



Village of Arlington Heights  
Plan Commission  
Board Room  
Arlington Heights Village Hall  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005  
January 28, 2015  
7:30 PM

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

- A. Comprehensive Plan Update - 1/14/15

**IV. PUBLIC HEARINGS**

**V. OTHER BUSINESS**

- A. Parkview Apartments - 212 N. Dunton Ave. - PC#14-013  
Final PUD

**VI. ADJOURNMENT**

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



**Item:** Comprehensive Plan Update - 1/14/15

**Department:** Planning & Community Development

Approval of Minutes from 1/14/15

**ATTACHMENTS:**

| <b>Description</b>       | <b>Type</b> |
|--------------------------|-------------|
| PC Minutes 1/14/15 DRAFT | Minutes     |

**DRAFT**PLAN

REPORT OF THE PROCEEDINGS OF A REGULAR MEETING  
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS  
PLAN COMMISSION

COMMISSION

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 14th day of January, 2015, at the hour of 7:30 o'clock p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

LATIKA BHIDE, Development Planner  
BILL ENRIGHT, Deputy Director

**DRAFT**

CHAIRMAN LORENZINI: Let's call this meeting to order of the Plan Commission. Please stand and recite the pledge of allegiance.

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Okay. Roll call please.

MS. Bhide: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MS. Bhide: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MS. Bhide: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MS. Bhide: Commissioner Green.

COMMISSIONER GREEN: Here.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Here.

MS. Bhide: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MS. Bhide: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Thank you. Okay. First item on the agenda is the approval of meeting minutes from November 12, the 909 West Campbell Street Subdivision and Aurelio's Pizza. Any objections to the minutes?

COMMISSIONER GREEN: I'll make a motion.

CHAIRMAN LORENZINI: We have a motion.

COMMISSIONER DROST: I'll second the motion.

CHAIRMAN LORENZINI: Okay. All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Very good.

COMMISSIONER DAWSON: Can I just interject? What's the login again for the website? I have a new tablet and I don't have it on here.

MR. ENRIGHT: Computer.

MS. Bhide: Computer. The password is computer.

MR. ENRIGHT: Yes, go to guest, VAH guest and then --

COMMISSIONER DAWSON: No, I've got that part.

MR. ENRIGHT: It's computer.

COMMISSIONER DAWSON: I just didn't have the password because it's a new tablet. Got it, thank you.

CHAIRMAN LORENZINI: Okay. Very good. Let's see. The

first item on the agenda, or the next item on the agenda is the public hearing, Annual Review of the Comprehensive Plan.

MR. ENRIGHT: Yes. It's the regular meeting, it's not a public hearing. It's just, we have no public hearings tonight so it will just be part of the regular meeting just for the record.

Chapter 6 which authorizes the Plan Commission does require an annual review of the Comprehensive Plan to report out to the Village Board. We have one Comp Plan amendment this year, that was for the Arlington Downs development to bring in that parcel for the new hotel, and that was done back in May. But that's the only one. So, there haven't been many this year.

We don't recommend any additional changes at this point. However, as many of you are aware, the Comprehensive Plan Subcommittee has been meeting since September on a monthly basis to go over the full Comprehensive Plan document, which was last done in 1997. And of course we've had a lot of amendments to that plan, well, really every year, at least to the land use map. And then there's been several redevelopment plans occurred over that time frame, most recently the Hickory Kensington Area Plan, and before that the Thoroughfare and Transportation Policy Plan. So, there have been amendments to that as we've moved along over the last several years.

What we're doing now is taking kind of a comprehensive look, and the subcommittee, which several of you are members including Trustee Tinaglia, we've been looking at refining the goals and objectives of the document. The land use map, we've looked at certain areas to amend the Comp Plan land use, future land use map. We've also looked at adding a sustainability section as it relates to development goals and objectives. So, we've been working on that, we're going to talk about that a little bit more at our next meeting which is next Tuesday, the 20th. That meeting will be at 6:30 p.m., it will be in the second floor but it will be in the Planning Department Conference Room, so it's right next to the Planning Department because that's the only room that was available, but it's fine. There's plenty of room for us there.

So, we'll be meeting on the 20th at 6:30 to discuss that as well as start looking at some of the corridors in the Village in more of a general sense. We also want to start talking a little bit about doing a survey in the community. So, we're going to talk a little bit about a recent survey that was done in this part of the Village as a consolidated plan, so there's some interesting information there. So, that's going to be ongoing.

We have been meeting monthly. The last meeting was in early December because of the holidays, you know. We typically meet the last Tuesday of the month. This month we're meeting a little bit sooner than that due to scheduling conflicts. So, we hope to, you

know, keep moving forward and progressing through the summer, and hopefully by late summer or late fall the committee would be prepared to present a new plan after we get some public input via the survey to the full Plan Commission, possibly late summer or early fall.

