	**0.79**
3:15 PM	0	16	2	1	1	3	2	7	0	13	2	3	50		
3:30 PM	2	15	1	1	2	2	1	6	4	6	2	6	48		
3:45 PM	2	5	0	0	6	2	1	8	5	0	1	2	32		
Total	7	45	3	2	15	16	9	28	15	33	13	15			
3:00-4:00 PM	**5**	**40**	**3**	**2**	**11**	**13**	**4**	**24**	**12**	**27**	**6**	**11**	**158**		

Dryden Place and Orchard Street

Arlington Heights, IL															
	Dryden Place Southbound			**Orchard Street Westbound**			**Dryden Place Northbound**			**Orchard Street Eastbound**			**15 Minute Totals**	**60 Minute Totals**	**Peak Hour Factor**
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn			
	Thursday September 29, 2022														
8:00 AM	0	12	0	1	0	2	1	12	0	0	0	0	28	225	0.39
8:15 AM	0	6	0	0	0	4	0	12	0	0	0	0	22	**236**	**0.40**
8:30 AM	0	11	1	0	0	3	6	8	0	0	0	0	29	226	0.39
8:45 AM	0	67	59	0	0	6	8	6	0	0	0	0	146		
9:00 AM	0	17	9	0	0	1	5	7	0	0	0	0	39		
9:15 AM	0	5	0	0	0	1	2	4	0	0	0	0	12		
Total	0	118	69	1	0	17	22	49	0	0	0	0			
8:15-9:15 AM	**0**	**101**	**69**	**0**	**0**	**14**	**19**	**33**	**0**	**0**	**0**	**0**	**236**		
	Thursday September 29, 2022														
2:30 PM	0	2	1	1	0	2	5	5	0	0	0	0	16	85	0.79
2:45 PM	0	3	3	0	0	2	3	5	0	0	0	0	16	153	0.46
3:00 PM	0	6	0	3	0	6	2	9	0	0	0	0	26	**163**	**0.49**
3:15 PM	0	1	3	2	0	3	4	14	0	0	0	0	27		
3:30 PM	0	31	35	1	0	2	4	11	0	0	0	0	84		
3:45 PM	0	13	3	0	0	1	1	8	0	0	0	0	26		
Total	0	56	45	7	0	16	19	52	0	0	0	0			
3:00-4:00 PM	**0**	**51**	**41**	**6**	**0**	**12**	**11**	**42**	**0**	**0**	**0**	**0**	**163**		

Dryden Place and Circle Lot

Arlington Heights, IL												
	Dryden Place Southbound			Dryden Place Northbound			Circle Lot Eastbound			15	60	Peak
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Minute Totals	Minute Totals	Hour Factor
	Thursday September 29, 2022											
8:00 AM	8	0	0	0	0	4	4	0	1	17	96	0.59
8:15 AM	10	0	0	0	0	3	4	0	0	17	**98**	**0.60**
8:30 AM	11	0	0	0	0	3	7	0	0	21	87	0.53
8:45 AM	19	0	0	0	0	2	19	0	1	41		
9:00 AM	7	0	0	0	0	0	9	0	3	19		
9:15 AM	2	0	0	0	0	1	2	0	1	6		
Total	57	0	0	0	0	13	45	0	6			
8:15-9:15 AM	**47**	**0**	**0**	**0**	**0**	**8**	**39**	**0**	**4**	**98**		
	Thursday September 29, 2022											
2:30 PM	2	0	0	0	0	0	0	0	0	2	24	0.55
2:45 PM	1	0	0	0	0	1	2	0	0	4	52	0.43
3:00 PM	3	0	0	0	0	3	1	0	0	7	**70**	**0.58**
3:15 PM	9	0	0	0	0	0	2	0	0	11		
3:30 PM	4	0	0	0	0	2	21	0	3	30		
3:45 PM	3	0	0	0	0	0	14	0	5	22		
Total	22	0	0	0	0	6	40	0	8			
3:00-4:00 PM	**19**	**0**	**0**	**0**	**0**	**5**	**38**	**0**	**8**	**70**		



Legend

SIGNS

STOP

1 SCHOOL SPEED LIMIT 20 ON SCHOOL DAYS WHEN CHILDREN ARE PRESENT

2 IDLE FREE ZONE Breathe Easy

3 NO PARKING

3a NO PARKING HERE TO CORNER

4 STOP FOR PEDESTRIANS IN CROSSWALK

5a BEGIN NO PARKING STOPPING STANDING BETWEEN SIGNS

5b END NO PARKING STOPPING STANDING BETWEEN SIGNS

6 STUDENT DROP-OFF AND PICK-UP NO PARKING 8AM - 9AM 3PM - 4PM SCHOOL DAYS

7 ENTRANCE

8 Firearms Prohibited By Law

DRYDEN ELEMENTARY SCHOOL				
SCHOOL SITE MAP				
VILLAGE OF ARLINGTON HEIGHTS PUBLIC WORKS DEPARTMENT				
DRAWN: TLS	V.MNGR:		ORD. NO. 1994-063	
CHECKED: MH	V. ENG:		DIR FAC 25:	
DATE: 09/2019	POLICE:			
REVISION/DATE:	06/26/2020	01/22/2021	12/2021	

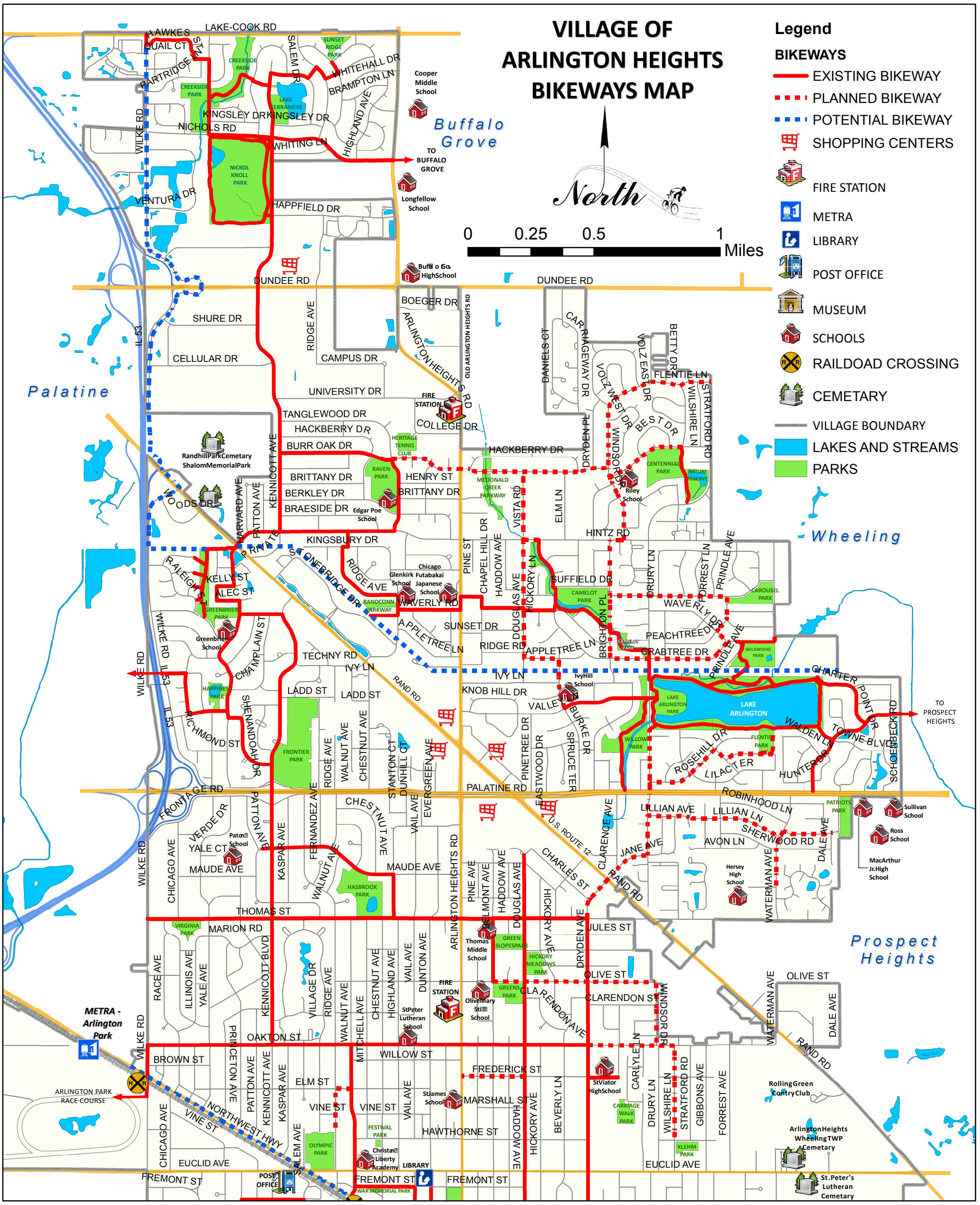
0 50 100 200 300 400 Feet

N W E S

MAP PREPARED BY:
VILLAGE OF ARLINGTON HEIGHTS
PUBLIC WORKS DEPARTMENT
TIFFANY SCHMOKER
33 S. ARLINGTON HTS. RD.
ARLINGTON HEIGHTS, IL 60005
(847) 368-5250
http://www.vah.com

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VILLAGE OF ARLINGTON HEIGHTS BIKEWAYS MAP



BICYCLE SAFETY RULES

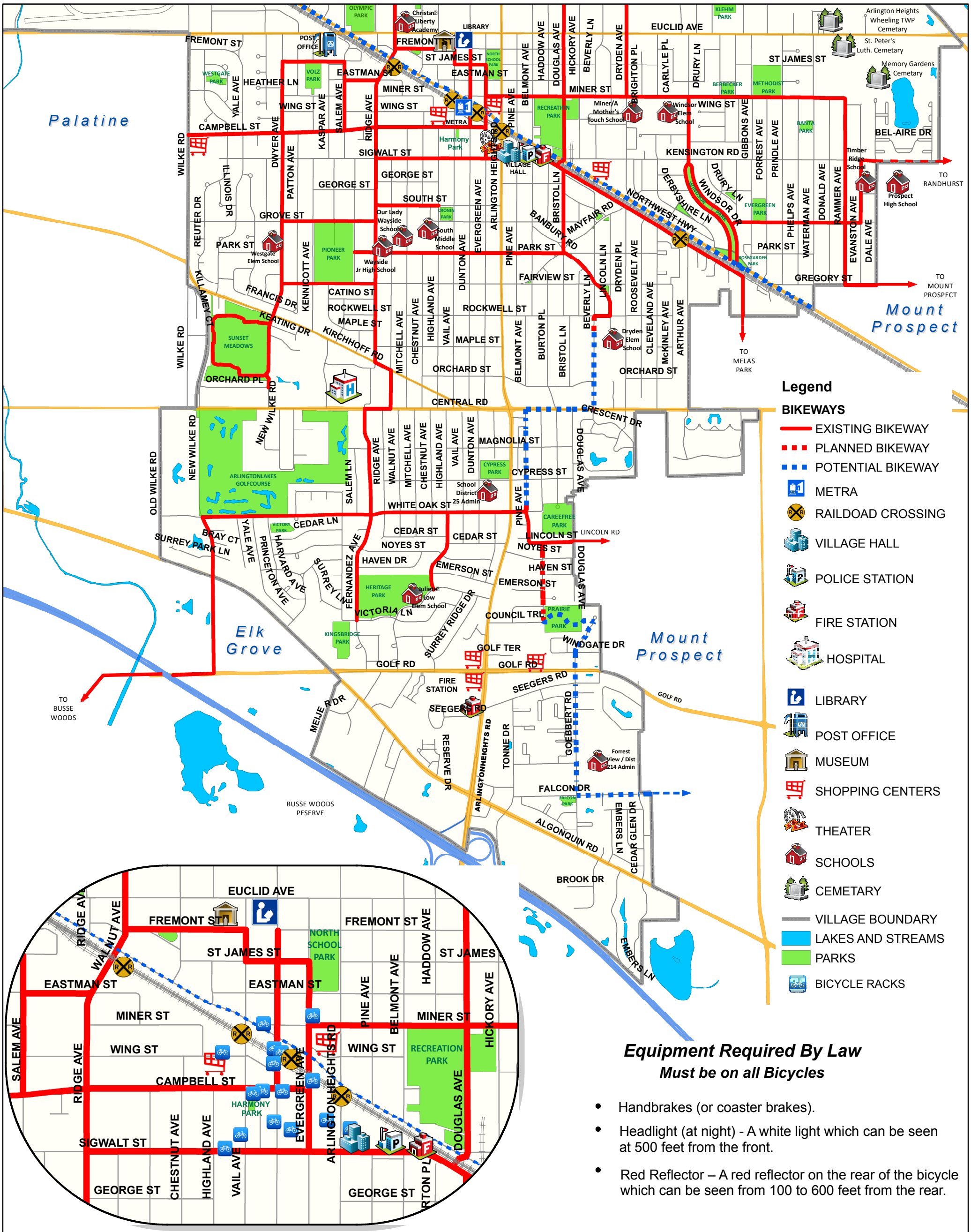
1. Always ride your bike in single file, in the same direction as traffic. Stay close to the right edge of the road.
2. Helmets are highly recommended for all bicyclists.
3. Bicycle riders are expected to know and obey all traffic regulations (signs, signals, pavement markings, etc.).
4. Riding on sidewalks is legal except in the Central Business District.
5. Indicate your intention to slow down, stop, turn or change lanes by using arm signals. This will prevent being cutoff.
6. Be extra careful at intersections and railroad crossings and when emerging from driveways, alleys or from behind parked cars. Establish eye contact with motorists who may not be looking for a cyclist.
7. Look out for motorists pulling into traffic. Keep a close watch for car doors opening suddenly in your path causing you to veer into traffic.
8. Maintain your bicycle in sake working order. Check brakes, tires and wheels.
9. Wear bright colored and reflective clothing when riding after dark. Make sure your bike has proper lights and reflectors before riding at night.
10. Stop before reaching a school bus which has s topped to load or unload passengers.
11. Be ready to yield the right-of-way to other moving vehicles.
12. Keep at least one hand on the handlebars at all times for control of the bicycle. Carry books, packages, or other items in a back pack or carrier.
13. Watch for poor road surfaces including drainage grates (tires may fall through grooves), pot holes, loose gravel, and unsafe shoulders.
14. Make sure that the bike you ride is the right size for you.
15. Right turns on red are permissible, after coming to complete stop, except where a sign is posted prohibiting such a turn. You must yield the right-of-way to other traffic lawfully using the intersection and to pedestrians.
16. Only one person should ride on a bicycle except on a tandem bicycle or with an attached child's seat if available.
17. Never hitch a ride with any motorized vehicle.
18. Do not wear headphones when riding a bicycle.

Source:

Portions of this list were excerpts from **Illinois Bicycle Rules of The Road.** Copies are available from the Arlington Heights Police Department, Village Hall, or Illinois Secretary of State, Woodfield Commons, Schaumburg, IL.

Prepared by the Village of Arlington Heights Engineering Department.

June, 2014



DOWNTOWN

Equipment Required By Law

Must be on all Bicycles

- Handbrakes (or coaster brakes).
- Headlight (at night) - A white light which can be seen at 500 feet from the front.
- Red Reflector – A red reflector on the rear of the bicycle which can be seen from 100 to 600 feet from the rear.

Village of Arlington Heights

Thomas W. Hayes, Mayor
33 South Arlington Heights Rd
Arlington Heights, IL 60005
(847) 368-5100

Reporting Bicycle Accidents

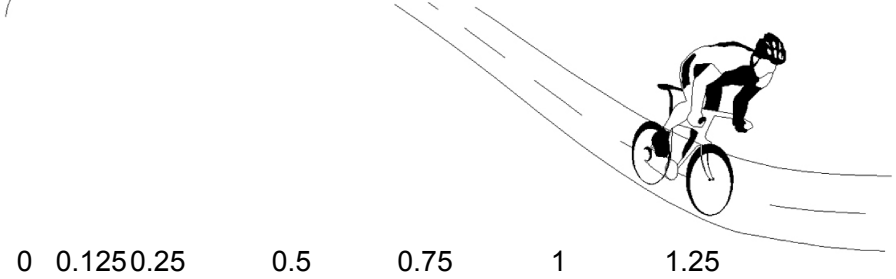
Police Department (847) 368-5300
Emergency 911

Bicycle Advisory Commission

Peter Szabo, Chairman
James K. Daley
Paul Danko
Janet Harlow
Alan Medsker
Mitchell D. Polonsky
Michael Walczak

Bike Map Information
(847) 368-5250

VILLAGE OF ARLINGTON HEIGHTS BIKEWAYS MAP



0 0.125 0.25 0.5 0.75 1 1.25 Miles

AM ROUTE THOMAS - IVY HILL - OLIVE - GREENBRIER SOUTH - WESTGATE - DRYDEN - PIONEER - OLIVE - REC PARK

1ST ROUTE 7:05-7:20AM	DRIVER	DRIVER SUB	X	BUS	BUS SUB	2ND ROUTE 8:20-8:40AM		DRIVER SUB	BUS SUB
THOMAS A 7:10				8		IVY HILL A	8:30		
THOMAS B 7:10				11		IVY HILL D (600, 700)	8:40		
THOMAS C 7:10				19		GREENBRIER A	8:35		
THOMAS D 7:10				22		IVY HILL E (800,900)	8:40		
THOMAS E 7:05				1909					
THOMAS F 7:05				5		IVY HILL B	8:35		
THOMAS G 7:15				21		IVY HILL C-(400, 500)			
THOMAS H 7:10				7GPT		OLIVE A	8:20		
THOMAS I 7:10				3		OLIVE-REC	8:40		
THOMAS J 7:10				9		DRYDEN C	8:15		
THOMAS K 7:20				1908					
THOMAS L 7:10				6GPT					

1ST ROUTE 7:05-7:20AM	DRIVER	DRIVER SUB	X	BUS	BUS SUB	2ND ROUTE 8:15-8:40AM		DRIVER SUB	BUS SUB
SOUTH A 7:10				16					
SOUTH B 7:15				4		DRYDEN B	8:15		
SOUTH C 7:10				58					
SOUTH D 7:20				24					
SOUTH E 7:20				1					
SOUTH F 7:05				2		WESTGATE A	8:20		
SOUTH G 7:15				20					
SOUTH H 7:15				1915					
SOUTH I 7:15				59		DRYDEN A	8:35		
SOUTH J 7:10				173		DRYDEN D	8:15		
SOUTH K 7:15				12		WESTGATE-PIONEER	8:35		

PM ROUTE THOMAS - IVY HILL - OLIVE **5/31/2022**

1ST ROUTE 2:45 PM	DRIVER	DRIVER SUB	X	BUS	BUS SUB	2ND ROUTE 3:35 PM	DRIVER SUB	BUS SUB
THOMAS A 2:40				8		IVY HILL A		
THOMAS B 2:40				11		IVY HILL D (600, 700)		
THOMAS C 2:40				19		GREENBRIER A		
THOMAS D 2:40				22		IVY HILL E (800,900)		
THOMAS E 2:40				1909				
THOMAS F 2:40				5		IVY HILL B		
THOMAS G 2:40				21		IVY HILL C (400,500)		
THOMAS H 2:40				7GPT		OLIVE A		
THOMAS I 2:40				3		OLIVE-REC 3:45		
THOMAS J 2:40				9		DRYDEN C		
THOMAS K 2:40				1908		ACTIVITY EAST THOMAS		
THOMAS L 2:40				6GPT		ACTIVITY WEST		