So, with that, we have nothing, Staff will have nothing else to report on that, so I'd open up the floor maybe to answer your questions.

CHAIRMAN LORENZINI: Any questions from anybody? If not, there's a motion --

COMMISSIONER DROST: Maybe, you know, not a question but a comment. Maybe you can sort of expand on this, too. Why would Arlington Downs be selected? And were there other candidates in these corridors in these ways of geographic importance to them that you would single them out?

MR. ENRIGHT: Well, it wasn't, you mean in the memo here?

COMMISSIONER DROST: Yes.

MR. ENRIGHT: Well, the reason it's singled out here is because it's, I'm just listing any amendments that happened this year, and this was the only amendment to the Comp Plan land use map that's here. So, I just, you know, like last year we had several so I always get all those just to kind of recap.

COMMISSIONER DROST: Just other, any of the criteria that, you know, we're looking at, looking at these corridors. Why the Downs? I mean it's almost self apparent.

MR. ENRIGHT: Well, the Downs is not one of the corridors we are going to be looking at on Tuesday. The reason it's listed here is because we had a change to the map that's here. So, I just list any changes that did happen as a recap. So, that's why it's listed here, not necessarily as a corridor --

COMMISSIONER DROST: Okay, I'll stop.

CHAIRMAN LORENZINI: Okay. Any other questions, comments? I need a motion on the --

COMMISSIONER DROST: I'll second it.

CHAIRMAN LORENZINI: Well, does someone want to make a motion?

COMMISSIONER GREEN: I'll make a motion.

**Pursuant to Chapter 6, Section 6-201(e) of the Municipal Code, the Plan Commission has conducted an Annual Review of the Comprehensive Plan, an Official Map for the Village of Arlington Heights, and recommends no additional amendments at this time.**

COMMISSIONER DROST: I'll second.

CHAIRMAN LORENZINI: Do we do roll call on this one?

MR. ENRIGHT: It would just be a voice vote.

CHAIRMAN LORENZINI: Okay. All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, very good. The next thing on the agenda is the Budget for FY 2015. Bill or Latika, Bill and Latika? Latika?

MR. ENRIGHT: Well, we passed out the budget via notice. So, it's basically the standard budget year to year. We're starting the public budget hearing, the interesting thing about the budget coming up is that we've switched our fiscal years, which you may or may not be aware of. Currently, the Village has been on a May 1st through April 30th fiscal year. We are changing that to a calendar year. So, this year, we are actually having a transitional period. So, the budget for this next budget will be May 1st of 2015 through December 31st of 2015. So, it's an eight-month budget as opposed to the normal 12. So, this will get us on a calendar year budget, so that towards the end of this year we will then have, you know, about six months from now, we'll be coming back for another budget that will be for the calendar year 2016.

So, the Board decided and they've been talking about this for a few years, about changing to a calendar year because it makes it easier for the Board to pass their levy because they have a better idea of what the tax levy needs to be. And so, that's the primary reason for changing it to a calendar base.

CHAIRMAN LORENZINI: And I assume this budget is based on the same salaries and whatnot from last year?

MR. ENRIGHT: Yes, I mean nothing is changed. It's, you know, it certainly doesn't hurt to ask, I don't know what, you know, the Board's policy is. Obviously when the economy went sour in 2008-2009, there were a lot of cutbacks in salaries to a certain extent were frozen, a lot of lay-offs. So, I don't know if, you know, the budget is pretty healthy now. I mean there's been actually some surpluses I think the last year or two. So, I don't know if it's been entertained by the Board to increase the pay scale for boards and commissions. I have not heard that one way or the other. I know, I hate to refer to it as a pay scale but, it has one note. But certainly it's something that you can raise for the record and the Board would then discuss it.

CHAIRMAN LORENZINI: I wasn't suggesting anything. I was just asking if this is still pretty much status quo.

COMMISSIONER DROST: Annually I do that, you know, just as a matter of form, that we should increase the amount of Commission payment for attending meetings. And usually it's \$10 negotiated at \$5,

but it's more of a tease than anything else. But I think in comparison to other communities, you know, what's done there?

MR. ENRIGHT: I don't know, but we can certainly look into that and find out.

COMMISSIONER DROST: Yes, just --

MR. ENRIGHT: And report that to the Board.

COMMISSIONER DROST: Not that we're going to attract, you know, higher qualified people by raising it \$5. But it almost becomes silly to even get paid to do, you know, getting paid \$15 every meeting.

MR. ENRIGHT: Right.

COMMISSIONER DROST: It's better to just do it on a voluntary basis.

COMMISSIONER DAWSON: Can I just comment? The Village is relatively tight on its budget, and the Staff is very busy. I just don't know, I don't know that I agree that this is appropriate use of Staff time to have them investigate a minimum pay increase when I frankly don't feel we should be getting paid at all. That's just my commentary.