PM ROUTE SOUTH - WESTGATE - DRYDEN - PIONEER - OLIVE - REC-PARK

PUNCH	1ST ROUTE 2:45 PM	DRIVER	DRIVER SUB	X	BUS	BUS SUB	2ND ROUTE 3:35 PM	DRIVER SUB	BUS SUB
	SOUTH A 2:40				16		ACTIVITY SOUTH		
	SOUTH B 2:40				4		DRYDEN B		
	SOUTH C 2:40				58				
	SOUTH D 2:40				24		ACTIVITY NORTH		
	SOUTH E 2:40				1		ACTIVITY NORTHEAST		
	SOUTH F 2:40				2		WESTGATE A		
	SOUTH G 2:40				20				
	SOUTH H 2:40				1915				
	SOUTH I 2:40				59		DRYDEN A		
	SOUTH J 2:40				173		DRYDEN D		
	SOUTH K 2:40				12		WESTGATE-PIONEER 3:50		

MIDDAY ROUTE DRYDEN - IVY HILL - OLIVE - WESTGATE - DATE: **5/31/2022**

PUNCH	K ROUTE 11:45 AM	DRIVER	DRIVER SUB	X	BUS	BUS SUB	L ROUTE 12:20 - 12:40 PM	DRIVER SUB	BUS SUB
11:15 AM	DRYDEN K2-31				21		DRYDEN 31L 12:20		
11:15 AM	DRYDEN K31				1909				
11:15 AM	IVY HILL K37				11		IVY HILL 37L 12:30		
11:15 AM	OLIVE K34				8		OLIVE 34L 12:40		
11:15 AM					22		WESTGATE 32L 12:40		

NOTES.-

Taxi at Schools 21-22	AM	MID-DAY	PM
Dryden Elementary School	-	-	-
Greenbrier Elementary School	6	11	6
Ivy Hill Elementary School	1		1
Olive Mary Stitt Elementary School	-	-	-
Westgate Elementary School	8	3	8
Windsor Elementary School	6	1	6
Thomas Middle School	6	1	5
South Middle School	4	1	4
Total	31	17	30

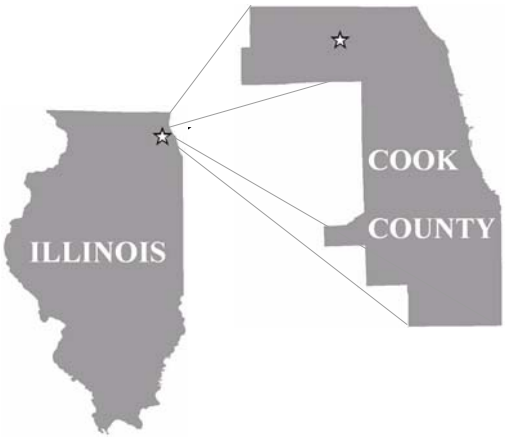
Crossing Guard Locations

Location	AM	PM	K-5	Middle School	Parochial
Arlington & Olive	7:15-9:00	2:25-4:10	Olive		St. Peters
Arlington & Park	7:10-8:25	2:45-3:30		South	OLW
Arlington & Thomas	7:15-7:45	2:45-3:15		Thomas	
Arlington @ St. James	7:45-8:30	3:15-4:00			St. James
Belmont & Thomas	7:15-7:45	2:30-4:00	Olive	Thomas	St. James, St. Peter
	8:15-9:00				
Dryden & Miner	8:05-9:05	3:40-4:10	Windsor		St. James
Dryden & Rockwell	8:35-9:05	3:35-4:05	Dryden		
Dwyer & Grove	8:35-9:05	3:35-4:05	Westgate		
Dwyer & Harvard	8:35-9:05	3:35-4:05	Westgate		
Kennicott & Maude	8:35-9:05	3:35-4:05	Patton		
Maude & Patton	8:35-9:05	3:35-4:05	Patton		
Olive & Belmont	8:35-9:05	3:35-4:05	Olive		
Olive & Douglas	8:35-9:05	3:35-4:05	Olive		
Park & Highland	7:15-7:45	2:45-3:15		South	
Ridge & Park	7:55-8:25	2:55-3:25			OLW
Thomas & Harvard	8:35-9:05	3:35-4:05	Patton		
Windsor & Kensington	8:25-9:10	3:30-4:15	Windsor		
Windsor & Miner	8:20-9:05	3:35-4:05	Windsor		

ELEMENTARY SCHOOL DISTRICTS

Village of Arlington Heights

Cook County - Illinois



Legend

VAH Elementary Schools

ELEMENTARY SCHOOL DISTRICTS

- Dryden School
- Fairview School
- Forest View School
- Greenbrier School
- Ivy Hill School
- Juliette Low School
- Lake Louise School
- Longfellow School
- Olive Mary Stitt School
- Patton School
- Poe School
- Riley School
- Sullivan School
- Westgate School
- Willow Bend School
- Windsor School
- Winston School

ELEMENTARY SCHOOL BOUNDARIES 2008

STREETS

Feature Class Type

- Interstate Highway
- US and State Highway
- Major Streets
- Local City Streets

N

Scale 1:52,300

1 inch equals 0.83 miles

Miles 0 0.35 0.7 1.4

Feet 0 1,750 3,500 7,000

Data Sources:
1. Planimetric Data - Cook County, IL (2001) - VAH GIS Div. (rev. 2004)
2. Annotation - VAH GIS Div. (2004)

Projection: State Plane Coordinate System (Illinois East)
Datum: NAD83 Map Units: feet

MAP PREPARED BY:
VILLAGE OF ARLINGTON HEIGHTS
GEOGRAPHIC INFORMATION SYSTEMS DIVISION
33 S. ARLINGTON HTS. RD.
ARLINGTON HEIGHTS, IL 60005
(847) 368-5726
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APRIL 2008

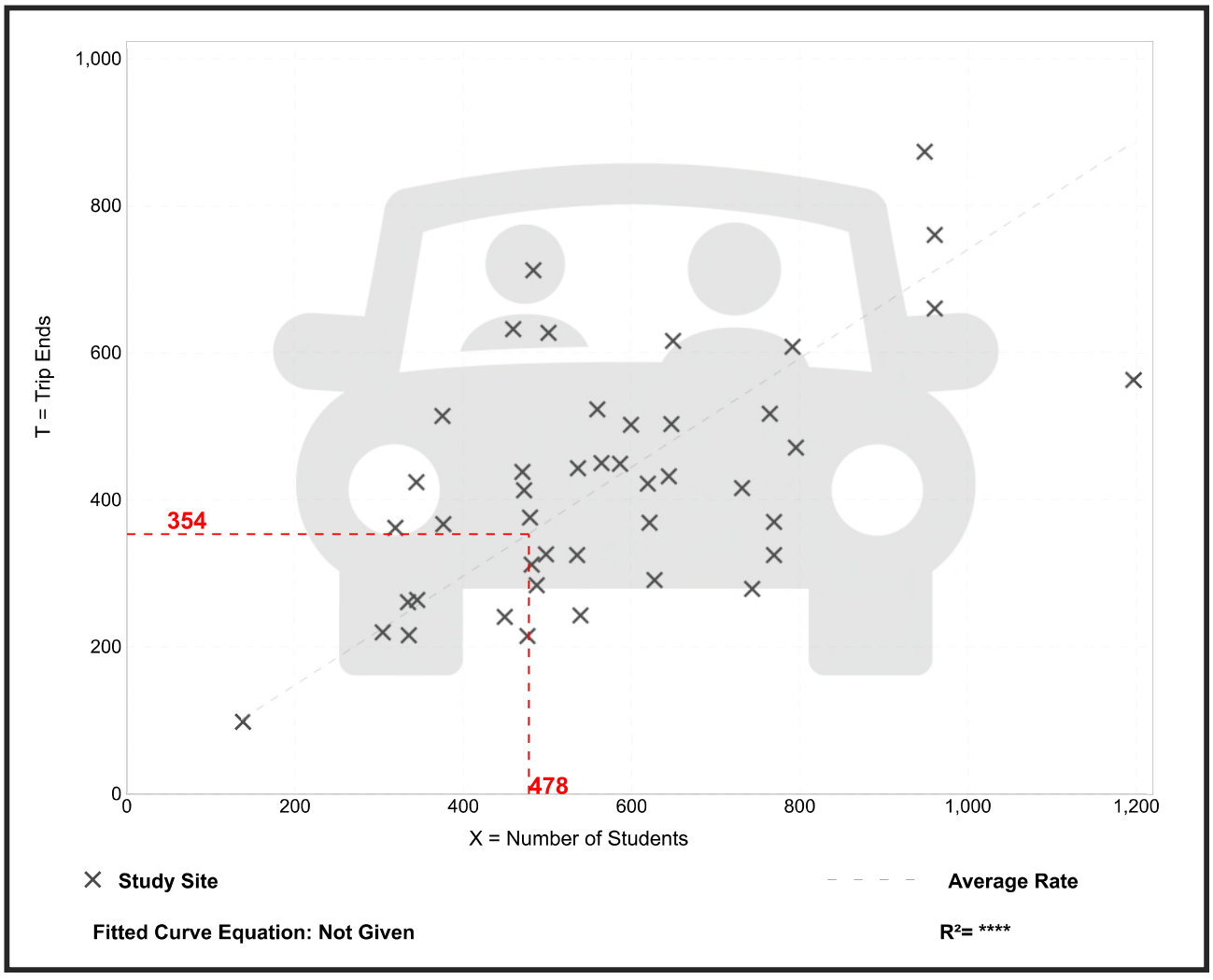
Elementary School
(520)

Vehicle Trip Ends vs: **Students**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 44
Avg. Num. of Students: 575
Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.74	0.38 - 1.47	0.25

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Elementary School
(520)

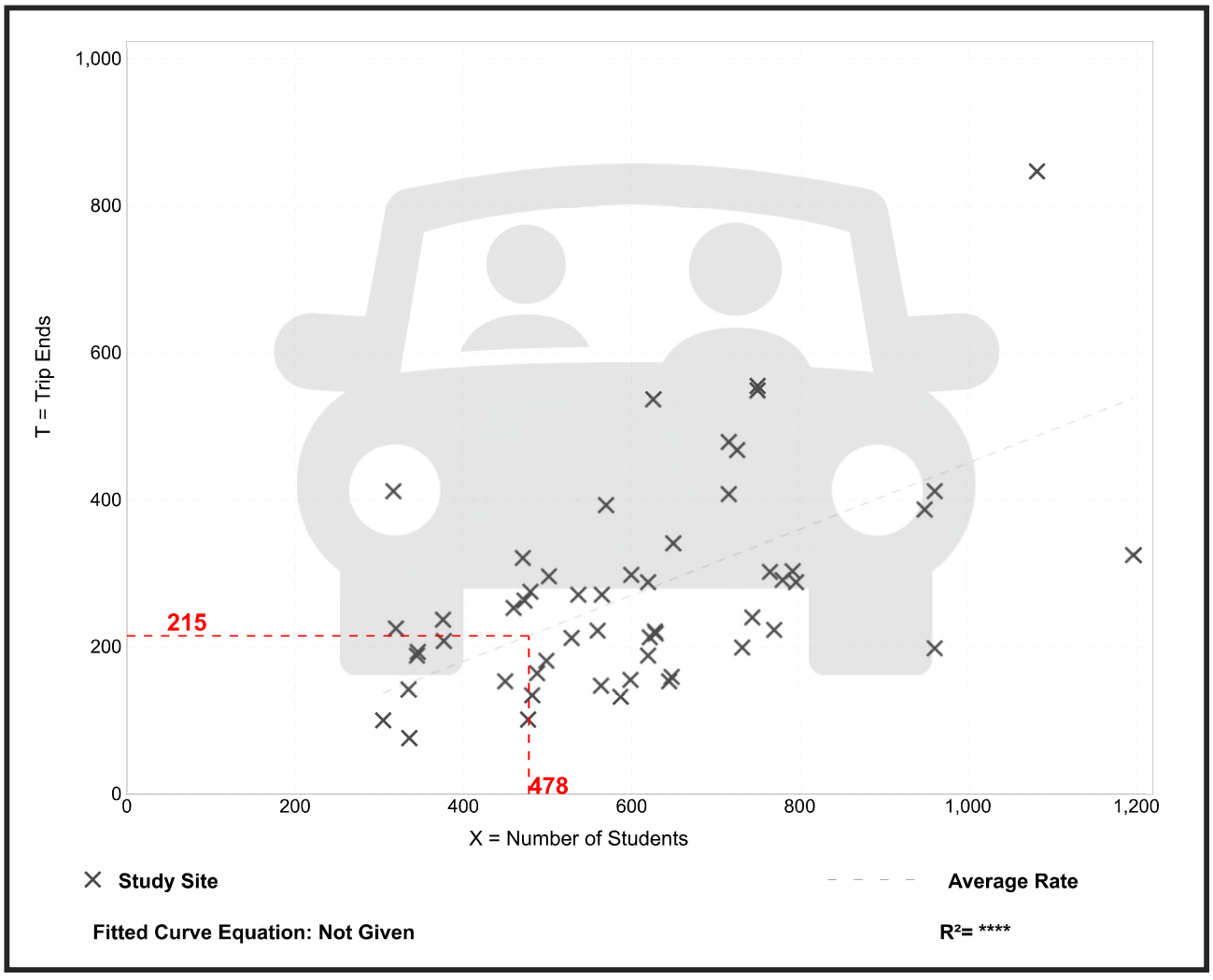
Vehicle Trip Ends vs: **Students**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 54
Avg. Num. of Students: 608
Directional Distribution: 46% entering, 54% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.45	0.21 - 1.30	0.19

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

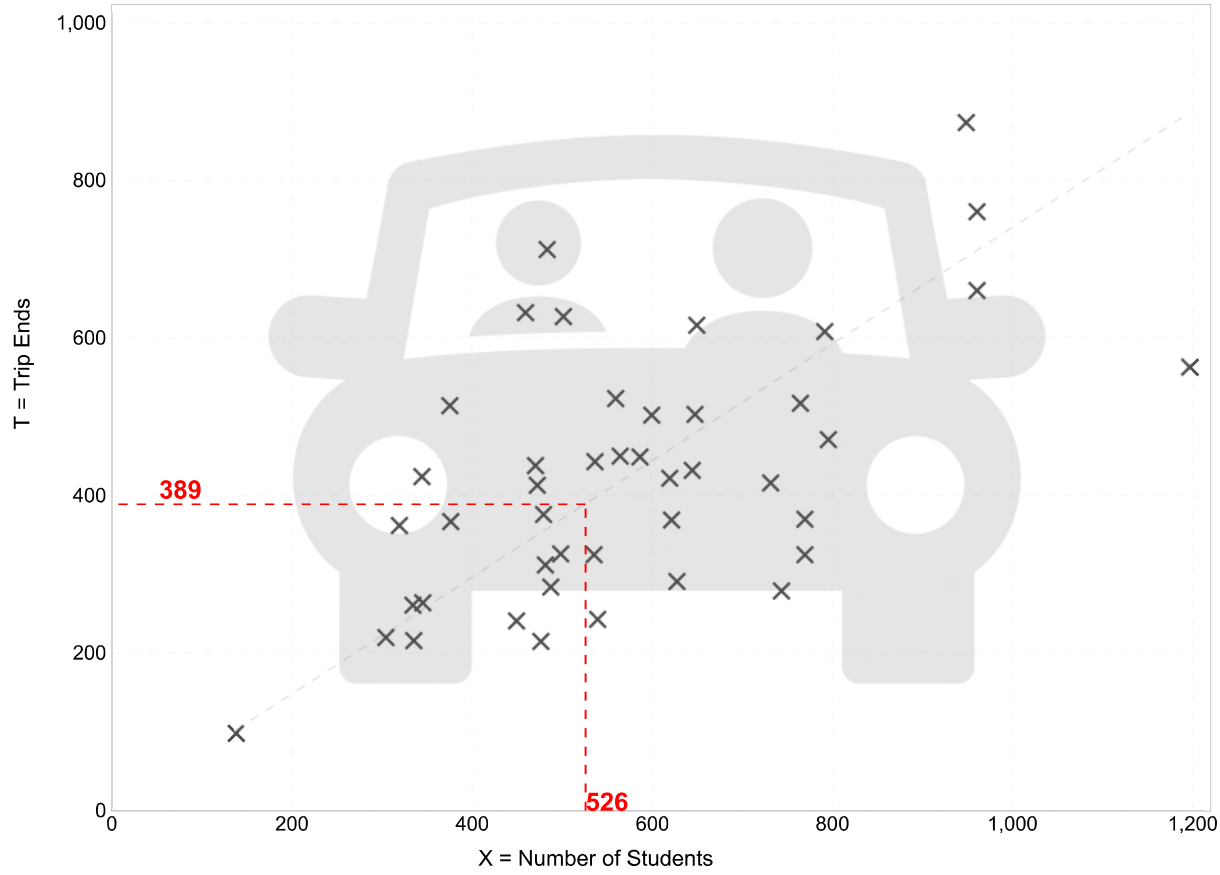
Elementary School
(520)

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Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Elementary School
(520)

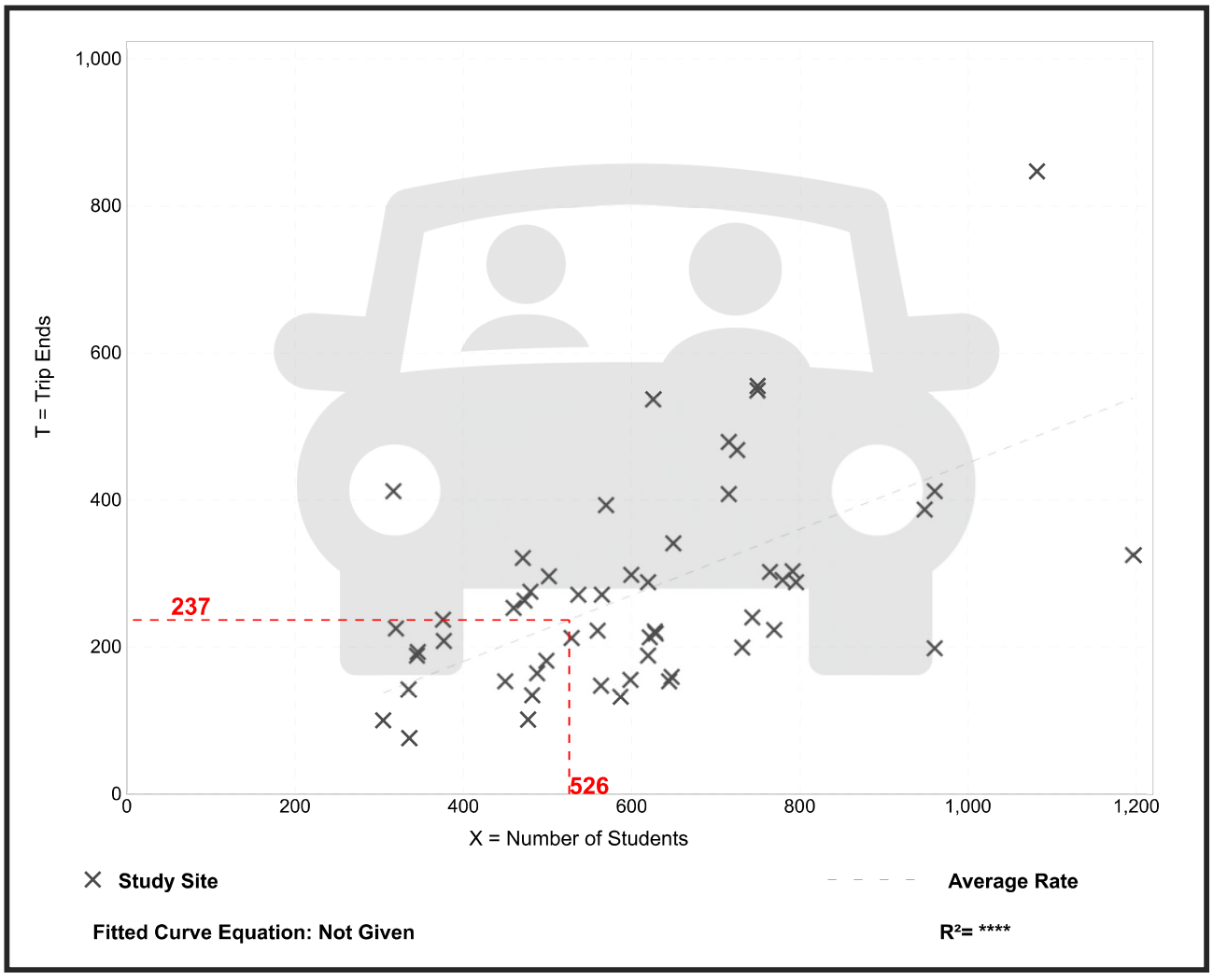
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Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
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Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

HCS Two-Way Stop-Control Report

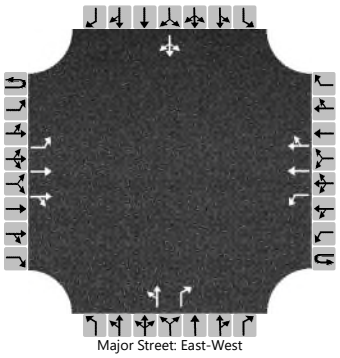
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/9/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Dryden School

Site Information

Intersection	Dryden Place and Central Road
Jurisdiction	Arlington Heights
East/West Street	Central Road
North/South Street	Dryden Place
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	1		0	1	0
Configuration		L	T	TR		L	T	TR		LT		R			LTR	
Volume (veh/h)	0	60	780	26	0	18	677	27		10	0	9		21	0	94
Percent Heavy Vehicles (%)	3	3			3	3				0	3	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized										No						
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.16				7.50	6.56	6.90		7.50	6.50	6.90
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.50	4.03	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		65				20				11		10			125	
Capacity, c (veh/h)		837				760				74		572			312	
v/c Ratio		0.08				0.03				0.15		0.02			0.40	
95% Queue Length, Q_{95} (veh)		0.3				0.1				0.5		0.1			1.9	
Control Delay (s/veh)		9.7				9.9				61.4		11.4			24.1	
Level of Service (LOS)		A				A				F		B			C	
Approach Delay (s/veh)	0.7				0.2				37.7				24.1			
Approach LOS	A				A				E				C			

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HCS Two-Way Stop-Control Report

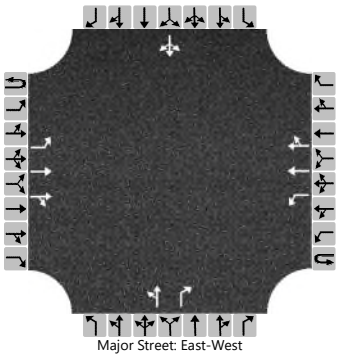
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	10/17/2022
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Dryden School

Site Information

Intersection	Dryden Place and Central Road
Jurisdiction	Arlington Heights
East/West Street	Central Road
North/South Street	Dryden Place
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	1		0	1	0
Configuration		L	T	TR		L	T	TR		LT		R			LTR	
Volume (veh/h)	0	70	780	26	0	18	677	27		10	0	9		23	0	106
Percent Heavy Vehicles (%)	3	3			3	3				0	3	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized										No						
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.16				7.50	6.56	6.90		7.50	6.50	6.90
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.50	4.03	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		76				20				11		10			140	
Capacity, c (veh/h)		837				760				69		572			306	
v/c Ratio		0.09				0.03				0.16		0.02			0.46	
95% Queue Length, Q_{95} (veh)		0.3				0.1				0.5		0.1			2.3	
Control Delay (s/veh)		9.7				9.9				66.7		11.4			26.3	
Level of Service (LOS)		A				A				F		B			D	
Approach Delay (s/veh)	0.8				0.2				40.5				26.3			
Approach LOS	A				A				E				D			

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HCS Two-Way Stop-Control Report

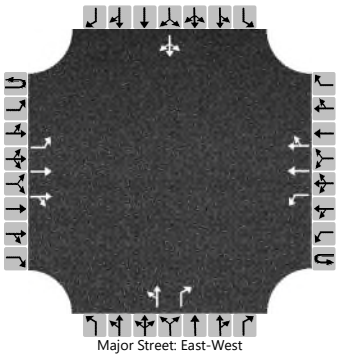
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/9/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Dryden School

Site Information

Intersection	Dryden Place and Central Road
Jurisdiction	Arlington Heights
East/West Street	Central Road
North/South Street	Dryden Place
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	1		0	1	0
Configuration		L	T	TR		L	T	TR		LT		R			LTR	
Volume (veh/h)	0	50	728	32	0	25	853	14		63	2	43		16	1	64
Percent Heavy Vehicles (%)	3	3			3	3				0	3	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized									No							
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.16				7.50	6.56	6.90		7.50	6.50	6.90
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.50	4.03	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		55				27				71		47			89	
Capacity, c (veh/h)		711				788				69		584			210	
v/c Ratio		0.08				0.03				1.03		0.08			0.42	
95% Queue Length, Q_{95} (veh)		0.3				0.1				5.3		0.3			2.0	
Control Delay (s/veh)		10.5				9.7				218.0		11.7			34.1	
Level of Service (LOS)		B				A				F		B			D	
Approach Delay (s/veh)	0.6				0.3				135.8				34.1			
Approach LOS	A				A				F				D			

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HCS Two-Way Stop-Control Report

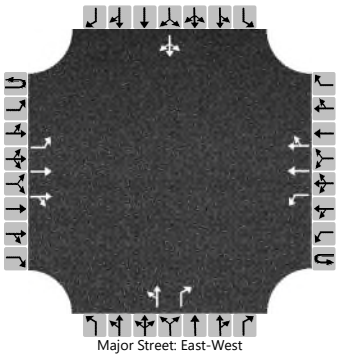
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/9/2022
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Dryden School

Site Information

Intersection	Dryden Place and Central Road
Jurisdiction	Arlington Heights
East/West Street	Central Road
North/South Street	Dryden Place
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	1	2	0		0	1	1		0	1	0
Configuration		L	T	TR		L	T	TR		LT		R			LTR	
Volume (veh/h)	0	57	728	32	0	25	853	14		63	2	43		17	1	76
Percent Heavy Vehicles (%)	3	3			3	3				0	3	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized									No							
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5	6.5	6.9		7.5	6.5	6.9
Critical Headway (sec)		4.16				4.16				7.50	6.56	6.90		7.50	6.50	6.90
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.50	4.03	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		63				27				71		47			103	
Capacity, c (veh/h)		711				788				65		584			217	
v/c Ratio		0.09				0.03				1.10		0.08			0.48	
95% Queue Length, Q_{95} (veh)		0.3				0.1				5.6		0.3			2.3	
Control Delay (s/veh)		10.6				9.7				249.1		11.7			35.9	
Level of Service (LOS)		B				A				F		B			E	
Approach Delay (s/veh)	0.7				0.3				154.6				35.9			
Approach LOS	A				A				F				E			

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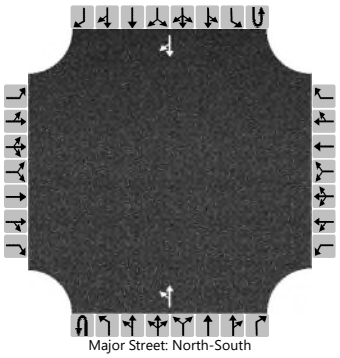
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/9/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Dryden School

Site Information

Intersection	Dryden Place and Circle Lot Enter
Jurisdiction	Arlington Heights
East/West Street	Circle Lot
North/South Street	Dryden Place
Peak Hour Factor	0.60
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration										LT						TR
Volume (veh/h)										8	51				131	47
Percent Heavy Vehicles (%)										0						
Proportion Time Blocked																
Percent Grade (%)																
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)										4.1						
Critical Headway (sec)										4.10						
Base Follow-Up Headway (sec)										2.2						
Follow-Up Headway (sec)										2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)										13						
Capacity, c (veh/h)										1276						
v/c Ratio										0.01						
95% Queue Length, Q_{95} (veh)										0.0						
Control Delay (s/veh)										7.9	0.1					
Level of Service (LOS)										A	A					
Approach Delay (s/veh)									1.1							
Approach LOS									A							

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HCS Two-Way Stop-Control Report

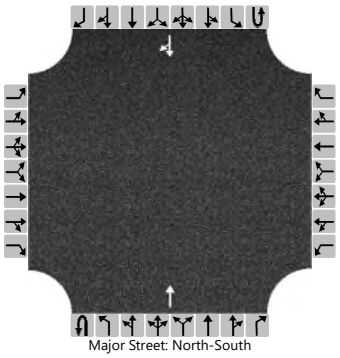
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/9/2022
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Dryden School

Site Information

Intersection	Dryden Place and Circle Lot Enter
Jurisdiction	Arlington Heights
East/West Street	Circle Lot
North/South Street	Dryden Place
Peak Hour Factor	0.60
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration											T					TR
Volume (veh/h)											56				141	55
Percent Heavy Vehicles (%)																
Proportion Time Blocked																
Percent Grade (%)																
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																
Capacity, c (veh/h)																
v/c Ratio																
95% Queue Length, Q_{95} (veh)																
Control Delay (s/veh)																
Level of Service (LOS)																
Approach Delay (s/veh)																
Approach LOS																

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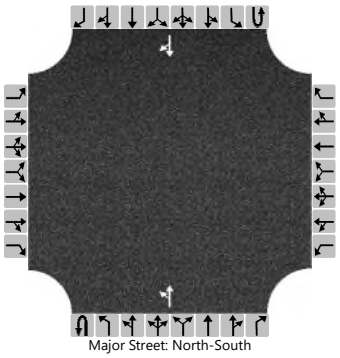
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/9/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Dryden School

Site Information

Intersection	Dryden Place and Circle Lot Enter
Jurisdiction	Arlington Heights
East/West Street	Circle Lot
North/South Street	Dryden Place
Peak Hour Factor	0.58
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration										LT						TR
Volume (veh/h)										5	61				69	19
Percent Heavy Vehicles (%)										0						
Proportion Time Blocked																
Percent Grade (%)																
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)										4.1						
Critical Headway (sec)										4.10						
Base Follow-Up Headway (sec)										2.2						
Follow-Up Headway (sec)										2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)										9						
Capacity, c (veh/h)										1441						
v/c Ratio										0.01						
95% Queue Length, Q_{95} (veh)										0.0						
Control Delay (s/veh)										7.5	0.0					
Level of Service (LOS)										A	A					
Approach Delay (s/veh)									0.6							
Approach LOS									A							

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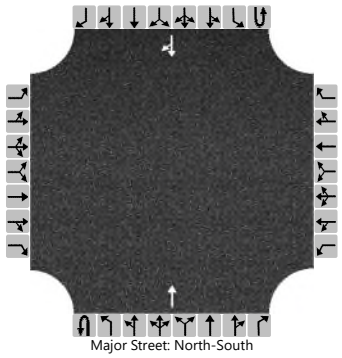
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/9/2022
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Dryden School

Site Information

Intersection	Dryden Place and Circle Lot Entrance
Jurisdiction	Arlington Heights
East/West Street	Circle Lot
North/South Street	Dryden Place
Peak Hour Factor	0.58
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration											T					TR
Volume (veh/h)											59				75	22
Percent Heavy Vehicles (%)																
Proportion Time Blocked																
Percent Grade (%)																
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																
Capacity, c (veh/h)																
v/c Ratio																
95% Queue Length, Q_{95} (veh)																
Control Delay (s/veh)																
Level of Service (LOS)																
Approach Delay (s/veh)																
Approach LOS																

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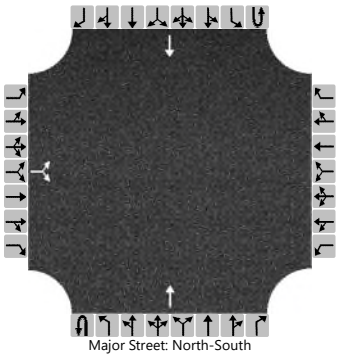
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/9/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Dryden School

Site Information

Intersection	Dryden Place and Circle Lot Exit
Jurisdiction	Arlington Heights
East/West Street	Circle Lot
North/South Street	Dryden Place
Peak Hour Factor	0.60
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR								T				T	
Volume (veh/h)		4		39							55				131	
Percent Heavy Vehicles (%)		0		0												
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2												
Critical Headway (sec)		6.40		6.20												
Base Follow-Up Headway (sec)		3.5		3.3												
Follow-Up Headway (sec)		3.50		3.30												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			72													
Capacity, c (veh/h)			774													
v/c Ratio			0.09													
95% Queue Length, Q_{95} (veh)			0.3													
Control Delay (s/veh)			10.1													
Level of Service (LOS)			B													
Approach Delay (s/veh)		10.1														
Approach LOS		B														

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HCS Two-Way Stop-Control Report

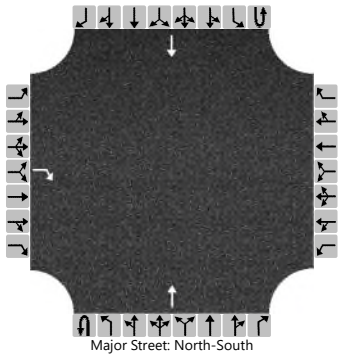
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/9/2022
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Dryden School

Site Information

Intersection	Dryden Place and Circle Lot Exit
Jurisdiction	Arlington Heights
East/West Street	Circle Lot
North/South Street	Dryden Place
Peak Hour Factor	0.60
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	1	0	0	0	1	0
Configuration				R							T				T	
Volume (veh/h)				51							56				141	
Percent Heavy Vehicles (%)				0												
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)				6.2												
Critical Headway (sec)				6.20												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.30												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				85												
Capacity, c (veh/h)				777												
v/c Ratio				0.11												
95% Queue Length, Q_{95} (veh)				0.4												
Control Delay (s/veh)				10.2												
Level of Service (LOS)				B												
Approach Delay (s/veh)		10.2														
Approach LOS		B														

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HCS Two-Way Stop-Control Report

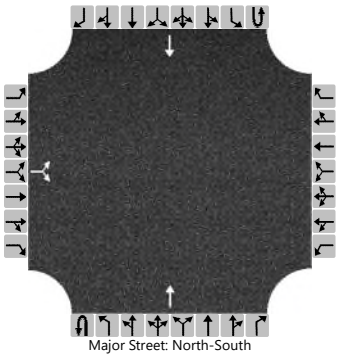
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/9/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Dryden School

Site Information

Intersection	Dryden Place and Circle Lot Exit
Jurisdiction	Arlington Heights
East/West Street	Circle Lot
North/South Street	Dryden Place
Peak Hour Factor	0.58
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR								T				T	
Volume (veh/h)		8		38							58				69	
Percent Heavy Vehicles (%)		0		0												
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2												
Critical Headway (sec)		6.40		6.20												
Base Follow-Up Headway (sec)		3.5		3.3												
Follow-Up Headway (sec)		3.50		3.30												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			79													
Capacity, c (veh/h)			848													
v/c Ratio			0.09													
95% Queue Length, Q_{95} (veh)			0.3													
Control Delay (s/veh)			9.7													
Level of Service (LOS)			A													
Approach Delay (s/veh)		9.7														
Approach LOS		A														

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HCS Two-Way Stop-Control Report

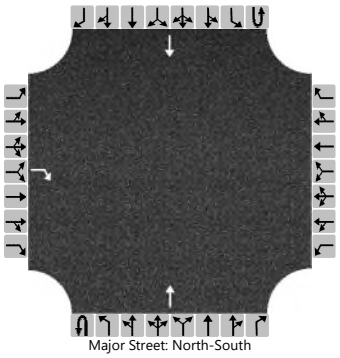
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/9/2022
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Dryden School

Site Information

Intersection	Dryden Place and Circle Lot Exit
Jurisdiction	Arlington Heights
East/West Street	Circle Lot
North/South Street	Dryden Place
Peak Hour Factor	0.58
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	1	0	0	0	1	0
Configuration				R							T				T	
Volume (veh/h)				54							59				75	
Percent Heavy Vehicles (%)				0												
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)				6.2												
Critical Headway (sec)				6.20												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.30												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				93												
Capacity, c (veh/h)				885												
v/c Ratio				0.11												
95% Queue Length, Q_{95} (veh)				0.4												
Control Delay (s/veh)				9.5												
Level of Service (LOS)				A												
Approach Delay (s/veh)		9.5														
Approach LOS		A														

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HCS Two-Way Stop-Control Report

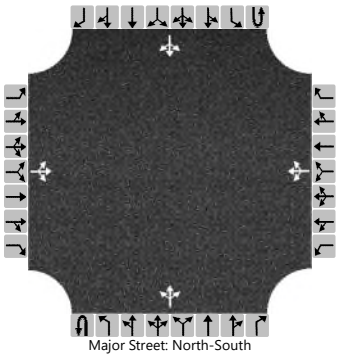
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/9/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Dryden School

Site Information

Intersection	Dryden Place and Orchard Street
Jurisdiction	Arlington Heights
East/West Street	Orchard Street
North/South Street	Dryden Place
Peak Hour Factor	0.40
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	0		14	0	0		0	55	32		69	101	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			0				35			0				173		
Capacity, c (veh/h)			0				269			1296				1364		
v/c Ratio							0.13			0.00				0.13		
95% Queue Length, Q_{95} (veh)							0.4			0.0				0.4		
Control Delay (s/veh)							20.4			7.8	0.0	0.0		8.0	1.2	1.2
Level of Service (LOS)							C			A	A	A		A	A	A
Approach Delay (s/veh)					20.4				0.0				4.0			
Approach LOS					C				A				A			

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HCS Two-Way Stop-Control Report

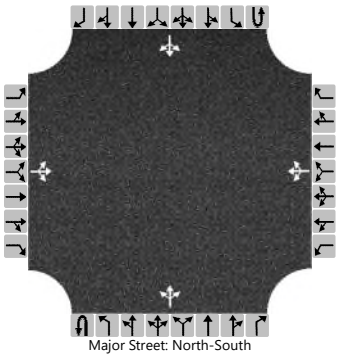
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/9/2022
Analysis Year	2028
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Dryden School