COMMISSIONER DROST: Well, that's the point.

COMMISSIONER DAWSON: I just don't know that we need to be wasting their time on this.

COMMISSIONER DROST: We do it every year.

COMMISSIONER DAWSON: Okay. All right. I just don't want them researching it.

CHAIRMAN LORENZINI: Well, as long as we're not paying for parking, I'm not looking for any research on it.

MR. ENRIGHT: Okay. Then I won't.

COMMISSIONER DROST: No, and I'm just curious. I don't know what other --

MR. ENRIGHT: I don't know off the top of my head.

COMMISSIONER DROST: Don't, just to Sue's point, you know, don't overwork this because --

MR. ENRIGHT: Well, I wouldn't spend too much time on it.

COMMISSIONER DROST: I mean anecdotally --

MR. ENRIGHT: To be honest with you, I'd make a couple of phone calls.

COMMISSIONER DROST: Yes.

MR. ENRIGHT: But which I can do, it's really not a big deal, or I could have our intern do it tomorrow. But I think if you are looking for a change on that, you know, you'd want to say so in the minutes and we'll certainly report that out to the Board when the Planning Department has our budget meeting with the Board.

CHAIRMAN LORENZINI: I don't think anybody has requested that yet.

MR. ENRIGHT: Okay.

COMMISSIONER ENNES: We'll wait until we get back the findings of his research.

CHAIRMAN LORENZINI: Well, that's reasonable.

MR. ENRIGHT: Well, it will be too late for that because the budget process is moving along pretty quickly now because it's, as I said, we're doing the eight-month budget. So, it won't be until March technically, so I guess we could report back to you in February, on the 11th when we have a public hearing, we can certainly give you, we can bring it up then. So, you know, I guess it wouldn't be too late. So, we'll do that, if you want us to make a couple of calls and find out what other Plan Commissioners make, I'll have our intern do it tomorrow. Not a big deal. So, we'll just do it.

CHAIRMAN LORENZINI: Okay. Any other questions or comments? What's our next step on this then?

MR. ENRIGHT: To recommend approval of the budget to the Village Board?

COMMISSIONER DAWSON: So, you just need a motion?

**I recommend approval to the Village Board of the budget.**

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

COMMISSIONER JENSEN: But with comment.

CHAIRMAN LORENZINI: Okay. Go ahead, Lynn.

COMMISSIONER JENSEN: I, quite frankly, have had a little difficulty through the years of totally understanding this budget, because when you look at the history of two or three years, you see that we don't spend anywhere near the kind of money that you budget every year. And actually Staff has done a great job of moving us electronically, so I was pleased that you've actually brought down the photocopying which we never get close to. So, to me this budget is a little rich.

And the problem isn't that it's a couple of thousand dollars. The problem is this. If we have this Department and other departments with excess funds in them, it accumulates in any given year to a significant amount, which means there is a project out there that we might want to do but we don't undertake because we don't think we have the funds, because at the end of the year you're going to just turn your excess funds back. And if you do that over a number of years, there's really quite a few projects that probably would be lost to having excess funds that you don't plan to use.

Now, I voted for the budget as it stands, but I really would recommend that Staff take a look at this because some of these things don't make any sense. The photocopying specifically doesn't make any sense. And even the dues to membership, if you're going to belong to organizations, go to conferences and so forth, that's wonderful. They should be on the budget. If you're not going to do any of those things, then it shouldn't be on the budget.

So, I just think that, more to the overall way that the Village approaches the budget, is a bigger problem with me than the \$1,000 or \$2,000 were out of line here, because any other organization would immediately slash these budgets if you had two or three years running where your photocopying was \$200-\$300, you would never be able to put in a \$1,500 photocopying line and would actually reduce the need for photocopying. So, I make that as a comment rather than voting against this budget. I really think Staff needs to take a look at this because the I think the opportunity cost is some important projects that the Village might want to do if they realize they had money in the budget.

CHAIRMAN LORENZINI: Thank you, Lynn. Also, anything else? Okay. Moving on to other business, anything else? Any other questions?

MS. BHIDE: No.

CHAIRMAN LORENZINI: Next meeting?

MR. ENRIGHT: February 11th, we have -- what? Oh, January 28th, I'm sorry, we have, what time?

MS. BHIDE: Final PUD.

MR. ENRIGHT: Oh, final PUD for Parkview Apartments which is on the north half of downtown. And then, well, that would be it. There might be Plat & Sub that night, too. And then February 11th, we have potentially four cases on which should, you know, one of them might take some time but, well, it's hard to say, you never know. But it will probably end up being two or three cases because, you know, projects don't necessarily move along because we're waiting for the developer to get back to us or whatever. So, things are starting to pick up a little bit.

COMMISSIONER DROST: I'll make a motion to adjourn.

COMMISSIONER GREEN: I'll second that.