Site Information

Intersection	Dryden Place and Orchard Street
Jurisdiction	Arlington Heights
East/West Street	Orchard Street
North/South Street	Dryden Place
Peak Hour Factor	0.40
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	0		14	0	0		9	56	32		77	115	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			0				35			23				193		
Capacity, c (veh/h)			0				212			1259				1361		
v/c Ratio							0.16			0.02				0.14		
95% Queue Length, Q_{95} (veh)							0.6			0.1				0.5		
Control Delay (s/veh)							25.3			7.9	0.2	0.2		8.1	1.4	1.4
Level of Service (LOS)							D			A	A	A		A	A	A
Approach Delay (s/veh)					25.3				0.9				4.1			
Approach LOS					D				A				A			

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HCS Two-Way Stop-Control Report

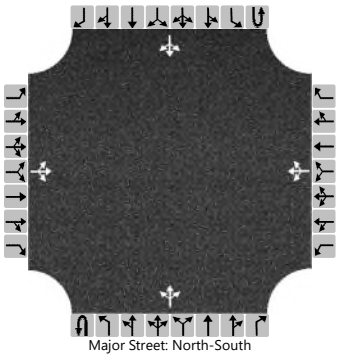
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/9/2022
Analysis Year	2022
Time Analyzed	PM 2022
Intersection Orientation	North-South
Project Description	Dryden School

Site Information

Intersection	Dryden Place and Orchard Street
Jurisdiction	Arlington Heights
East/West Street	Orchard Street
North/South Street	Dryden Place
Peak Hour Factor	0.49
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	0		15	0	6		0	52	14		41	66	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			0				43			0				84		
Capacity, c (veh/h)			0				586			1395				1462		
v/c Ratio							0.07			0.00				0.06		
95% Queue Length, Q_{95} (veh)							0.2			0.0				0.2		
Control Delay (s/veh)							11.6			7.6	0.0	0.0		7.6	0.5	0.5
Level of Service (LOS)							B			A	A	A		A	A	A
Approach Delay (s/veh)						11.6				0.0				3.2		
Approach LOS						B				A				A		

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HCS Two-Way Stop-Control Report

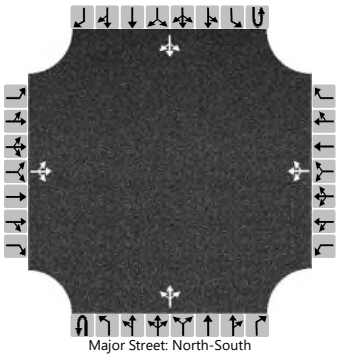
General Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/9/2022
Analysis Year	2028
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Dryden School

Site Information

Intersection	Dryden Place and Orchard Street
Jurisdiction	Arlington Heights
East/West Street	Orchard Street
North/South Street	Dryden Place
Peak Hour Factor	0.49
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	0	0		15	0	6		6	53	14		50	79	0
Percent Heavy Vehicles (%)		0	0	0		0	0	0		0				0		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.10				4.10		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.50	4.00	3.30		3.50	4.00	3.30		2.20				2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			0				43			12				102		
Capacity, c (veh/h)			0				512			1365				1460		
v/c Ratio							0.08			0.01				0.07		
95% Queue Length, Q_{95} (veh)							0.3			0.0				0.2		
Control Delay (s/veh)							12.7			7.7	0.1	0.1		7.7	0.6	0.6
Level of Service (LOS)							B			A	A	A		A	A	A
Approach Delay (s/veh)						12.7				0.7				3.3		
Approach LOS						B				A				A		

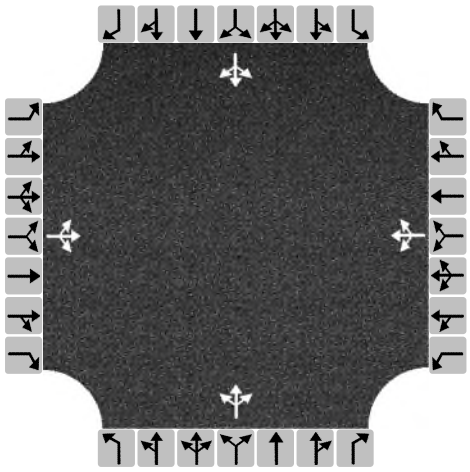
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HCS All-Way Stop Control Report

General and Site Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/9/2022
Analysis Year	2022
Analysis Time Period (hrs)	0.25
Time Analyzed	AM Peak
Project Description	Dryden School
Intersection	Dryden Place and Rockwell Street
Jurisdiction	Arlington Heights
East/West Street	Rockwell Street
North/South Street	Dryden Place
Peak Hour Factor	0.42

Lanes



Turning Movement Demand Volumes

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume (veh/h)	3	10	62	53	6	1	6	32	13	1	63	6
% Thrus in Shared Lane												

Lane Flow Rate and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	179			143			121			167		
Percent Heavy Vehicles	0			0			0			0		
Initial Departure Headway, h_d (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.159			0.127			0.108			0.148		
Final Departure Headway, h_d (s)	4.32			5.00			4.76			4.78		
Final Degree of Utilization, x	0.214			0.198			0.161			0.221		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, t_s (s)	2.32			3.00			2.76			2.78		

Capacity, Delay and Level of Service

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	179			143			121			167		
Capacity (veh/h)	833			721			756			753		
95% Queue Length, Q_{95} (veh)	0.8			0.7			0.6			0.8		
Control Delay (s/veh)	8.5			9.2			8.7			9.1		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh) | LOS	8.5	A		9.2	A		8.7	A		9.1	A	
Intersection Delay (s/veh) | LOS	8.9						A					

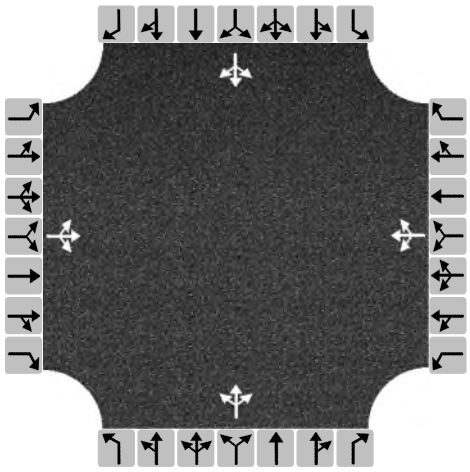
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HCS All-Way Stop Control Report

General and Site Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/9/2022
Analysis Year	2028
Analysis Time Period (hrs)	0.25
Time Analyzed	AM Peak
Project Description	Dryden School
Intersection	Dryden Place and Rockwell Street
Jurisdiction	Arlington Heights
East/West Street	Rockwell Street
North/South Street	Dryden Place
Peak Hour Factor	0.42

Lanes



Turning Movement Demand Volumes

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume (veh/h)	3	10	68	59	6	1	6	34	16	1	59	6
% Thrus in Shared Lane												

Lane Flow Rate and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	193			157			133			157		
Percent Heavy Vehicles	0			0			0			0		
Initial Departure Headway, h_d (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.171			0.140			0.119			0.140		
Final Departure Headway, h_d (s)	4.35			5.03			4.81			4.87		
Final Degree of Utilization, x	0.233			0.220			0.178			0.213		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, t_s (s)	2.35			3.03			2.81			2.87		

Capacity, Delay and Level of Service

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	193			157			133			157		
Capacity (veh/h)	828			715			749			739		
95% Queue Length, Q_{95} (veh)	0.9			0.8			0.6			0.8		
Control Delay (s/veh)	8.7			9.4			8.8			9.2		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh) | LOS	8.7	A		9.4	A		8.8	A		9.2	A	
Intersection Delay (s/veh) | LOS	9.0						A					

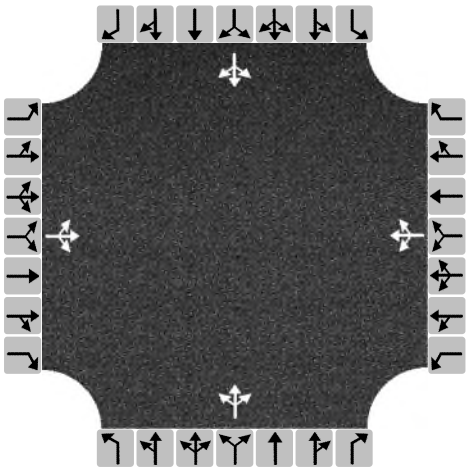
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HCS All-Way Stop Control Report

General and Site Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/9/2022
Analysis Year	2022
Analysis Time Period (hrs)	0.25
Time Analyzed	PM Peak
Project Description	Dryden School
Intersection	Dryden Place and Rockwell Street
Jurisdiction	Arlington Heights
East/West Street	Rockwell Street
North/South Street	Dryden Place
Peak Hour Factor	0.79

Lanes



Turning Movement Demand Volumes

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume (veh/h)	11	6	28	16	11	2	16	40	5	3	44	5
% Thrus in Shared Lane												

Lane Flow Rate and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	57			37			77			66		
Percent Heavy Vehicles	0			0			0			0		
Initial Departure Headway, h_d (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.051			0.033			0.069			0.059		
Final Departure Headway, h_d (s)	3.92			4.33			4.17			4.13		
Final Degree of Utilization, x	0.062			0.044			0.089			0.076		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, t_s (s)	1.92			2.33			2.17			2.13		

Capacity, Delay and Level of Service

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	57			37			77			66		
Capacity (veh/h)	917			830			864			871		
95% Queue Length, Q_{95} (veh)	0.2			0.1			0.3			0.2		
Control Delay (s/veh)	7.2			7.5			7.6			7.5		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh) | LOS	7.2	A		7.5	A		7.6	A		7.5	A	
Intersection Delay (s/veh) | LOS	7.4						A					

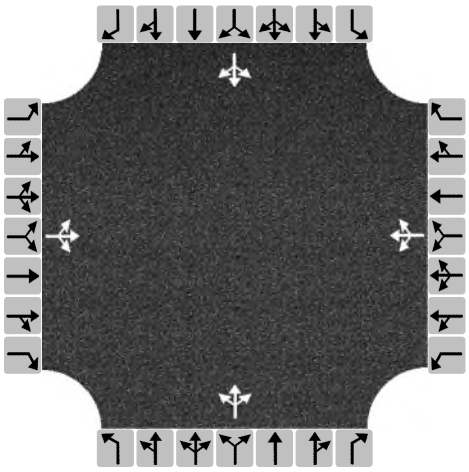
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HCS All-Way Stop Control Report

General and Site Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/9/2022
Analysis Year	2028
Analysis Time Period (hrs)	0.25
Time Analyzed	PM Peak
Project Description	Dryden School
Intersection	Dryden Place and Rockwell Street
Jurisdiction	Arlington Heights
East/West Street	Rockwell Street
North/South Street	Dryden Place
Peak Hour Factor	0.79

Lanes



Turning Movement Demand Volumes

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume (veh/h)	12	6	31	19	11	2	16	38	5	3	47	5
% Thrus in Shared Lane												

Lane Flow Rate and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	62			41			75			70		
Percent Heavy Vehicles	0			0			0			0		
Initial Departure Headway, h_d (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.055			0.036			0.066			0.062		
Final Departure Headway, h_d (s)	3.93			4.36			4.19			4.15		
Final Degree of Utilization, x	0.068			0.049			0.087			0.080		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, t_s (s)	1.93			2.36			2.19			2.15		

Capacity, Delay and Level of Service

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	62			41			75			70		
Capacity (veh/h)	917			826			859			867		
95% Queue Length, Q_{95} (veh)	0.2			0.2			0.3			0.3		
Control Delay (s/veh)	7.2			7.6			7.6			7.5		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh) | LOS	7.2	A		7.6	A		7.6	A		7.5	A	
Intersection Delay (s/veh) | LOS	7.5						A					

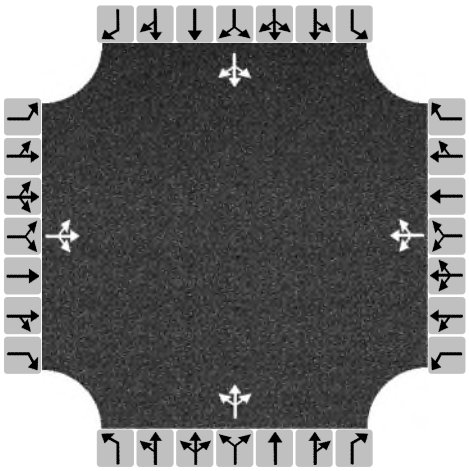
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HCS All-Way Stop Control Report

General and Site Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/9/2022
Analysis Year	2022
Analysis Time Period (hrs)	0.25
Time Analyzed	AM Peak
Project Description	Dryden School
Intersection	Rockwell Street and Lincoln Lane
Jurisdiction	Arlington Heights
East/West Street	Rockwell Street
North/South Street	Lincoln Lane
Peak Hour Factor	0.45

Lanes



Turning Movement Demand Volumes

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume (veh/h)	0	65	1	2	14	2	4	0	1	9	0	2
% Thrus in Shared Lane												

Lane Flow Rate and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	147			40			11			24		
Percent Heavy Vehicles	0			0			0			0		
Initial Departure Headway, h_d (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.130			0.036			0.010			0.022		
Final Departure Headway, h_d (s)	4.01			4.07			4.36			4.36		
Final Degree of Utilization, x	0.163			0.045			0.013			0.030		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, t_s (s)	2.01			2.07			2.36			2.36		

Capacity, Delay and Level of Service

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	147			40			11			24		
Capacity (veh/h)	898			884			825			825		
95% Queue Length, Q_{95} (veh)	0.6			0.1			0.0			0.1		
Control Delay (s/veh)	7.8			7.3			7.4			7.5		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh) | LOS	7.8	A		7.3	A		7.4	A		7.5	A	
Intersection Delay (s/veh) | LOS	7.6						A					

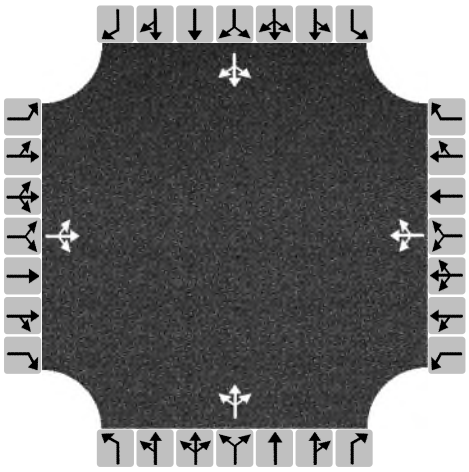
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HCS All-Way Stop Control Report

General and Site Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/9/2022
Analysis Year	2028
Analysis Time Period (hrs)	0.25
Time Analyzed	AM Peak
Project Description	Dryden School
Intersection	Rockwell Street and Lincoln Lane
Jurisdiction	Arlington Heights
East/West Street	Rockwell Street
North/South Street	Lincoln Lane
Peak Hour Factor	0.45

Lanes



Turning Movement Demand Volumes

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume (veh/h)	0	71	1	2	14	2	5	0	1	9	0	2
% Thrus in Shared Lane												

Lane Flow Rate and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	160			40			13			24		
Percent Heavy Vehicles	0			0			0			0		
Initial Departure Headway, h_d (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.142			0.036			0.012			0.022		
Final Departure Headway, h_d (s)	4.02			4.09			4.42			4.39		
Final Degree of Utilization, x	0.179			0.045			0.016			0.030		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, t_s (s)	2.02			2.09			2.42			2.39		

Capacity, Delay and Level of Service

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	160			40			13			24		
Capacity (veh/h)	896			880			815			819		
95% Queue Length, Q_{95} (veh)	0.6			0.1			0.0			0.1		
Control Delay (s/veh)	7.9			7.3			7.5			7.5		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh) | LOS	7.9	A		7.3	A		7.5	A		7.5	A	
Intersection Delay (s/veh) | LOS	7.7						A					

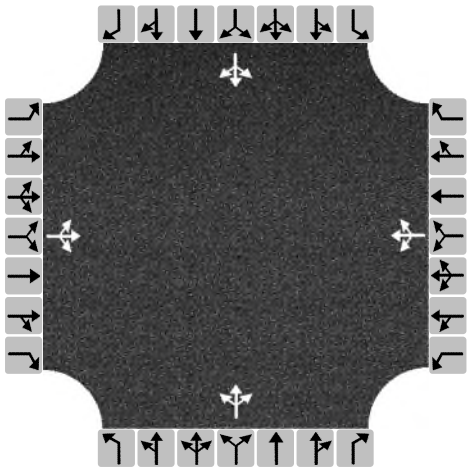
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HCS All-Way Stop Control Report

General and Site Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/9/2022
Analysis Year	2022
Analysis Time Period (hrs)	0.25
Time Analyzed	PM Peak
Project Description	Dryden School
Intersection	Rockwell Street and Lincoln Lane
Jurisdiction	Arlington Heights
East/West Street	Rockwell Street
North/South Street	Lincoln Lane
Peak Hour Factor	0.85

Lanes



Turning Movement Demand Volumes

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume (veh/h)	1	32	3	2	28	2	3	0	4	9	0	5
% Thrus in Shared Lane												

Lane Flow Rate and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	42			38			8			16		
Percent Heavy Vehicles	0			0			0			0		
Initial Departure Headway, h_d (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.038			0.033			0.007			0.015		
Final Departure Headway, h_d (s)	3.94			3.97			3.83			3.99		
Final Degree of Utilization, x	0.046			0.041			0.009			0.018		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, t_s (s)	1.94			1.97			1.83			1.99		

Capacity, Delay and Level of Service

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	42			38			8			16		
Capacity (veh/h)	913			908			941			902		
95% Queue Length, Q_{95} (veh)	0.1			0.1			0.0			0.1		
Control Delay (s/veh)	7.1			7.1			6.9			7.1		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh) | LOS	7.1	A		7.1	A		6.9	A		7.1	A	
Intersection Delay (s/veh) | LOS	7.1						A					

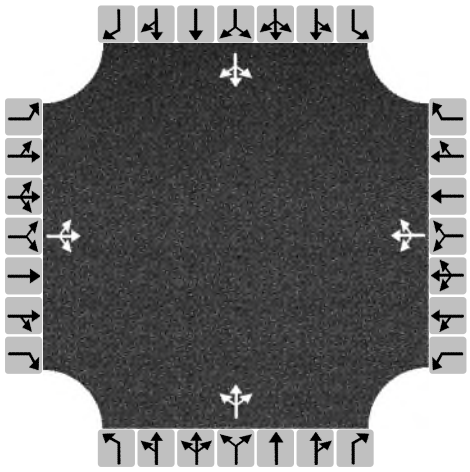
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HCS All-Way Stop Control Report

General and Site Information

Analyst	AG
Agency/Co.	Eriksson
Date Performed	9/9/2022
Analysis Year	2028
Analysis Time Period (hrs)	0.25
Time Analyzed	PM Peak
Project Description	Dryden School
Intersection	Rockwell Street and Lincoln Lane
Jurisdiction	Arlington Heights
East/West Street	Rockwell Street
North/South Street	Lincoln Lane
Peak Hour Factor	0.85

Lanes



Turning Movement Demand Volumes

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume (veh/h)	1	35	4	2	28	2	4	0	5	9	0	5
% Thrus in Shared Lane												

Lane Flow Rate and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	47			38			11			16		
Percent Heavy Vehicles	0			0			0			0		
Initial Departure Headway, h_d (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.042			0.033			0.009			0.015		
Final Departure Headway, h_d (s)	3.94			3.97			3.85			4.00		
Final Degree of Utilization, x	0.051			0.042			0.011			0.018		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, t_s (s)	1.94			1.97			1.85			2.00		

Capacity, Delay and Level of Service

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	47			38			11			16		
Capacity (veh/h)	915			906			935			900		
95% Queue Length, Q_{95} (veh)	0.2			0.1			0.0			0.1		
Control Delay (s/veh)	7.1			7.1			6.9			7.1		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh) | LOS	7.1	A		7.1	A		6.9	A		7.1	A	
Intersection Delay (s/veh) | LOS	7.1						A					

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PLAN COMMISSION PC #22-017
Dryden School Building Expansion
772 S Dryden Place
Round 1

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

12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

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

13. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.

14. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations.
    a) An MWRD permit is required.
    b) Provide a storm water report with calculations to verify that both the Village and MWRD storage requirements are met.
    c) Sheet C502 shows a larger footprint for the StormTech detention system.
    d) Minimum restrictor size allowed for maintenance reasons is 2". If the restrictor size required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of $1.00 per cubic foot.
    e) Provide a detail showing the restrictor structure.
    f) The parking lot is shown to be reconstructed. This area should be accounted for in the detention.
    g) Show the overflow route.

15. Based on existing topography, the school's overflow is directed to the Dryden right-of-way, which then must overflow east between the houses at 735-739 S Dryden Ave to Roosevelt Ave. The Village has documented drainage concerns in this area and would welcome any additional detention storage that could be provided in the detention system to account for existing impervious area on the school property to help alleviate the situation.

16. The existing catch basin and storm sewer behind the existing school near the steps is not shown to be removed. Provide additional information on how this area will connect to the new system.

17. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

18. Fire access for the building shall comply with Section 503 of the International Fire Code. Provide an exhibit showing the distance from the fire lane(s) to the entire building confirming the 150 ft rule is met.

19. Village requirements for heavy duty pavement shall 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.

20. Provide clarification if the addition will have an approved automatic sprinkler system.

21. If the addition is to have an approved automatic sprinkler system, verify that the existing water service is sufficient.

22. The limits of resurfacing for the north parking lot abutting the Park District parking lot shall be sawcut. Any pavement damaged during construction on the Park District parking lot shall be repaired.

23. Proposed grades were not provided for the east parking lot that is shown to be reconstructed. This parking lot allows for detention on the lot. Provide existing and proposed grades to determine if the detention in the lot is being altered. If the volume of detention is to be reduced, the additional volume shall be provided in the StormTech system.

24. Sidewalks along the construction area should be checked for condition. Any damage caused by construction on sidewalk shall be replaced.

25. Provide site details.

26. Preliminary stormwater calculations were received on 12/14/22. Additional comments will be forthcoming upon review of that submittal.

Public Works:

27. The Village water main that must be lowered for the storm sewer connection must either be cased or the storm sewer pipe shall be water main quality.

28. Shutdown of the Village water main shall be coordinated with the Village 48 hours in advance. Provide a note on the plans.

29. Plans show excavation adjacent to a 20" tree. The tree must be protected from damage during construction.

30. Confirm that the storm sewer on the north side of the building, which is indicated to be abandoned, can be used for new construction.

31. Provide StormTech Operations and Maintenance schedule that includes yearly maintenance. Provide an explanation of how inspection and cleaning will be completed without options inspection ports.

32. The Fire Department must approve the removal of the hydrant along the west side of the property.

Traffic:

33. In the event the parking agreement with Southminster Presbyterian Church expires, the school must provide an alternate solution to address the parking shortage either through an agreement with another entity or by providing more onsite parking.

12/14/22

Michael L. Pagones, P.E. Date
Village Engineer

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number _____

Project Name _____

Project Location _____

Planning Department Contact _____

General Comments

_____

_____

_____

_____

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_____

_____

_____

NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW

Date _____ Reviewed By: _____

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Dryden School Building Expansion
722 S Dryden Pl

Round 1 Review Comments **12/14/2022**

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.

   - Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting should be activated by sensor, timer or motion depending on the need and location.

   - This project includes plans for addition LED light sources installed on the building and around the property. Please consider the following: The height of the light fixtures makes a difference in the ability of pedestrians to see past the shadows caused by the cars and other obstructions naturally occurring in parking lots. Typical light poles are 30 to 45 feet high and cast a wide swath of lighting, but they create deep shadows between cars. Pedestrian-level lighting in the 12- to-14-foot range casts light that will go through the glass of cars and reflect off the cars; that can dramatically reduce shadows and dark spots.

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.

- With the sizeable addition to Dryden School, upgraded mechanicals will need to be utilized. Mechanicals should be secured and/or positioned far enough away from the school to prevent people from gaining roof access. This is a current problem at some of our local schools. People use the mechanicals as a ladder of sorts and are able to climb onto/gain access to the roof.

- Windows should be elevated to prevent someone at ground level from peering into the classrooms/students are shielded from someone at ground level viewing them in their classrooms.

- The plans for this project do not indicate upgrades/additions to the number of bathrooms located inside the school. If new bathrooms are not considered with the addition of extra classrooms, this could force the youngest students in the building to utilize bathrooms not adjacent/near their assigned classroom. This creates a security risk in the event of a lockdown.

- All new doors should be lockable from the interior of the classroom by a lock other than one that requires a key. Interior locks should be able to be locked quickly in the event of an emergency. An interior lock that requires a key is not practical in a stress inducing situation.

- The plans for Dryden School show a front office addition. This is an opportunity to upgrade front office/school security measures. For this upgrade, we recommend installation of a double buzz access door similar to District 21. Front office staff should have the capability to communicate with visitors prior to them having access to the school building. For example, parents/visitors would be buzzed into a secure vestibule and be able to communicate with office staff via a sliding window. The visitor wouldn't have access into the school until separately buzzed through the second set of entrance doors from the vestibule into the school.

Natural Surveillance and Access Management – Natural surveillance refers to the placement of physical features that improve visibility. Access control refers to interventions that improve the perimeter security of locations. This includes using signs, well-marked entrances and exits, and landscaping to improve or limit access to certain areas.

Landscaping:

- 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. Perimeter definition and access control are essential to deter unwanted access to the facility. Utilize signage to clearly distinguish public access from private access.

- Plantings higher than 3 feet should not be placed within 10 to 15 feet of entrances to prevent hiding spots, and mature trees should be pruned to 8 feet. Landscaping elements should not allow for easy access to roofs, windows, or other upper-level areas.

- The use of bushes or plants with thorns or sharp foliage is not recommended for this facility as children are the primary patrons of this space.

Parking Lot:

- CPTED recommends one means of entry and exit for all vehicles. The less entrances there are, the easier it is to control the users and uses of the facility. One point of entry and exit is recommended for parent pick up/drop off.

- Pedestrian pathways on the property should be separated from vehicular routes by use of curbing, color markings, landscaping and/or other types of barriers.

- Parking lots and pedestrian pathways should be well maintained and in good condition. The parking lot should be up to Village of Arlington Heights Code. This parking lot has heavy foot traffic on and around the property. The area around the vehicle entrance/exit should be clear of obstructions. Maintenance, adequate lighting and signage could be utilized to help vehicles entering, exiting, and navigating the parking lot to make other vehicles and pedestrians easily visible. Due to the location of this development, street parking adjacent to the entrances/exits should be prohibited, especially during parent drop off and pickup.

- CCTV is an essential part of CPTED and is highly recommended for school facilities. Signage indicating the use of video surveillance and monitoring is also recommended in conjunction with CCTV. Consider surveillance camera upgrades for this project.

Address Visibility:

- Directional signage located at the entry to the complex should be utilized, clearly indicating location of staff parking, parent drop-off and pick-up areas and the front entrance.

- Signage should also be used to delineate school property boundaries from adjacent properties.

- Include signage for "No Trespassing," "No Loitering" and/or "No Solicitation."

- Interior and exterior of school building should prominently display door numbers in the event an emergency occurs. Interior hallways and doorways should prominently/adequately display floor plans. This is essential for first responders as well as persons unfamiliar with the complex layout that may need emergency services. With the addition of 4 new classrooms and an expansion to the gymnasium to, it will be essential to renumber all exterior doors and to update the school's crisis manual as soon as possible.

Parent drop-off/pick-ups:

- One designated drop-off/pick-up area should be utilized. Drop off locations should be clearly marked by signage, pavement and/or curb treatments

- There should be sufficient space and capacity for vehicles in the drop-off/pick-up area (especially during peak traffic times) to allow for the orderly movement of vehicles.

- The plans indicate the addition of an exterior door adjacent to the drop off/pick up drive through lane. Does the school plan to have kindergarteners dropped off at that entrance separate from the main entrance? The police department would advise against this as CPTED recommends one entrance/exit door only for access control purposes. It is easier to monitor a single entrance adjacent to the front office where office staff can monitor access than to allow for a second entrance door that may not be as closely monitored. This proposed door would serve well as an emergency exit only door and not as an entrance/exit door.

Territoriality and Maintenance – Territoriality involved creating a welcoming environment. This involves creating a strong sense of ownership and community through artwork, color, pavement treatments, landscaping design and maintenance of the property. Maintenance includes making timely repairs and the general upkeep of interior and exterior spaces.

- Create clear separation between public, semi-private and private zones through landscaping and attractive, well-maintained fencing and/or other types of natural barriers.

- Throughout the school year, displaying student artwork prominently is a great way to create a welcoming environment with distinct territoriality.

A-O #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

5883

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. 22-017
Petitioner: Don Hansen, STR Partners LLC Architects
350 W. Ontario St., Suite 200
Chicago, IL 60654
Owner: Arlington Heights School District 25
1200 S. Dunton Avenue
Arlington Heights, IL 60005
Contact Person: Don Hansen, STR Partners LLC
Address: 350 W. Ontario St., Suite 200
Chicago, IL 60654
Phone #: 312-464-1444 ext. 168, Direct 312-242-4168
Fax #: 312-464-0785
E-Mail: don@strpartners.com

P.I.N.# 03-32-409-021-0000 & 03-32-424-048-0000
Location: Dryden Elementary, 722 S. Dryden Place
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
# of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: ✓ For: Public Elem. School
Land Use Variation: ✓ For: parking stalls
_____
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 217,204 SF & 15,670 SF
# of Units Total: _____
1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

Solid waste storage site is not shown on plan. Show location of solid waste storage site on building permit plans.

Solid waste storage sites must comply with the following:

- Container Site
  - Area shall be of a sufficient size to easily accommodate the container.
  - The surface shall be paved, curbed and graded to the front to prevent accumulation of liquid.
  - Visual screening of the site shall be provided.
- Access to Container
  - Sufficient space to accommodate the turning requirements of the scavenger truck shall be provided.
  - Parking, fences, plantings, etc., shall be located so as to create no obstacles to service vehicles.

Sean Freres 11/30/22
Environmental Health Officer Date

James McCalister 11/30/22 Director
Date

Planning & Community Development Dept. Review

December 15, 2022

REVIEW ROUND 1

Project: Dryden School Building Expansion
722 S. Dryden Pl.

Case Number: PC 22-017

Zoning:

7. The Plan Commission must review, and the Village Board must approve, the following actions:
   - Special Use Permit to allow a Public Elementary School on the subject property.
   - Variation to Chapter 28, Section 10.4-4, to allow 57 parking stalls where 67 are required.
   - Variation to Chapter 28, Section 15.1-3.3a, to allow a 22' front yard setback for the existing building where a minimum 24.1' setback is required.
   - Variation to Chapter 28, Section 15.1-3.3b, to allow a 10.7' side yard setback (north) for the existing building where a minimum 30' setback is required.
   - Variation to Chapter 28, Section 5.1-3.5a, to allow 40.5% building lot coverage where maximum building lot coverage is restricted to 35%.
   - Variation to Chapter 28, Section 6.13-3b, to allow a 8' tall fence where maximum fence heights are restricted to 6'.
   - Variation to Chapter 28, Section 6.5-2, to allow a sport court outside of a rear yard.
   - Variation to Chapter 28, Section 10.2-8, to allow a 22.75' drive aisle width where a 24' minimum width is required.
   - Additional variations may be required depending upon your response to certain comments.

General:

8. The project narrative and traffic/parking study is based on the expected student population in the year 2026-2027 with 25 classrooms and the expected student enrollment and staffing at 25 classrooms. However, the school is being constructed to include 28 classrooms for a maximum future capacity at 15% over the 5-year average. The narrative must be revised to outline what the expected student capacity and employee count would be if full capacity usage of the 28 classrooms is necessary. Furthermore, the traffic and parking study must be revised to analyze the future traffic and parking impact at the maximum built capacity of the school (max capacity usage of all 28 classrooms with associated student population and staffing).

9. The Plat of Survey includes portions of land that are not owned by School District 25. The Plat of Survey must be revised to clearly show the land owned by the SD25, including boundary measurements for the SD25 properties and an area calculation for those properties. If portions of the SD25 owned land are not contiguous, they shall be identified separately with separate boundary measurements and area calculations. The building setbacks shown on the plat must be measured to the boundaries of the property owned by SD25. The legal description shall be updated to reflect only the properties owned by SD25.

10. Please ensure that all plans/documents revised as a result of these comments include a revision date.

11. Provide all resubmittal documents in a USB/flash drive along with one full sized hard copy.

Project Narrative:

12. The project narrative shall be revised as follows:
    - The narrative lists the requested zoning actions as an amendment to Ordinance #90-082. The correct list of requested zoning actions is included within comment #7 above.

- Provide a summary of any exterior site changes proposed (reconstructed parking lots, relocation of asphalt play area, etc.).
- Narrative states that 3 new staff will be added but chart shows 5 new staff will be added. Please clarify and revise accordingly.
- Revise lot area and FAR calculation based on actual lot size of the Dryden School lot (not including the smaller lot to the south).

Floorplans:

13. Building height on a flat roof is measured from the average finished lot grade (not the floor level) to the top of the roofline (not the coping). What is the height of the gym using this method? Please revise the elevations for accuracy.

14. The floorplans appear to label 30 rooms as classrooms and the narrative outlines max capacity will be 28 classrooms. Please clarify and revise the floorplans or narrative accordingly.

Site:

15. The property line measurements shown on the architectural site plan are inaccurate. Please revise to show accurate perimeter property measurements.

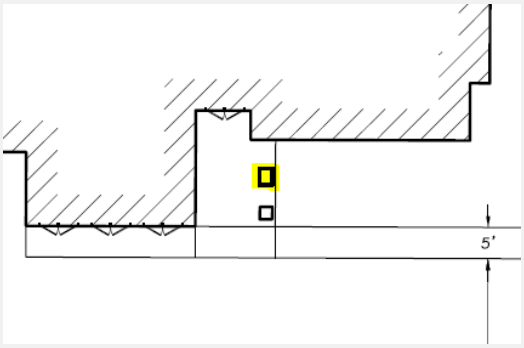
16. The architectural site plan should show the proposed building setbacks, both required and provided. Please confirm that the building addition will not encroach into the 30' rear (west) yard setback. The required setbacks are as follows:
    - Front (east): 24.1'
    - Exterior Side (north): 30' (verify based on 10% of lot width)
    - Side (south): 30' (verify based on 10% of lot width)
    - Rear (west): 30'

    Staff is supportive of the setback variations for the existing building. Please revise the Variation Justification document to address the approval criteria for these specific variations.

17. The proposed 8' tall fence around the dumpster and existing transformer exceeds the 6' tall maximum allowable fence height. Please either reduce the fence height to 6' or request a variation and revise the Variation Justification document to address the approval criteria for this specific variation.

18. Please add the proposed asphalt play area (at the south of the building) to the architectural site plan and label area according to proposed use. It is assumed that this area will include improvements to function as a sports court (basketball hoops and striping, four square striping, ball funnels, etc.). A variation shall be required as sport courts are only allowed within a rear yard and this area is located in a side yard. Staff is supportive of this variation, however, please revise the Variation Justification document to address the approval criteria for this specific variation. Please note that any basketball hoop must maintain a minimum setback of 5' from the western property line.

19. What is the second square adjacent to the southern building entrance?



20. Identify any newly proposed ground mounted mechanical equipment (generators, transformers, utility pedestals etc.) on the site plan and landscape plan. These elements must be appropriately located and screened from view.

21. If any landscape variations are requested, please clearly identify what variations have been requested and provide written justification for each variation per the four criteria of approval.

Traffic/Circulation/Parking:

22. The traffic and parking study must be revised per maximum building capacities and associated student populations and employees necessary, as identified in comment #8. Show impact for current build outs (as presented) and maximum capacity impact and identify any improvements that may be be necessary to accommodate such capacity if it were to be realized.

23. Please identify areas for landbanked parking should it be necessary to increase the parking supply onsite.

24. Parking consistently occurs within the paved area at the eastern edge of the North parking lot. The engineering plans show two stalls striped in this area but these stalls are not reflected within the architectural site plan nor the parking totals. Given that the North Lot is at capacity, it is recommended that the pavement in this area be extended (if necessary) to provide a minimum depth of 18' for and a minimum width of 8.5' for each stall. Wheel stops at the front of the stalls should be added due to proximity to the service walk. If this is feasible, these stalls can then be counted as additional onsite parking and the reduced in scope (please revise all documents accordingly). Engineering plans must show these parking stall dimensions, or the area should be striped for no parking if it cannot provide the minimum parking stall size as required by code and no variation is requested.

25. Add stall dimensions and drive aisle widths to the reconstructed South Lot. It appears a variation to the drive aisle width is required. Please revise the Justification for Variations document to address this variation or revise the site plan to include the 24' width as required by code.

26. Traffic counts during drop-off and pick-up were based on a warm and sunny day. To what extent will drop-off and pick-up activities increase during the winter and/or inclement weather?

27. What was the peak number of stacked cars observed along Dryden during drop-off and pick-up? The study states that peak stacking capacity is 42 cars, however 44 cars were observed stacking on Dryden during the afternoon peak. Please clarify; did these cars stack to create issues at the Dryden/Rockwell intersection? How close did the queue come to the Dryden/Rockwell intersection during pick-up?

28. To what extent do parents park within the South Lot during pick-up (prior to that lot being blocked off to traffic). Is this problematic for the School?

29. Were any students observed dropped-off or picked-up in areas where it is prohibited or in alternative locations other than along Dryden, such as along Lincoln or anywhere within the North Lot (including the Park District portion)?

30. Are employees allowed to park in the Park District portion of the North Lot?

31. Provide details on the length of the parking agreement with the Southminister Presbyterian Church. Are there options for renewal? Is usage restricted to certain times or number of spaces? Due to the capacity constrains within the North Lot, please consider requiring certain staff to park within the Southminister Presbyterian Church lot.

32. Was the conclusion/summary within the EEA report complete/finalized?

33. Per code, 16 bike parking stalls are required. Please revise the site plans to show the location and number of bike parking existing on the site.

Prepared by: 

Dryden School Building Expansion
722 S. Dryden Place
PC #22-017
December 15, 2022

Landscape Issues

1) The ends of all parking rows shall include a landscape island equal in area to one parking space. Additionally, any continuous stretch of twenty parking stalls must contain an interim landscape island equal in area to one parking space to break up the parking row. Said islands must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). The islands/trees are absent within the North Parking Lot. In addition, the interim landscape island/tree is absent in the South Parking Lot and the existing islands do not include the code required shade tree.

2) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. Please indicate on the plan that the existing three foot high screen for the South Parking Lot will remain.

3) Provide six foot high landscaping or a fence that provides year round opacity along the north property line in order to screen the North Parking Lot. Per Chapter 28, Section 6.15-2, all paved parking areas shall be effectively screened from a residential district.

STR PARTNERS LLC
350 West Ontario Street
Suite 200
Chicago IL 60654
312.464.1444
www.strpartners.com

January 6, 2023

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

Re: Plan Commission PC #22-017
Responses to Round 1 Comments

Dryden Elementary School
772 S. Dryden Place
Arlington Heights, IL 60005

STR Project #22052

Dear Mr. Hubbard:

Responses to Round 1 comments for the addition at the above referenced school in Arlington Heights School District 25 follow.

ENGINEERING DEPARTMENT:

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detail 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.

    RESPONSE: With the exception that plans for the building permit will be submitted to the North Cook Intermediate Service Center/Regional Office of Education who will issue the Building Permit, we acknowledge 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

RESPONSE: Final engineering plans shall be georeferenced using State Plane Coordinate System - Illinois East. Refer to the revised Civil Cover Sheet C000.

13. The proposed detention facility 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.

RESPONSE: An Onsite Utility Maintenance Agreement shall be executed prior to final engineering approval.

14. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations.
    a) An MWRD permit is required.
    b) Provide a storm water report with calculations to verify that both the Village and MWRD storage requirements are met.
    c) Sheet C502 shows a larger footprint for the StormTech detention system.
    d) Minimum restrictor size allowed for maintenance reasons is 2". If the restrictor size required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of $1.00 per cubic foot.
    e) Provide a detail showing the restrictor structure.
    f) The parking lot is shown to be reconstructed. This area should be accounted for in the detention.
    g) Show the overflow route.

RESPONSE: Preliminary stormwater calculations and narratives have been previously provided to the Engineering Department via email. Additional

documentation and supporting calculations will be provided for review through continued engineering and permitting review.

a) It is understood that an MWRD permit is required for the proposed improvements. MWRD applications shall be provided to the Village for review, record, and signoff.
b) A stormwater report with calculations verifying that Village and MWRD storage requirements are met will be provided.
c) Reconstruction of parking lots, without detention previously allocated for past improvements, have been included in the preliminary SWM calculations and narrative.

15. Based on existing topography, the school's overflow is directed to the Dryden right-of-way, which then must overflow east between the houses at 735-739 S Dryden Ave to Roosevelt Ave. The Village has documented drainage concerns in this area and would welcome any additional detention storage that could be provided in the detention system to account for existing impervious area on the school property to help alleviate the situation.

    RESPONSE: Additional stormwater detention storage may be provided at the discretion of the School District. Any additional detention storage provided would be allocated to the School District for any future development on the Dryden School property.

16. The existing catch basin and storm sewer behind the existing school near the steps is not shown to be removed. Provide additional information on how this area will connect to the new system.

    RESPONSE: The area on the north side of the school is not proposed to connect to the new SWM facility. An area swap/trade is proposed and an area swap exhibit will be prepared to demonstrate that an equivalent amount of runoff is captured for the redevelopment of the north parking lot and building entrance.

17. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

    RESPONSE: The site photometric lighting plan and fixture catalog cuts are provided.

18. Fire access for the building shall comply with Section 503 of the International Fire Code. Provide an exhibit showing the distance from the fire lanes) to the entire building confirming the 150 ft rule is met.

RESPONSE: It is our opinion that the existing building does not satisfy Section 503. Based on property ownership and the location of the existing building, there is no way to extend fire access along the west face of the building. The north, east, and south faces of the building can be protected via the existing drives and proposed/existing fire hydrants and wall hydrants.

19. Village requirements for heavy duty pavement shall consist of: 2" Surface, 2-1/4" N-50 Binder, S" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.

    RESPONSE: The pavement sections proposed have been revised per Village requirements.

20. Provide clarification if the addition will have an approved automatic sprinkler system.

    RESPONSE: The addition will have an approved automatic sprinkler system. Note that the existing school is fully sprinklered.

21. If the addition is to have an approved automatic sprinkler system, verify that the existing water service is sufficient

    RESPONSE: Water flow testing will be coordinated with the Village to determine current static pressure, residual pressure and flow. The bid documents will require the contractor to provide a complete hydraulically calculated and operating sprinkler system to comply with International Building Code 2015 Edition, International Fire Code 2015 Edition and NFPA 2013 Edition.

22. The limits of resurfacing for the north parking lot abutting the Park District parking lot shall be sawcut. Any pavement damaged during construction on the Park District parking lot shall be repaired.

    RESPONSE: A clarifying note has been added to the demolition plan.

23. Proposed grades were not provided for the east parking lot that is shown to be reconstructed. This parking lot allows for detention on the lot. Provide existing and proposed grades to determine if the detention in the lot is being altered. If the volume of detention is to be reduced, the additional volume shall be provided in the Storm Tech system..

    RESPONSE: The design intent is to maintain the existing storage volume that is provided on the parking lot surface. Existing spot elevations were previously shown. Proposed spot elevations have been added to demonstrate that the proposed elevations are not adversely impacting the surface storage.

24. Sidewalks along the construction area should be checked for condition. Any damage caused by construction on sidewalk shall be replaced.

    RESPONSE: Noted.

25. Provide site details.

    RESPONSE: Site work details are provided on C501 and C502. Additional detail sheets are anticipated to be incorporated into the construction drawings.

26. Preliminary stormwater calculations were received on 12/14/22. Additional comments will be forthcoming upon review of that submittal.

    RESPONSE: Noted.

PUBLIC WORKS:

27. The Village water main that must be lowered for the storm sewer connection must either be cased or the storm sewer pipe shall be water main quality.

    RESPONSE: Watermain quality sewer pipe has been called out at the crossing location.

28. Shutdown of the Village water main shall be coordinated with the Village 48 hours in advance. Provide a note on the plans.

    RESPONSE: A note has been added to the plans.

29. Plans show excavation adjacent to a 20" tree. The tree must be protected from damage during construction.

    RESPONSE: A note has been added calling out to protect the existing tree.

30. Confirm that the storm sewer on the north side of the building, which is indicated to be abandoned, can be used for new construction.

    RESPONSE: The demolition and utility plan has been revised.

31. Provide Storm Tech Operations and Maintenance schedule that includes yearly maintenance. Provide an explanation of how inspection and cleaning will be completed without options inspection ports.

RESPONSE: An Operation and Maintenance Plan will be prepared prior to construction and included in permit documents.

32. The Fire Department must approve the removal of the hydrant along the west side of the property.

RESPONSE: Noted.

TRAFFIC:

33. In the event the parking agreement with Southminster Presbyterian Church expires, the school must provide an alternate solution to address the parking shortage either through an agreement with another entity or by providing more onsite parking.

RESPONSE: So noted. The required parking with the expansion is 67 parking spaces versus the 57 spaces provided. Ten additional spaces could be added to the south lot in the future if the shared parking agreement expires.

FIRE DEPARTMENT:

1. Fire alarm system should be upgraded.

RESPONSE: The fire alarm panel will be upgraded. The new fire alarm control panel (FACP) will have voice capability. Fire alarm devices will be upgraded to work with the new FACP.

2. All spaces added should be covered by the fire alarm and/or fire suppression systems.

RESPONSE: All spaces will be covered by fire alarm and fire sprinkler systems. The fire alarm system will comply with current National Electric Code (NEC). The fire sprinkler system will comply with 2015 International Building Code (IBC), 2015 International Fire Code (IFC) and NFPA 2013 Edition.

3. Alarm and suppression systems should be tested upon completion of the work.

RESPONSE: The fire alarm and fire sprinkler systems will be tested as is required by the Illinois State Board of Education (ISBE) to obtain a Certificate of Occupancy from the North Cook Intermediate Service Center/Regional Office of Education.

HEALTH SERVICE DEPARTMENT:

1. General comments:
   Solid waste storage site is not shown on plan. Show location of solid waste storage site on building permit plans.

   RESPONSE: An 8' wooden dumpster enclosure with 12' double swing gate is shown on Sheet C103. It has been added to the architectural site plan.

   Solid waste storage sites must comply with the following:
   - Container Site
     - Area shall be of a sufficient size to easily accommodate the container.
     - The surface shall be paved, curbed and graded to the front to prevent accumulation of liquid.
     - Visual screening of the site shall be provided.
   - Access to Container
     - Sufficient space to accommodate the turning requirements of the scavenger truck shall be provided.
     - Parking, fences, plantings, etc., shall be located so as to create no obstacles to service vehicles.

   RESPONSE: A 24.4' x 18' dumpster enclosure will be provided as shown on Sheet C102. The surface will be paved, curbed and graded as shown on Sheet C402. Visual screening will be provided by an 8' wooden dumpster enclosure with a 12' double swing gate as shown on Sheet C103. Turning requirements for the scavenger truck will be met with the enclosure location with no parking, fences, plantings, etc. obstacles to service vehicles.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT:

1. Complies with Comprehensive Plan? Yes

   RESPONSE: Noted.

2. Complies with Thoroughfare Plan? Yes.

   RESPONSE: Noted.

3. Variations needed from Zoning Regulations? Yes.

   RESPONSE: Noted. Variations are being requested.

4. Variations needed from Subdivision Regulations? No.

RESPONSE: Noted.

5. Subdivision Required? No.

RESPONSE: Noted.

6. School/Park District Contributions Required? No.

RESPONSE: Noted.

Zoning:

7. The Plan Commission must review, and the Village Board must approve, the following actions:
   - Special Use Permit to allow a Public Elementary School on the subject property.
   - Variation to Chapter 28, Section 10.4-4, to allow 57 parking stalls where 67 are required.
   - Variation to Chapter 28, Section 15.1-3.3a, to allow a 22' front yard setback for the existing building where a minimum 24.1' setback is required.
   - Variation to Chapter 28, Section 15.1-3.3b, to allow a 10.7' side yard setback (north) for the existing building where a minimum 30' setback is required.
   - Variation to Chapter 28, Section 5.1-3.5a, to allow 40.5% building lot coverage where maximum building lot coverage is restricted to 35%.
   - Variation to Chapter 28, Section 6.13-3b, to allow a 8' tall fence where maximum fence heights are restricted to 6'.
   - Variation to Chapter 28, Section 6.5-2, to allow a sport court outside of a rear yard.
   - Variation to Chapter 28, Section 10.2-8, to allow a 22.75' drive aisle width where a 24' minimum width is required.
   - Additional variations may be required depending upon your response to certain comments.

RESPONSE: Noted. An updated Written Justification is provided.

General:

8. The project narrative and traffic parking study is based on the expected student population in the year 2026-2027 with 25 classrooms and the expected student enrollment and staffing at 25 classrooms. However, the school is being constructed to include 28 classrooms for a maximum future capacity at 15% over the 5-year average.

The narrative must be revised to outline what the expected student capacity and employee count would be if full capacity usage of the 28 classrooms is necessary. Furthermore, the traffic and parking study must be revised to analyze the future traffic and parking impact at the maximum built capacity of the school (max capacity usage of all 28 classrooms with associated student population and staffing).

RESPONSE: AHSD25 retains a professional demographer to make future projections as it relates to building enrollment by using extensive school and community data to gauge the expected enrollment at Dryden. District 25 currently believes the projections that are provided are the most accurate and reflective enrollment numbers for this school and theoretical building capacity and expected enrollment at Dryden. Maximum building capacity is largely determined by the enrollment boundaries for the specific school, new residence construction, home turnover, birth rates, etc. A copy of the demographic report for Dryden showing enrollment projections is available upon request.

9. The Plat of Survey includes portions of land that are not owned by School District 25. The Plat of Survey must be revised to clearly show the land owned by the SD25, including boundary measurements for the SD25 properties and an area calculation for those properties. If portions of the SD25 owned land are not contiguous, they shall be identified separately with separate boundary measurements and area calculations. The building setbacks shown on the plat must be measured to the boundaries of the property owned by SD25. The legal description shall be updated to reflect only the properties owned by SD25.

   RESPONSE: A revised Plat of Survey will be coordinated with the surveyor and updated as necessary.

10. Please ensure that all plans/documents revised as a result of these comments include a revision date.

    RESPONSE: All new and revised plans/documents include the date they are issued or revised.

11. Provide all resubmittal documents in a USB/flash drive along with one full sized hard copy.

    RESPONSE: One full size hard copy and a USB/flash drive is provided for all new and revised plans/documents.

Project Narrative:

12. The project narrative shall be revised as follows:

- The narrative lists the requested zoning actions as an amendment to Ordinance #90-082. The correct list of requested zoning actions is included within comment #7 above.
- Provide a summary of any exterior site changes proposed (reconstructed parking lots, relocation of asphalt play area, etc.).
- Narrative states that 3 new staff will be added but chart shows 5 new staff will be added. Please clarify and revise accordingly.
- Revise lot area and FAR calculation based on actual lot size of the Dryden School lot (not including the smaller lot to the south).

RESPONSE:
Narrative: An updated narrative is provided.

Site Response: The swings are at the end of their useful life and are not intended to be reinstalled after their removal.

We are exploring the installation of a replacement playground structure on the east side of the school near the existing small playground location and intend to install the equipment in a manner consistent with the Village past practice "...there are no zoning issues with the playground modifications as this is an existing accessory use to the main School function".

We do not anticipate any changes to the main playground structure currently installed on the west side of the school building.

Floorplans:

13. Building height on a flat roof is measured from the average finished lot grade (not the floor level) to the top of the roofline (not the coping). What is the height of the gym using this method? Please revise the elevations for accuracy.

    RESPONSE: The building height is revised on the Building Elevations drawing.

14. The floorplans appear to label 30 rooms as classrooms and the narrative outlines max capacity will be 28 classrooms. Please clarify and revise the floorplans or narrative accordingly.

    RESPONSE: The floorplans are revised.

Site:

15. The property line measurements shown on the architectural site plan are inaccurate. Please revise to show accurate perimeter property measurements.

RESPONSE: The architectural site plan is revised to to accurately show the perimeter property measurements.

16. The architectural site plan should show the proposed building setbacks, both required and provided. Please confirm that the building addition will not encroach into the 30' rear (west) yard setback. The required setbacks are as follows:
    - Front (east): 24.1'
    - Exterior Side (north): 30' (verify based on 10% of lot width)
    - Side (south): 30' (verify based on 10% of lot width)
    - Rear (west): 30'

    Staff is supportive of the setback variations for the existing building. Please revise the Variation Justification document to address the approval criteria for these specific variations.

    RESPONSE: The architectural site plan is revised to show the required and provided setbacks. Required setbacks are noted and updated as needed. The existing building setback is 29.08' from the west property line and the proposed building setback is 29.04' from the west property line. A variance is being requested.

17. The proposed 8' tall fence around the dumpster and existing transformer exceeds the 6' tall maximum allowable fence height. Please either reduce the fence height to 6' or request a variation and revise the Variation Justification document to address the approval criteria for this specific variation.

    RESPONSE: The fence height has been revised to a 6' fence.

18. Please add the proposed asphalt play area (at the south of the building) to the architectural site plan and label area according to proposed use. It is assumed that this area will include improvements to function as a sports court (basketball hoops and striping, four square striping, ball funnels, etc.). A variation shall be required as sport courts are only allowed within a rear yard and this area is located in a side yard. Staff is supportive of this variation, however, please revise the Variation Justification document to address the approval criteria for this specific variation. Please note that any basketball hoop must maintain a minimum setback of 5' from the western property line.

    RESPONSE: The architectural site plan is revised to show the proposed asphalt play area to the south of the building and indicate sports courts. A variance is being requested. Any basketball hoops are 5' or more from the property line.

19. What is the second square adjacent to the southern building entrance?

    RESPONSE: The second square is removed from the civil engineering plans. Only the column at the corner should appear on plans.

20. Identify any newly proposed ground mounted mechanical equipment (generators, transformers, utility pedestals etc.) on the site plan and landscape plan. These elements must be appropriately located and screened from view.

    RESPONSE: No new ground mounted mechanical equipment is proposed.

21. If any landscape variations are requested, please clearly identify what variations have been requested and provide written justification for each variation per the four criteria of approval.

    RESPONSE: No landscape variations are being sought at this time.

Traffic/Circulation/Parking:

22. The traffic and parking study must be revised per maximum building capacities and associated student populations and employees necessary, as identified in comment #8. Show impact for current build outs (as presented) and maximum capacity impact and identify any improvements that may be be necessary to accommodate such capacity if it were to be realized.

    RESPONSE: See Response for Comment #8.

23. Please identify areas for landbanked parking should it be necessary to increase the parking supply onsite.

    RESPONSE: Additional spaces could be added to the South lot in the future if the agreement with the church expires.

24. Parking consistently occurs within the paved area at the eastern edge of the North parking lot. The engineering plans show two stalls striped in this area but these stalls are not reflected within the architectural site plan nor the parking totals. Given that the North Lot is at capacity, it is recommended that the pavement in this area be extended (if necessary) to provide a minimum depth of 18' for and a minimum width of 8.5' for each stall. Wheel stops at the front of the stalls should be added due to proximity to the service walk. If this is feasible, these stalls can then be counted as additional onsite parking and the reduced in scope (please revise all documents accordingly). Engineering plans must show these parking stall dimensions, or the area should be striped for no parking if it

cannot provide the minimum parking stall size as required by code and no variation is requested.

RESPONSE: The overparking of vehicles in the North lot can be accommodated in the South Lot by relocating some of staff vehicles without any additional improvements. The two spaces on the east side of the North lot have been added and dimensioned.

25. Add stall dimensions and drive aisle widths to the reconstructed South Lot. It appears a variation to the drive aisle width is required. Please revise the Justification for Variations document to address this variation or revise the site plan to include the 24' width as required by code.

    RESPONSE: Dimensions added to the plan. No variation is required.

26. Traffic counts during drop-off and pick-up were based on a warm and sunny day. To what extent will drop-off and pick-up activities increase during the winter and/or inclement weather?

    RESPONSE: The intersections and driveways are working well and have excess capacity to accommodate additional traffic volumes during inclement weather. Parents can be directed to the church parking lot for any overflow conditions.

27. What was the peak number of stacked cars observed along Dryden during drop-off and pick-up? The study states that peak stacking capacity is 42 cars, however 44 cars were observed stacking on Dryden during the afternoon peak. Please clarify; did these cars stack to create issues at the Dryden/Rockwell intersection? How close did the queue come to the Dryden/Rockwell intersection during pick-up?

    RESPONSE: EEA observations did not show the vehicles backing into the intersection and causing traffic congestion. Queuing came close but not into the intersection.

28. To what extent do parents park within the South Lot during pick-up (prior to that lot being blocked off to traffic). Is this problematic for the School?

    RESPONSE: A few parents do arrive early and park in empty spaces to pick-up their students prior to the entry being closed. This has not caused a conflict with the exiting buses or other traffic problems.