CHAIRMAN LORENZINI: Before we take a voice vote, happy New Year's Day break. Welcome back.

COMMISSIONER WARSKOW: Good to be back.

MR. ENRIGHT: Did you miss each other? It's been a while. We got everybody here for this exciting meeting.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Very good. We're adjourned.

(Whereupon, the regular meeting was adjourned  
at 7:49 p.m.)

I, ROBERT LUTZOW, depose and say that I am a direct record court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

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ROBERT LUTZOW

SUBSCRIBED AND SWORN TO

BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_, A.D. 2015.

NOTARY PUBLIC



**Item:** Parkview Apartments - 212 N. Dunton Ave. - PC#14-013

**Department:** Planning & Community Development

**Requested Action**

A Final Planned Unit Development.

**Recommendation**

The Staff Development Committee has reviewed the Petitioner's request and recommends approval subject to the following additional conditions:

1. Prior to the issuance of a building permit, the petitioner shall pay a fee in lieu of on-site detention.
2. Prior to the issuance of a building permit, the petitioner shall be required to complete an indemnification agreement to indemnify and hold harmless the Village for the balconies on the north and east façades that overhang above the right-of-way.
3. In accordance with the Housing Commission motion at their August 8, 2014 meeting, the following shall be applicable:
  - a. The 7 affordable units shall be maintained as affordable in perpetuity under the Village's Affordable Rental Housing Guidelines.
  - b. The affordability requirements of an affordable housing financing program secured for the project (e.g. the Low Income Housing Tax Credit program), which are consistent with the requirements of the Village's Affordable Rental Housing Guidelines, may be temporarily followed with respect to the 7 units during the compliance period of the financing, but at all other times the requirements of the Village's Affordable Rental Housing Guidelines shall apply in perpetuity.
  - c. Any additional affordable units in the project, beyond the 7 affordable units required, are recommended for approval and shall comply with the affordability requirements associated with the project financing.
  - d. The owner, or the owner's designee, shall be responsible for reporting to the Village on a quarterly basis on compliance with the affordable housing requirements utilizing a form prescribed by the Village of Arlington Heights.
  - e. The bedroom mix of the 7 required affordable units shall be provided according to the ratios as proposed by the petitioner at the July 1, 2014 Housing Commission meeting resulting in 2 one-bedroom units, 4 two-bedroom units, and 1 three-bedroom unit. Any additional affordable units provided shall also comply as much as practical with the bedroom mix ratios proposed by the petitioner at the July 1, 2014 Housing Commission meeting, those approximate ratios being 20% one-bedroom units, 65% two-bedroom units, and 15% three-bedroom units.

4. The plans should ensure the placement of the exhaust venting is designed in such a manner that it does not impact adjacent residents as well as residents of the new building or potential development to the south.
5. The Petitioner shall comply with all Federal, State, and Village codes, regulations and policies.

**ATTACHMENTS:**

| <b>Description</b>                         | <b>Type</b>    |
|--------------------------------------------|----------------|
| Staff Report                               | Report         |
| Location Map                               | Exhibits       |
| Architectural Plans                        | Exhibits       |
| Engineering Plans                          | Exhibits       |
| Construction Schedule                      | Exhibits       |
| Department Review Comments                 | Correspondence |
| Petitioner Response to Department Comments | Correspondence |

## STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission  
Prepared By: Latika Bhide, Development Planner  
Meeting Date: January 28, 2015  
Date Prepared: January 22, 2015  
Project Title: Parkview Apartments  
Address: 212 N. Dunton Ave.

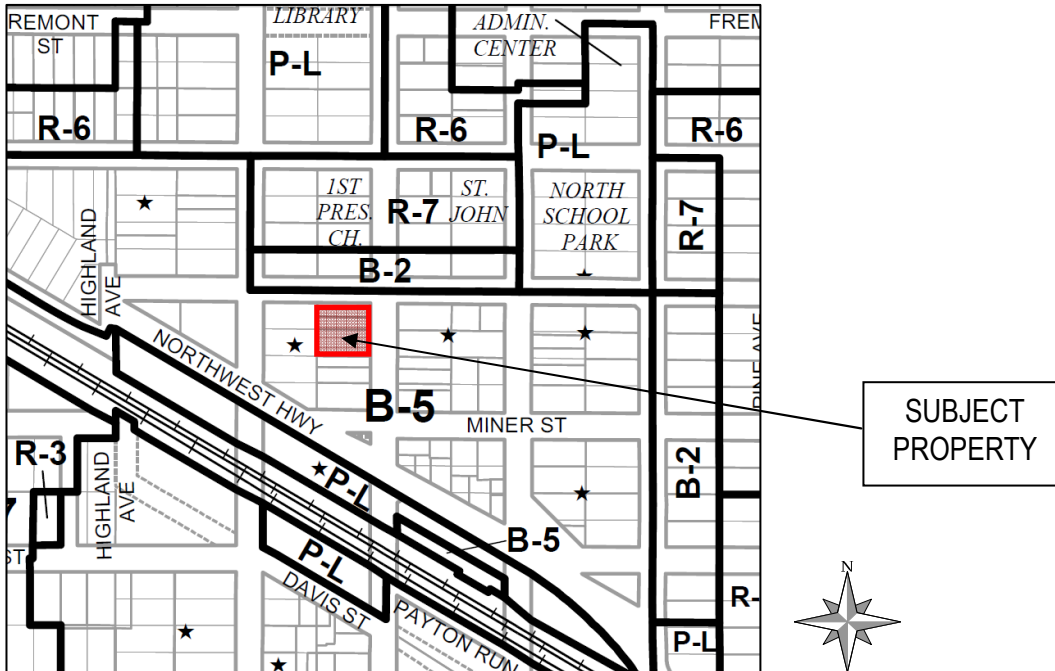
## BACKGROUND INFORMATION

Petitioner: Parkview Dunton LLC  
Address: 900 W. Jackson, 2W  
Chicago, IL 60607

Existing Zoning: B-5, Downtown Business

### Requested Action:

- A Final Planned Unit Development



### Surrounding Land Uses

| Direction | Existing Zoning                | Existing Use             | Comprehensive Plan |
|-----------|--------------------------------|--------------------------|--------------------|
| North     | B-2, General Business District | Religious Institution    | Government         |
| South     | B-5, Central Business District | Commercial               | Mixed Use          |
| East      | B-5, Central Business District | Multi-Family Residential | Mixed Use          |
| West      | B-5, Central Business District | Multi-Family Residential | Mixed Use          |

### Summary:

The subject site, which is currently zoned B-5, Central Business District, consists of three land parcels that have a combined area of approximately 0.4 acres (17,424 square feet). The proposed development would redevelop the site with a mixed-use residential/commercial development. The plan includes a total of 45 dwelling units (16 one-bedroom, 24 two-bedroom, 5 three-bedroom) that would be located on floors three through seven as well as approximately 1,314 square feet of leasable commercial space on the first floor. A total of 60 parking spaces are located on the first and second floors. The proposed

commercial space would encompass the northeast corner of the building with frontage along Dunton Avenue and Eastman Street. Access to the garage would be provided in two locations, one each on Dunton and Eastman.

On September 2, 2014, the Village Board adopted Ordinance 14-043 approving a Preliminary Planned Unit Development for the proposed project along with the following variations:

1. A variation from Chapter 28, Section 5.1-14.6, Required Minimum Yards, to allow a reduction to the required combined side yard (south) setback from 39.6' to 1' 3";
2. A variation from Chapter 28, Section 5.1-14.6, Required Minimum Yards, to allow a reduction to the required rear yard setback (west), from 30' to 25' 4" for the residential units above the first floor;
3. A variation from Chapter 28, Section 11.7, Schedule of Loading Requirements, to waive the required loading berth for the development;
4. A variation from Chapter 28, Section 11.2-8 Horizontal Width of Drive Aisles, to allow a reduction to the required two way drive aisle from 24' to 20' 2".

### **Current Request**

The Petitioner is now seeking approval of the following action:

- A Final Planned Unit Development

The Final Planned Unit Development plans comply with all applicable Village Codes and are in substantial compliance with the terms and conditions outlines in preliminary PUD Ordinance 14-043.

- Within the said Ordinance, prior to Final PUD approval, the following was required:

**Condition #10: Prior to Final Planned Unit Development approval, the Petitioner shall pay a fee in lieu of on-site detention, pursuant to the standards established by the Village.**

A fee in lieu of detention in the amount of \$6,273.00 was determined based on the stormwater detention calculations. The developer has requested to delay the fee payment until permit as by then they will know if they have secured financing. The Engineering Department has agreed that this fee can be paid at building permit.

**Condition #11: The Petitioner shall continue to work with the Village to develop an acceptable final construction schedule including a development-phasing plan that includes the location of staging areas throughout the development. Any work within the right of way shall be scheduled to minimize disruption to other businesses and patrons of the downtown. All construction traffic shall be limited to pre-approved lanes and locations, to be determined by the Village.**

The Petitioner has provided a proposed staging plan as well as a construction schedule acceptable for Final PUD.