29. Were any students observed dropped-off or picked-up in areas where it is prohibited or in alternative locations other than along Dryden, such as along

Lincoln or anywhere within the North Lot (including the Park District portion)?

RESPONSE: None were observed.

30. Are employees allowed to park in the Park District portion of the North Lot?

RESPONSE: No. District 25 restricted Dryden staff parking in this lot for the 2022-23 school year.

31. Provide details on the length of the parking agreement with the Southminister Presbyterian Church. Are there options for renewal? Is usage restricted to certain times or number of spaces? Due to the capacity constrains within the North Lot, please consider requiring certain staff to park within the Southminister Presbyterian Church lot.

RESPONSE: The projected number of staff vehicles is 54 which can be accommodated within the 61 spaces in the North and South lots. Staff parking in the church's lot is always an option for the school district. This has not been made a requirement at this time.

32. Was the conclusion summary within the EA report completefinalized?

RESPONSE: Conclusion in the report has been updated.

33. Per code, 16 bike parking stalls are required. Please revise the site plans to show the location and number of bike parking existing on the site.

RESPONSE: The existing bike racks have been shown on the plans.

LANDSCAPE ISSUES:

1. The ends of all parking rows shall include a landscape island equal in area to one parking space. Additionally, any continuous stretch of twenty parking stalls must contain interim landscape islands equal in area to one parking space to break up the parking row. Said islands must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). The islands/trees are absent within the Nouth Parking Lot. In addition, the interim landscape island/tree is absent in the South Parking Lot and the existing islands do not include the code required shade tree.

RESPONSE: We will provide the required 4" caliper trees in the existing landscape islands but would ask for relief from adding additional internal landscape islands as this parking lot area is being replaced in kind. The substantial existing screening along the west edge of the property is proposed to remain in place and supplemented with a 6' high opaque fence along the west edge of the

existing sidewalk. The existing landscape will remain on the side of the fence facing the residence.

2. Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. Please indicate on the plan that the existing three foot high screen for the South Parking Lot will remain.

   RESPONSE: We will add a note to the landscape plans that the existing parking lot screening is to remain.

3. Provide six foot high landscaping or a fence that provides year round opacity along the north property line in order to screen the North Parking Lot. Per Chapter 28, Section 6.15-2, all paved parking areas shall be effectively screened from a residential district.

   RESPONSE: There is an existing wood fence for a portion of this area and a dense hedge for the balance of the screening in this area. This is screening the existing parking lot and will remain in place. We will add a not to the landscape plan stating this.

VAH POLICE:

1. Character of use: The character of use is consistent with the area and is not a concern.

   RESPONSE: Noted.

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.

   RESPONSE: Noted.

   - Lighting is an important aspect of CPTED. LIghting increases the amout and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting should be activated by sensor, timer or motion depending on the need and location.

   RESPONSE: Noted. This project will comply with VAH Zoning ordinances related to site lighting.

- This project includes plans for addition LED light sources installed on the building and around the property. Please consider the following: The height of the light fixtures makes a difference in the ability of pedestrians to see past the shadows caused by the cars and other obstructions naturally occurring in parking lots. Typical light poles are 30 to 45 feet high and cast a wide swath of lighting, but they create deep shadows between cars. Pedestrian-level lighting in the 12-to-14-foot range casts light that will go through the glass of cars and reflect off the cars; that can dramatically reduce shadows and dark spots.

RESPONSE: Noted. This project will comply with VAH Zoning ordinances related to site lighting.

3. Present traffic problems? There are no traffic problems at this location.

RESPONSE: Noted.

4. Traffic accidents at particular location? This is not a problem area in relation to traffic accidents.

RESPONSE: Noted.

5. Traffic problems that may be created by the development. This development should not create any additional traffic problems.

RESPONSE: Noted.

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 constuction 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: Noted. District 25 believes the Arlington Heights Police Department continuously has up to date contact information for District 25 facilities with their School Resource Officers.

- With the sizeable addition to Dryden School, upgraded mechanicals will need to be utilized Mechanicals should be secured and/or positioned far enough away from the school to prevent people from gaining roof access. This is a current problem at some of our local schools. People use the mechanicals as a ladder of sorts and area able to climb onto/gain access to the roof.

RESPONSE: Noted. We do not intend to place any mechanical equipment in locations that would allow roof or building access.

- Windows should be elevated to prevent someone at ground level from peering into the classrooms/students are shielded from someone at ground level viewing them in their classrooms.

  RESPONSE: Noted. We will comply with VAH Zoning and Design commission requirements related to building aesthetics and may not always be able to accommodate window height due to the current aesthetics of the building and the incorporation of the new addition design.

- The plans for this project do not indicate upgrades/additions to the number of bathrooms located inside the school. If new bathrooms are not considered with the addition of extra classrooms, this could force the youngest students in the building to utilize bathrooms not adjacent/near their assigned classroom. This creates a security risk in the event of a lockdown.

  RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. Classrooms will be assigned based on administrator input and not necessarily be assigned to the youngest students.

- All new doors should be lockable from the interior of the classroom by a lock other than one that requires a key. Interior locks should be able to be locked quickly in the event of an emergency. An interior lock that requires a key is not practical in a stress inducing situation.

  RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. District 25 is internally exploring various security measures that they will inform first responders of any potential changes to normal operations or procedures.

- The plans for Dryden School show a front office addition. This is an opportunity to upgrade front office/school security measures. For this upgrade, we recommend installation of a double buzz access door similar to District 21. Front office staff should have the capability to communicate with visitors prior to them having access to the school building. For example, parents/visitors would be buzzed into a secure vestibule and be able to communicate with office staff via a sliding window. The visitor wouldn't have access into the school until separately buzzed through the second set of entrance doors from the vestibule into the school.

  RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. We are exploring various

security upgrades throughout our schools and will collaborate with AH Police to ensure they are aware of the intended improvements for their operations.

- Natural Surveillance and Access Management - Natural surveillance refers to the placement of physical features that improve visibility. Access control refers to interventions that improve the perimeter security of locations. This includes using signs, well-marked entrances and exits, and landscaping to improve or limit access to certain areas.

  RESPONSE: Noted. We will comply with VAH zoning requirements as it relates to landscaping and placement of items.

- 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. Perimeter definition and access control are essential to deter unwanted access to the facility. Utilize signage to clearly distinguish public access from private access.

  RESPONSE: Noted. We will comply with VAH zoning requirements as it relates to landscaping and placement of items.

- Plantings higher than 3 feet should not be placed within 10 to 15 feet of entrances to prevent hiding spots, and mature trees should be pruned to 8 feet. Landscaping elements should not allow for easy access to roofs, windows, or other upper-level areas.

  RESPONSE: Noted. We will comply with VAH zoning requirements as it relates to landscaping and placement of items. The height and placement of items noted in this comment is a recommendation through CPTED and may not always align with the Authority Having Jurisdiction requirements such as Zoning, State Board of Education, or other legal requirements.

- The use of bushes or plants with thorns or sharp foliage is not recommended for this facility as children are the primary patrons of this space.

  RESPONSE: Noted. We will comply with VAH zoning requirements as it relates to landscaping and placement of items. The height and placement of items noted in this comment is a recommendation through CPTED and may not always align with the Authority Having Jurisdiction requirements such as Zoning, State Board of Education, or other legal requirements.

- Parking Lot: CPTED recommends one means of entry and exit for all vehicles. The less entrances there are, the easier it is to control the users and uses of the facility. One point of entry and exit is recommended for parent pick up/drop off.

RESPONSE: Noted. We will comply with VAH zoning requirements as it relates to landscaping and placement of items. The height and placement of items noted in this comment is a recommendation through CPTED and may not always align with the Authority Having Jurisdiction requirements such as Zoning, State Board of Education, or other legal requirements.

- Pedestrian pathways on the property should be separated from vehicular routes by use of curbing, color markings, landscaping and/or other types of barriers.

  RESPONSE: Noted. We will comply with VAH zoning requirements as it relates to landscaping and placement of items. The height and placement of items noted in this comment is a recommendation through CPTED and may not always align with the Authority Having Jurisdiction requirements such as Zoning, State Board of Education, or other legal requirements.

- Parking lots and pedestrian pathways should be well maintained and in good condition. The parking lot should be up to Village of Arlington Heights Code. This parking lot has heavy foot traffic on and around the property. The area around the vehicle entrance/exit should be clear of obstructions. Maintenance, adequate lighting and signage could be utilized to help vehicles entering, exiting, and navigating the parking lot to make other vehicles and pedestrians easily visible. Due to the location of this development, street parking adjacent to the entrances/exits should be prohibited, especially during parent drop off and pickup.

  RESPONSE: Noted. We will comply with VAH zoning requirements as it relates to site parking and traffic. CPTED recommendations may not always align with the Authority Having Jurisdiction requirements such as Zoning, State Board of Education, or other legal requirements.

- CCTV is an essential part of CPTED and is highly recommended for school facilities. Signage indicating the use of video surveillance and monitoring is also recommended in conjunction with CCTV. Consider surveillance camera upgrades for this project.

  RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. The school will utilize CCTV and coordinate placement where appropriate.

- Address Visibility: - Directional signage located at the entry to the complex should be utilized, clearly indicating location of staff parking, parent drop-off and pick-up areas and the front entrance.

RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. We will comply with VAH zoning requirements as it relates to site parking and traffic.

- Signage should also be used to delineate school property boundaries from adjacent properties.

  RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District.

- Include signage for "No Trespassing," "No Loitering" and/or "No Solicitation."

  RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District.

- Interior and exterior of school building should prominently display door numbers in the event an emergency occurs. Interior hallways and doorways should prominently/adequately display floor plans. This is essential for first responders as well as persons unfamiliar with the complex layout that may need emergency services. With the addition of 4 new classrooms and an expansion to the gymnasium to this building, it will be essential to renumber all exterior doors and to update the school's crisis manual as soon as possible.

  RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. The intent is to install the appropriate exterior door numbers and relay any changes to local first responders.

- Parent drop-off/pick-ups: - One designated drop-off/pick-up area should be utilized. Drop off locations should be clearly marked by signage, pavement and or curb treatments

  RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. It is not always feasible for one pick-up and drop-off location to be utilized based on site layout and necessary capacity needed to load an unload the building on a daily basis.

- There should be sufficient space and capacity for vehicles in the drop-off/pick-up area (especially during peak traffic times) to allow for the orderly movement of vehicles.

  RESPONSE: Noted. We will comply with Village zoning requirements related to parking and traffic.

- The plans indicate the addition of an exterior door adjacent to the drop off/pick up drive through lane. Does the school plan to have kindergarteners dropped off at that entrance separate from the main entrance? The police department would advise against this as CPTED recommends one entrance/exit door only for access control purposes. It is easier to monitor a single entrance adjacent to the front office where office staff can monitor access than to allow for a second entrance door that may not be as closely monitored. This proposed door would serve well as an emergency exit only door and not as an entrance/exit door.

  RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. The building administration will review enrollment, classroom orientation and drop off and dismissal requirements and make the necessary determinations on how best to move students in and out of the building.

- Territoriality and Maintenance - Territoriality involved creating a welcoming environment. This involves creating a strong sense of ownership and community through artwork, color, pavement treatments, landscaping design and maintenance of the property. Maintenance includes making timely repairs and the general upkeep of interior and exterior spaces.

  RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District.

- Create clear separation between public, semiprivate and private zones through landscaping and attractive, well-maintained fencing and/or other types of natural barriers.

  RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District. We will comply with Village zoning requirements as it relates to site and landscaping items.

- Throughout the school year, displaying student artwork prominently is a great way to create a welcoming environment with distinct territoriality.

  RESPONSE: Noted. This item is up to the jurisdiction of Arlington Heights School District 25 as an independent Public School District.

Sincerely,
STR Partners LLC

Don Hansen, AIA, LEED AP

Senior Project Manager

In accordance with Public Act 099-0890, Arlington Heights School District 25 retains the following rights in accordance with Illinois Law in addition to all other rights afforded to it as a public school district in the State of Illinois.

(a) In exercising the powers under this Division with respect to public school districts, a municipality shall act in a reasonable manner that neither regulates educational activities, such as school curricula, administration, and staffing nor frustrates a school district's statutory duties. This subsection (a) is declarative of existing law and does not change the substantive operation of this Division.

(b) In processing zoning applications from public school districts, a municipality shall make reasonable efforts to streamline the zoning application and review process for the school board and minimize the administrative burdens involved in the zoning review process, including, but not limited to, reducing application fees and other costs associated with the project of a school board to the greatest extent practicable and reflective of actual cost but in no event more than the lowest fees customarily imposed by the municipality for similar applications, limiting the number of times the school district must amend its site plans, reducing the number of copies of site plans and any other documents required to be submitted by the municipality, and expediting the zoning review process for the purpose of rendering a decision on any application from a school district within 90 days after a completed application is submitted to the municipality.

PLAN COMMISSION PC #22-017
Dryden School Building Expansion
772 S Dryden Place
Round 2

34. The petitioner's response to comments 11-13, 16, 17, 19, 20, 22-30, 32 & 33 are acceptable.

35. The petitioner's response to comment no. 14 is noted. The preliminary stormwater management report has been reviewed:
    a) Provide a detailed stormwater report.
    b) The legacy area is to be reconstructed and does not drain to the proposed Storm Tech system. Although the plan indicates the parking lot detains .24 ac ft, provide additional calculations showing what would be required to meet current Village requirements for Bulletin 75. The difference shall be accounted for in the Storm Tech system.
    c) Provide a detail showing the restrictor structure.
    d) Minimum restrictor size for maintenance reasons is 2". Sheet C301 indicates the restrictor is 1.85".
    e) Clearly show the overflow route for the site.

36. The petitioner's response to comment no. 15 is noted. If additional detention storage is provided, the Village is agreeable to allow the additional storage to be allocated to the School District for any future development on the Dryden School Property.

37. The petitioner's response to comment no. 18 is noted. As the existing building is fully sprinklered, the Village has no further concerns regarding fire access.

38. The petitioner's response to comment no. 21 is noted. Per the Building & Life Safety Department, the following codes shall apply:
    a) International Building Code 2018 Edition.
    b) International Fire Code 2018 Edition
    c) 2016 NFPA 13

39. The existing exit is under stop control and detectable warning panels at the crossing. Show the detectable warning panels on the plan.

Public Works:

40. The petitioner's response to comment no. 31 is noted. The Storm Tech Operations and Maintenance schedule shall be provided. This can be addressed at final engineering.

Traffic:

41. Staff has observed queuing issues and congestion on Rockwell Ave with vehicles stacking on both sides of the street. Rockwell is only approximately 27 ft wide east of Dryden and only approximately 24 ft wide west of Dryden. With vehicles stacking on both sides of the street, Rockwell Ave is narrowed to a single lane. If this issue is exacerbated with the proposed full-day kindergarten, SD 25 shall evaluate and address the traffic issues. SD 25 shall accept this understanding.

Michael L. Pagones, P.E. — Date 1/13/23
Village Engineer

Planning & Community Development Dept. Review

January 13, 2023

REVIEW ROUND 2

Project: Westgate School Building Expansion
500 S. Dwyer Ave.

Case Number: PC 22-016

34. The responses to the following comments are acceptable: 1-6, 9-11, 13, 14, 18-20, 28-30, and 32.

35. The response to comment #7 is noted. Based on the revised plans and responses to comments, the following approvals are required:
    - Special Use Permit to allow a Public Elementary School on the subject property.
    - Variation to Chapter 28, Section 10.4-4, to allow 61 parking stalls where 67 are required.
    - Variation to Chapter 28, Section 5.1-3.6, to allow a building addition at 25.3' in height where building heights are restricted to a maximum height of 25'
    - Variation to Chapter 28, Section 5.1-3.3a, to allow a 22.1' front yard setback for the existing building where a minimum 24.1' setback is required.
    - Variation to Chapter 28, Section 5.1-3.3b, to allow a 10.7' side yard setback (north) for the existing building where a minimum 72.7' setback is required.
    - Variation to Chapter 28, Section 5.1-3.3d, to allow a 29' rear yard setback for the existing and proposed building where a minimum 30' setback is required
    - Variation to Chapter 28, Section 5.1-3.5a, to allow 40.5% building lot coverage where maximum building lot coverage is restricted to 35%.
    - Variation to Chapter 28, Section 6.5-2, to allow a sport court outside of a rear yard and within a side yard.
    - Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at the southern end of the eastern most parking row within the North lot.

36. The response to comment #8 is noted. As the District has maintained that maximum expected enrollment is 526 students and has not provided a theoretical maximum possible enrollment based on built capacity, a restriction of approval will be recommended that restricts maximum occupancy within the proposed building to 526 students.

37. The response to comment #12 is noted. The response references a new playground structure on the east side of the school and changes to the western playground. Additionally, the revised project narrative does not reference any exterior changes. The text below the staff data table states that staffing will increase by 3, however the table shows staff to increase by 5. Please clarify the exterior changes and confirm the number of new staff.

38. The response to #15 is noted. No measurements have been added to show the perimeter dimensions of the site. Based on the revised plat, please confirm that the following are accurate:
    - North: 301.42'
    - South: Approx. 301.41'
    - West: 726.82'
    - East: Approx. 726.82'

39. The response to comment #16 is noted. Based on the revised Plat, the required side yard setback is 72.7' (10 % of lot width). This adjusts the setback variation for the existing building to 10.7' where 72.7' is required, as noted above.

40. The response to comment #17 is noted. Based on the response, the need for the dumpster enclosure fence height variation has been eliminated.

41. The response to comment #21 is noted. However, full depth removal of the asphalt parking lot triggers the requirement for the replacement to conform to current code requirements relative to landscaping. Accordingly, the following variation is required:
    - Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape island (including a shade tree) at the ends of certain rows of parking. Specifically, 1) the south side of the eastern most two parking stalls within the North lot, and 2) the west side of the northern most parking row within the North lot). Staff is supportive of the first variation but is not supportive of the second variation and is recommending installation of the code required landscape island and shade tree.

42. The response to comment #22 is noted. Please refer to comment #36.

43. The response to comment #23 is noted. Should the agreement with the church expire, additional drop-off/pick-up loading areas and/or parking shall be required, or changes to address parking issues with drop-off/pick-up must be implemented at the discretion of the Village.

44. The response to comment #24 is noted. Wheel stops should be added to the two eastern most parking stalls within the North lot.

45. The response to comment #25 is noted. Based on the dimensions added to the revised plans, the drive aisle width in the South lot complies with Code and no variation is required.

46. The response to comment #26 is noted. If the significant issues with parking or drop-off/pick-up are created as a result of the increased school capacity, which shall be at the discretion of the Village, then SD25 shall be required to work with the Village to address any such issues, which could involve additional staff actively monitoring drop-off/pick-up operations, changes to drop-off/pick-up procedures, additional outreach to families to inform/encourage compliance with procedures, and any other means deemed appropriate by the Village as necessary to address drop-off/pick-up issues.

47. The response to comment #27 is noted. However, during Village observations of the pick-up queuing at Dryden School, cars were stopping/standing at the Dryden/Rockwell intersection to await entry into the queue, which extended to the Dryden/Rockwell intersection. Please see #46 above.

48. The response to comment #31 is noted, however, no details were provided on the length or terms of the parking agreement with the Southminister Church. Please provide details.