- Within the said Ordinance, prior to building permit, the following was required:

**Condition #12: Prior to the issuance of a building permit, the Petitioner shall provide a copy of the remediation plan approved by the Illinois Environmental Protection Agency (IEPA).**

**Condition #13: The Petitioner must provide an analysis of any constraints and what will be required to be submitted to the IEPA in order to construct the proposed building.**

**Condition #14: Overhead utilities must be buried unless Comed deems that it is not feasible. In addition, all generators, transformers, switch gears, gas and electric meters, etc., shall be fully screened.**

**Condition #15: Pursuant to Section 29-401 of the Arlington Heights Municipal Code, the developer shall make cash contribution in lieu of land for school, park, and library districts.**

**Condition #16: The Petitioner shall comply with all conditions outlined in the May 27, 2014 Design Commission motion.**

**Condition #17: The Petitioner shall comply with all Federal, State, and Village codes, regulations and policies.**

**RECOMMENDATION**

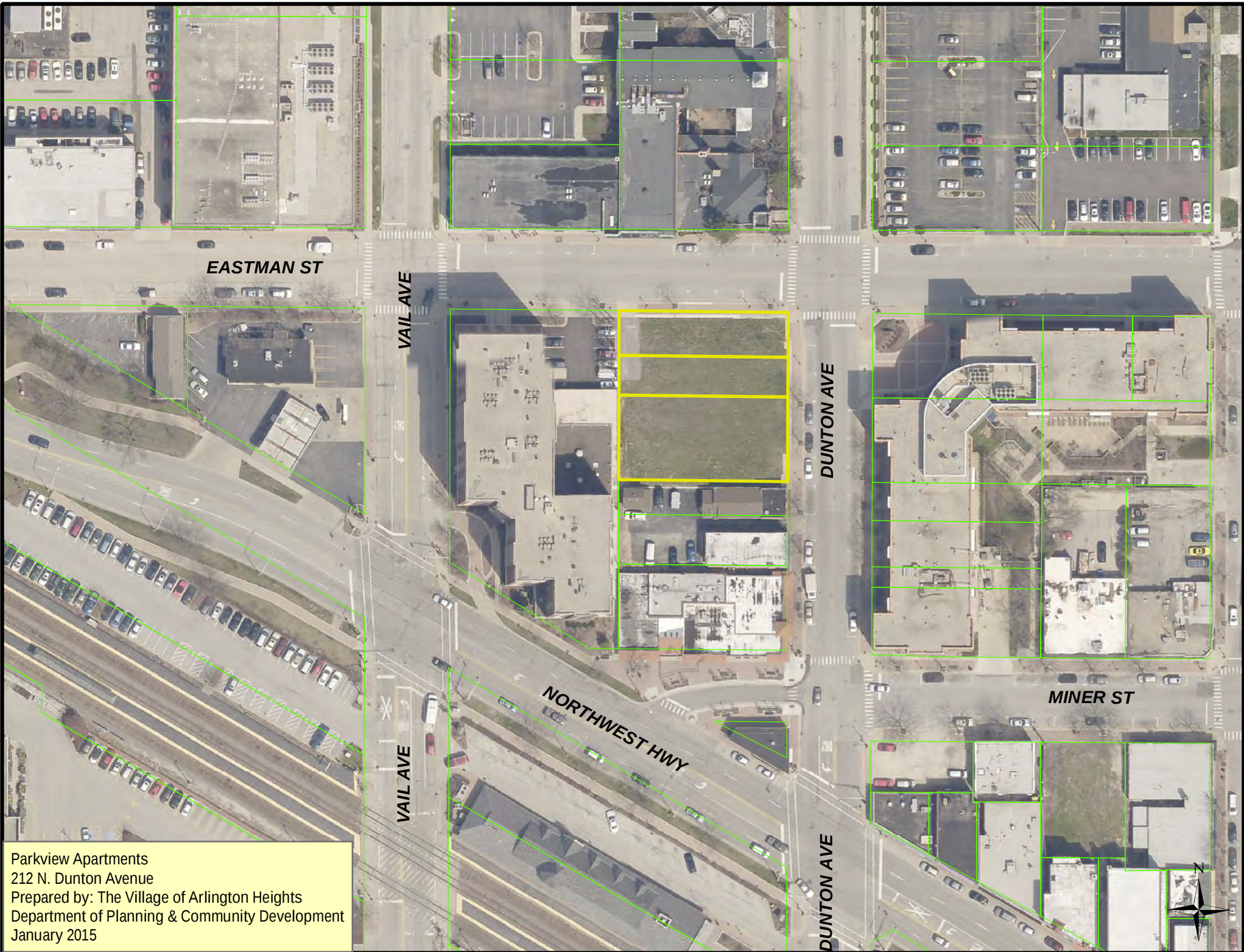
The Staff Development Committee has reviewed the Petitioner's request and recommends approval subject to the following additional conditions:

1. Prior to the issuance of a building permit, the petitioner shall pay a fee in lieu of on-site detention.
2. Prior to the issuance of a building permit, the petitioner shall be required to complete an indemnification agreement to indemnify and hold harmless the Village for the balconies on the north and east façades that overhang above the right-of-way.
3. In accordance with the Housing Commission motion at their August 8, 2014 meeting, the following shall be applicable:
  - a. The 7 affordable units shall be maintained as affordable in perpetuity under the Village's Affordable Rental Housing Guidelines.
  - b. The affordability requirements of an affordable housing financing program secured for the project (e.g. the Low Income Housing Tax Credit program), which are consistent with the requirements of the Village's Affordable Rental Housing Guidelines, may be temporarily followed with respect to the 7 units during the compliance period of the financing, but at all other times the requirements of the Village's Affordable Rental Housing Guidelines shall apply in perpetuity.
  - c. Any additional affordable units in the project, beyond the 7 affordable units required, are recommended for approval and shall comply with the affordability requirements associated with the project financing.
  - d. The owner, or the owner's designee, shall be responsible for reporting to the Village on a quarterly basis on compliance with the affordable housing requirements utilizing a form prescribed by the Village of Arlington Heights.
  - e. The bedroom mix of the 7 required affordable units shall be provided according to the ratios as proposed by the petitioner at the July 1, 2014 Housing Commission meeting resulting in 2 one-bedroom units, 4 two-bedroom units, and 1 three-bedroom unit. Any additional affordable units provided shall also comply as much as practical with the bedroom mix ratios proposed by the petitioner at the July 1, 2014 Housing Commission meeting, those approximate ratios being 20% one-bedroom units, 65% two-bedroom units, and 15% three-bedroom units.
4. The plans should ensure the placement of the exhaust venting is designed in such a manner that it does not impact adjacent residents as well as residents of the new building or potential development to the south.
5. The Petitioner shall comply with all Federal, State, and Village codes, regulations and policies.