49. The response to comment #33 is noted, however, the plans do not indicate the number of bike parking spaces provided within the racks. Please confirm.

50. As the curbs within the South lot are being altered, the School District may wish to consider revising the three ADA parking stalls in the South lot to where two stalls share accessible striping and altering the accessible path to lead to the west directly across the loading lane. This would allow one additional parking stall within the South lot.

Prepared by: 

Dryden School Building Expansion
722 S. Dryden Place
PC #22-017
January 12, 2023

Landscape Issues

1) The ends of all parking rows and every 20 parking spaces shall include a landscape island equal in area to one parking space. In addition, the island must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). The islands/trees are absent for both parking areas located in the northwest and southeast corner.

   Please either comply with Code or seek a variance for the island and shade trees that are absent for the parking area in the southeast corner. In addition, a variance is required for the islands absent in the northwest corner where it is required at the ends of each parking row.

2) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. For the parking area in the southeast corner, please indicate on the plan that the existing three foot high screen will remain.

   This has been addressed and there are no additional comments.

3) Provide six foot high landscaping or a fence that provides year round opacity along the north property line in order to screen the parking lot located in the northwest corner. Per Chapter 28, Section 6.15-2 all paved parking areas shall be effectively screened from a residential district.

   The existing screen along the north property line adjacent to the parking area is nonconforming. If and when the screen deteriorates it will need to be replaced with code compliant six foot high screen.

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Chicago IL 60654
312.464.1444
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January 18, 2023

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

Re: Plan Commission PC #22-017
Responses to Round 2 Comments

Dryden Elementary School
722 S. Dryden Place
Arlington Heights, IL 60005

STR Project #22048

Dear Mr. Hubbard:

Responses to Round 2 comments for the addition at the above referenced school in Arlington Heights School District 25 follow.

ENGINEERING DEPARTMENT:

34. The petitioner's response to comments 11-13, 16, 17, 19, 20, 22-30, 32 & 33 are acceptable.

    RESPONSE: Noted.

35. The petitioner's response to comment no. 14 is noted. The preliminary stormwater management report has been reviewed:
    a) Provide a detailed stormwater report.
    b) The legacy area is to be reconstructed and does not drain to the proposed Storm Tech system. Although the plan indicates the parking lot detains .24 ac ft, provide additional calculations showing what would be required to meet current Village requirements for Bulletin 75. The difference shall be accounted for in the Storm Tech system.
    c) Provide a detail showing the restrictor structure.
    d) Minimum restrictor size for maintenance reasons is 2". Sheet C301 indicates the restrictor is 1.85".
    e) Clearly show the overflow route for the site.

RESPONSE: a) A detailed stormwater report will be provided for final engineering review. b) An inquiry has been made with engineering staff. It is our understanding from previous correspondence and a letter from the Village that legacy detention does not need to be updated for current rainfall data in this instance. c) Control structure detail added to C602. d) Restrictor orifice increased to 2". e) Overflow routing added to C401.

36. The petitioner's response to comment no. 15 is noted. If additional detention storage is provided, the Village is agreeable to allow the additional storage to be allocated to the School District for any future development on the Dryden School Property.

RESPONSE: Noted.

37. The petitioner's response to comment no. 18 is noted. As the existing building is fully sprinklered, the Village has no further concerns regarding fire access.

RESPONSE: Noted.

38. The petitioner's response to comment no. 21 is noted. Per the Building & Life Safety Department, the following codes shall apply:
    a) International Building Code 2018 Edition.
    b) International Fire Code 2018 Edition
    c) 2016 NFPA 13

RESPONSE: Per Illinois Administrative Code 180, International Building Code 2015 Edition, International Fire Code 2015 Edition and 2013 NFPA 13 apply. From the website of the Office of the Illinois State Fire Marshal: "Public School inspections are conducted under the Health and Life Safety School Glossary developed by the Illinois State Board of Education, which is updated and republished every year. NFPA 101, Life Safety Code, 2015 Edition, as adopted by the Office of the State Fire Marshal, as well as any local fire codes in the jurisdiction where the school is located do not apply when conducting these statutorily mandated inspections." We plan to proceed under the codes per Illinois Administrative Code 180.

39. The existing exit is under stop control and detectable warning panels at the crossing. Show the detectable warning panels on the plan.

RESPONSE: The existing detectable warning tiles have been shown at the exit of the parking lot.

PUBLIC WORKS:

40. The petitioner's response to comment no. 31 is noted. The Storm Tech Operations and Maintenance schedule shall be provided. This can be addressed at final engineering.

    RESPONSE: Noted. O&M manuals will be provided during final engineering.

TRAFFIC:

41. Staff has observed queuing issues and congestion on Rockwell Ave with vehicles stacking on both sides of the street. Rockwell is only approximately 27 ft wide east of Dryden and only approximately 24 ft wide west of Dryden. With vehicles stacking on both sides of the street, Rockwell Ave is narrowed to a single lane. If this issue is exacerbated with the proposed full-day kindergarten, SD 25 shall evaluate and address the traffic issues. SD 25 shall accept this understanding.

    RESPONSE: District 25 will work with Village Staff and Departments in order to minimize traffic congestion should it arise after the implementation of full-day K. The District will encourage the use of the church lot as an alternate.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT:

34. The responses to the following comments are acceptable: 1-6, 9-11, 13, 14, 18-20, 28-30, and 32.

    RESPONSE: Noted.

35. The response to comment #7 is noted. Based on the revised plans and responses to comments, the following approvals are required:
    - Special Use Permit to allow a Public Elementary School on the subject property.
    - Variation to Chapter 28, Section 10.4-4, to allow 61 parking stalls where 67 are required.
    - Variation to Chapter 28, Section 5.1-3.6, to allow a building addition at 25.3' in height where building heights are restricted to a maximum height of 25'
    - Variation to Chapter 28, Section 5.1-3.3a, to allow a 22.1' front yard setback for the existing building where a minimum 24.1' setback is required.
    - Variation to Chapter 28, Section 5.1-3.3b, to allow a 10.7' side yard setback (north) for the existing building where a minimum 72.7' setback is required.

- Variation to Chapter 28, Section 5.1-3.3d, to allow a 29' rear yard setback for the existing and proposed building where a minimum 30' setback is required
- Variation to Chapter 28, Section 5.1-3.5a, to allow 40.5% building lot coverage where maximum building lot coverage is restricted to 35%.
- Variation to Chapter 28, Section 5.1-3.5a, to allow 40.5% building lot coverage where maximum building lot coverage is restricted to 35%.
- Variation to Chapter 28, Section 6.5-2, to allow a sport court outside of a rear yard and within a side yard.
- Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape islands at the southern end of the eastern most parking row within the North lot.

RESPONSE: The Written Justification for Special Use and Variation is revised to add the request for a variation to omit the required landscape islands at the southern end of the eastern most parking row within the North lot. It is also updated to revise the parking stalls provided to 61 and sideyard setback to 72.7'.

36. The response to comment #8 is noted. As the District has maintained that maximum expected enrollment is 526 students and has not provided a theoretical maximum possible enrollment based on built capacity, a restriction of approval will be recommended that restricts maximum occupancy within the proposed building to 526 students.

RESPONSE: See response that follows this letter.

37. The response to comment #12 is noted, however, playground equipment that is permanently affixed to the ground is considered accessory structures. As such, these elements are required to be located within a rear yard. Staff is supportive of a variation to allow these elements within the exterior side yard, as proposed. Please note that accessory structures are limited to 300 square feet in size and 15' feet in height.

RESPONSE: No new playground is planned on the east side of the school. The new playground on the west side is currently on Park District property and would be coordinated with them for placement. Though work may occur in conjunction with this project due to bidding and site contractors, the School District understands that the Village shall review the project prior to its implementation. This may require a separate review from this project since the property is not owned by AHSD25.

38. 38.The response to #15 is noted. No measurements have been added to show the perimeter dimensions of the site. Based on the revised plat, please confirm that the following are accurate:

- North: 301.42'
- South: Approx. 301.41'
- West: 726.82'
- East: Approx. 726.82'

RESPONSE: The measurements shown on the Plat are certified with seal and signature by the Professional Land Surveyor. We find this acceptable and have added the measurements to the revised architectural site plan.

39. The response to comment #16 is noted. Based on the revised Plat, the required side yard setback is 72.7' (10 %of lot width). This adjusts the setback variation for the existing building to 10.7' where 72.7' is required, as noted above.

    RESPONSE: The architectural site plan is revised to adjust the side yard setbacks to 72.7'. The Written Justification for Special Use and Variations is revised to note the side yard setback as 72.7'.

40. The response to comment #17 is noted. Based on the response, the need for the dumpster enclosure fence height variation has been eliminated.

    RESPONSE: Noted.

41. The response to comment #21 is noted. However, full depth removal of the asphalt parking lot triggers the requirement for the replacement to conform to current code requirements relative to landscaping. Accordingly, the following variation is required:
    - Variation to Chapter 28, Section 6.15-1.2b, to omit the required landscape island (including a shade tree) at the ends of certain rows of parking. Specifically, 1) the south side of the eastern most two parking stalls within the North lot, and 2) the west side of the northern most parking row within the North lot). Staff is supportive of the first variation but is not supportive of the second variation and is recommending installation of the code required landscape island and shade tree.

    RESPONSE: We have added in the landscape island at the west side of the northern most row of parking and added a 4" caliper tree to this island.

42. The response to comment #22 is noted. Please refer to comment #36.

    RESPONSE: Noted.

43. The response to comment #23 is noted. Should the agreement with the church expire, additional drop-off/pick-up loading areas and/or parking shall be

required, or changes to address parking issues with drop-off/pick-up must be implemented at the discretion of the Village.

RESPONSE: The current agreement is in place until September of 2025. AHSD25 intends to extend this agreement as outlined in the current agreement.

44. The response to comment #24 is noted. Wheel stops should be added to the two eastern most parking stalls within the North lot.

RESPONSE: Noted. Wheel stops will be provided for the two eastern most parking stalls.

45. The response to comment #25 is noted. Based on the dimensions added to the revised plans, the drive aisle width in the South lot complies with Code and no variation is required.

RESPONSE: Noted.

46. 46.The response to comment #26 is noted. If the significant issues with parking or drop-off/pick-up are created as a result of the increased school capacity, which shall be at the discretion of the Village, then SD25 shall be required to work with the Village to address any such issues, which could involve additional staff actively monitoring drop-off/pick-up operations, changes to drop-off/pick-up procedures, additional outreach to families to inform/encourage compliance with procedures, and any other means deemed appropriate by the Village as necessary to address drop-off/pick-up issues.

RESPONSE: Noted. AHSD25 will work with Village staff and departments to develop viable solutions should traffic issues arise.

47. The response to comment #27 is noted. However, during Village observations of the pick-up queuing at Dryden School, cars were stopping/standing at the Dryden/Rockwell intersection to await entry into the queue, which extended to the Dryden/Rockwell intersection. Please see #46 above.

RESPONSE: Noted. AHSD25 will work with Village staff and departments to develop viable solutions should traffic issues arise. The District would encourage more use of the church parking lot to reduce the demand on Dryden.

48. The response to comment #31 is noted, however, no details were provided on the length or terms of the parking agreement with the Southminister Church. Please provide details.

RESPONSE: The current agreement is in place until September of 2025. AHSD25 intends to extend this agreement as outlined in the current agreement.

49. The response to comment #33 is noted, however, the plans do not indicate the number of bike parking spaces provided within the racks. Please confirm.

RESPONSE: There are 4 bike racks accommodating 9 bikes each located on the east side of the school providing 36 bike parking spaces. This exceeds the 16 required.

50. As the curbs within the South lot are being altered, the School District may wish to consider revising the three ADA parking stalls in the South lot to where two stalls share accessible striping and altering the accessible path to lead to the west directly across the loading lane. This would allow one additional parking stall within the South lot.

RESPONSE: Plan revised as requested.

LANDSCAPE ISSUES:

1) The ends of all parking rows and every 20 parking spaces shall include a landscape island equal in area to one parking space. In addition, the island must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). The islands/trees are absent for both parking areas located in the northwest and southeast corner.

Please either comply with Code or seek a variance for the island and shade trees that are absent for the parking area in the southeast corner. In addition, a variance is required for the islands absent in the northwest corner where it is required at the ends of each parking row.

RESPONSE: The district seeks a variance for the north lot due to the size. For the south lot, we have placed trees in the current landscape island between the drop-off lane and the main parking lot. There are light poles located in the interior end landscape islands for safety so installation of trees in the interior end islands is not practical. We have added trees to the landscape islands at both ends of the row of parking spaces that front Dryden Avenue.

2) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. For the parking area in the southeast corner, please indicate on the plan that the existing three foot high screen will remain.

This has been addressed and there are no additional comments.

RESPONSE: Noted as previously addressed.

3) Provide six foot high landscaping or a fence that provides year round opacity along the north property line in order to screen the parking lot located in the northwest corner. Per Chapter 28, Section 6.15-2 all paved parking areas shall be effectively screened from a residential district.

The existing screen along the north property line adjacent to the parking area is nonconforming. If and when the screen deteriorates it will need to be replaced with code compliant six foot high screen.

RESPONSE: Noted. District 25 will install a code-compliant screening at the north property line should the current screening deteriorate.

Sincerely,
STR Partners LLC

Don Hansen, AIA, LEED AP
Senior Project Manager

We believe comment #36 included in the Round 2 Village of Arlington Heights Plan Commission staff comments to "restrict building occupancy" at Dryden Elementary School would regulate educational activities, administration, and staffing, which are the responsibility of the Board of Education of School District 25, therefore frustrating Arlington Heights School District 25's statutory duties. We respectfully object to the idea that the Village has the authority to restrict building occupancy for a public school within the State of Illinois.

Based on our current understanding of the Arlington Heights Zoning code, we agree that a jurisdictional claim can be made regarding parking at the facility in which (1) parking space is required for each staff member plus (1) parking space for every (5) classrooms. Details regarding parking at Dryden Elementary School can be found in response to Village comments related to traffic and parking.

While we object to the Village creating an occupancy limit at Dryden, to address the occupancy concern, we have provided additional background information to relay our expectation of how the building will be occupied into the foreseeable future while hosting general education and integrated services program. The classroom/staffing counts provided as part of our submission were based on enrollment projections prepared by a professional demographer. The demographer incorporates housing turnover and new developments within the school boundaries in creating his projections. We do not have reason to believe that this school would encounter a large enrollment spike beyond the 2026-27 school year due to the current percentage of the attendance boundary that is currently developed with single-family homes and the minimal potential for developments that would have a drastic impact on over all school enrollment.

You will see from the theoretical occupancy limits that are provided that the majority are unrealistic, infeasible, and not sustainable for the day-to-day operations of the school. We have provided a variety of examples showing what the maximum building capacity could be if the customary items typically used at a school are not included such as furniture and reasonable classroom layouts.

We believe that **Scenario E and F** are realistic examples of how Arlington Heights School District 25 intends to use Dryden Elementary School as a result of this expansion. We also believe that **Scenario D** is plausible, but highly unlikely due to the relatively stable enrollment parameters for the school.

We believe the information provided should satisfy the Village's request for additional information regarding intended occupancy and eliminate the need to restrict building occupancy.

Occupancy Scenario Analysis

			Dryden			
Reference from Round 2 Response	**Description of Occupancy Example**	**Example Room Square Footage**	**Equation**	**Maximum Occupancy per Room**	**Building Maximum Occupancy**	**Notes**
A.Step 2 Capacity Factor Component	OSFM Guidance on Maximum Room Occupancy	875	(36" wide door / 0.2" per person)	180	**4,860**	Enrollment nearly equals total District enrollment for all grades and is not feasible nor intended due to extreme overcrowding
B. IBC Component	International Building Code per Illinois School Code	875	(875sf / 7sf per occupant)	125	**3,375**	Exceeds the Total Enrollment of District 25. This assumes no desks or furniture within the classroom.
C 30" Aisle Component	OSFM / NFPA 30" aisle Occupancy Requirement When Desks are Used	875	(28 classrooms x 70 students per room)	70	**1,890**	Currently Exceeds more than 35% of Total District 25 Enrollment. Current K-5 enrollment for District 25 is 3,336 spread across 7 elementary schools. Not conducive to teaching environment, administration and does not align with District 25 classroom enrollment targets.
D. Arlington Heights School District 25 Classroom Enrollment Targets	District 25 Classroom Enrollment Target Avg. 22.7 student per class	N/A	(28 classrooms x 22.7 student per room)	22.7	**636**	If the building were 100% occupied with no full size classrooms available for support services using the District 25 average elementary target of 22.7 students per class, the projected building enrollment would be as noted. Though this scenario may be plausible well into the future, it is highly unlikely due to the relatively stable enrollment boundaries of the Dryden attendance area the is currently highly developed single family home residential areas. In addition our demographer does not anticipate the building enrollment going above 526 students in any given year in the next 5 years regardless of the implementation of full day kindergarten.
E. Dryden Proposed Classroom Usage with 25 Classroom Used + 3 Ancillary Classrooms	Dryden Average Number of Students per Classroom	N/A	(25 classrooms x 21.41 students per room)	21.41	**535**	This would assume that 25 classrooms are used to host general education students, and 3 classrooms would be used for the necessary support services at the building. The intent of the 15% occupancy buffer was to provide the building with full size classrooms that could be used for ancillary services such as Resource, Multi-Lingual, Advanced Learning, OT/PT, Speech, etc at the building and were not intended to be fully used for general K-5 educational spaces.

F. Demographic and Enrollment Trends 25 Classrooms Used + 3 Ancillary Classrooms Using Projected Enrollment Averages	Dryden Assumes 25 General Education Classrooms Used with 3 Classrooms for Ancillary Services	N/A	Uses average enrollment Total Projection from 2021-2027. Maximum Occupancy per Room for this example is calculated using the Total Projected Enrollment divided by the anticipated 25 classrooms that will be used for General Education	20.16	**504**	This scenario is the most likely enrollment scenario through the 2026-2027 school year and captures detailed enrollment trends for Westgate Elementary School. Since the Board of Education made the necessary decisions to expand Westgate to accommodate the current school boundaries and District-wide Integrated Services program, we anticipate these numbers to be the most reasonable and stable numbers to anticipate future enrollment at the building. We also do not have reason to believe that this school would encounter a large enrollment spike beyond the 2026-27 school year due to the current percentage of the enrollment boundary that is currently developed and the minimal potential for developments that would have a drastic impact on overall school enrollment.

PLAN COMMISSION PROJECT TIMELINE

Project Name: Dryden School Building Expansion
PC Number: 22-017
Location: 722 S. Dryden Place

Requested Action:
1. Special Use Permit to allow a Public Elementary School on the subject property.
2. Multiple Variations Required.

	Date	# of Business Days
Petitioner Provides Plans needed for CPRC	10/05/22	
Conceptual Plan Review Meeting (CPRC)	10/26/22	15
Awaiting Petitioner PC Application	11/29/22	21
PC Application Submittal Date	11/29/22	-
1st Round Department Comments	12/16/22	13
Petitioner's Response – 1st Round	01/06/23	14
2nd Round Department Comments	01/17/23	7
Petitioner's Response – 2nd Round	01/18/23	1
PC Hearing	01/25/22	38 days from application date
Village Board	02/06/23	8
Potential Village Board Resolution Adoption	02/20/23	10