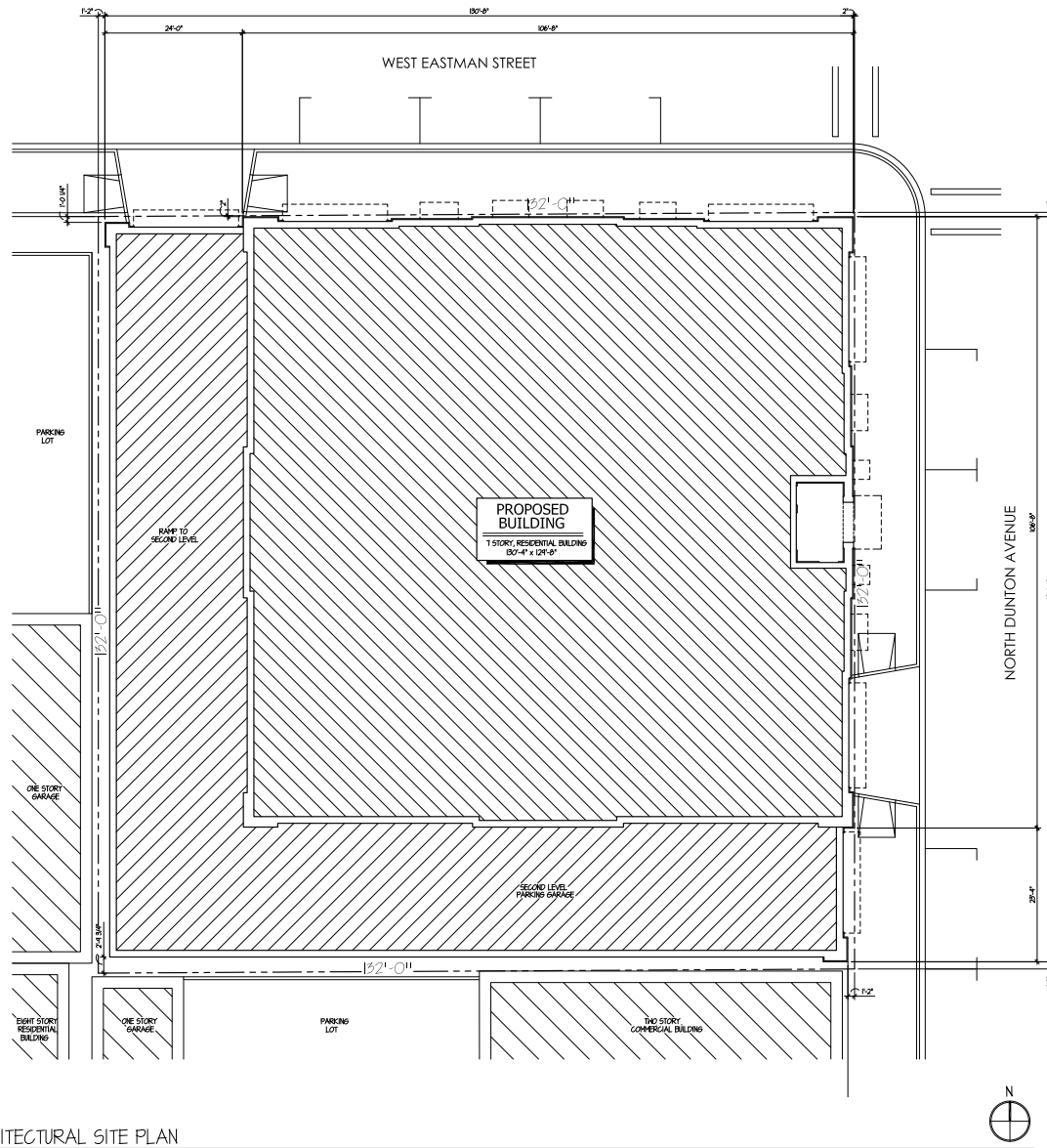
\_\_\_\_ January 22, 2015

Bill Enright, AICP  
Deputy Director of Planning and Community Development

C: *Randy Recklaus, Village Manager*  
*All Department Heads*



Parkview Apartments  
212 N. Dunton Avenue  
Prepared by: The Village of Arlington Heights  
Department of Planning & Community Development  
January 2015



ARCHITECTURAL SITE PLAN  
SCALE: 1" = 10'-0"

| PROJECT                                                                |                                                 |
|------------------------------------------------------------------------|-------------------------------------------------|
| <b>PARKVIEW</b><br>212 N. DUNTON AVENUE<br>ARLINGTON HEIGHTS, ILLINOIS |                                                 |
| LOT / ZONING DATA                                                      |                                                 |
| LOT AREA:                                                              | 0.40 ACRES                                      |
| EXISTING ZONING DISTRICT:                                              | 11424 SQ. FT.                                   |
| PROPOSED ZONING DISTRICT:                                              | 18-0' CENTRAL BUSINESS DISTRICT / P.U.D.        |
|                                                                        | 18-0' CENTRAL BUSINESS DISTRICT / P.U.D.        |
| BUILDING DATA                                                          |                                                 |
| - DATA PER FLOOR / LEVEL:                                              |                                                 |
| - BASEMENT LEVEL                                                       | 1204 SQ. FT.                                    |
| - GRADE LEVEL / FIRST FLOOR                                            | 1847 SQ. FT.                                    |
| - LEASABLE RETAIL SPACE                                                | 134 SQ. FT.                                     |
| - ASSIGNED PARKING                                                     | 27 STALLS                                       |
| - ASSIGNED PARKING w/o RETAIL SPACE*                                   | 130 STALLS                                      |
| - SECOND FLOOR                                                         | 1484 SQ. FT.                                    |
| - ASSIGNED PARKING                                                     | 19 STALLS                                       |
| - THIRD FLOOR                                                          | 1125 SQ. FT.                                    |
| - RENTABLE AREA                                                        | 818 SQ. FT.                                     |
| - # OF RESIDENCES                                                      | 4 UNITS                                         |
| - FOURTH FLOOR                                                         | 1125 SQ. FT.                                    |
| - RENTABLE AREA                                                        | 818 SQ. FT.                                     |
| - # OF RESIDENCES                                                      | 4 UNITS                                         |
| - FIFTH FLOOR                                                          | 1125 SQ. FT.                                    |
| - RENTABLE AREA                                                        | 818 SQ. FT.                                     |
| - # OF RESIDENCES                                                      | 4 UNITS                                         |
| - SIXTH FLOOR                                                          | 1125 SQ. FT.                                    |
| - RENTABLE AREA                                                        | 818 SQ. FT.                                     |
| - # OF RESIDENCES                                                      | 4 UNITS                                         |
| - SEVENTH FLOOR                                                        | 1125 SQ. FT.                                    |
| - RENTABLE AREA                                                        | 818 SQ. FT.                                     |
| - # OF RESIDENCES                                                      | 4 UNITS                                         |
| - TOTAL ABOVE GROUND AREA                                              |                                                 |
| - RENTABLE RESIDENTIAL AREA                                            | 44540 SQ. FT.                                   |
| - ASSIGNED RESIDENT PARKING                                            | 54 STALLS                                       |
| - GUEST PARKING w/ RETAIL SPACE                                        | 6 STALLS                                        |
| - GUEST PARKING w/o RETAIL SPACE                                       | 11 STALLS                                       |
| - RESIDENTIAL UNITS                                                    | 45 UNITS                                        |
| BULK DATA                                                              |                                                 |
|                                                                        | PER ORDINANCE                                   |
| - LOT COVERAGE                                                         | NA                                              |
| - FLOOR AREA RATIO                                                     | 95.48 + 16411 SQ. FT.                           |
| - BUILDING HEIGHT                                                      | 300.00 + 8178 SQ. FT.                           |
|                                                                        | 171 STORIES / 168'-9"                           |
| YARD SETBACKS                                                          |                                                 |
|                                                                        | PER ORDINANCE                                   |
| - FRONT YARD / EAST                                                    | 0'-0"                                           |
| - EXTERIOR SIDE YARD / NORTH                                           | 0'-0"                                           |
| - SIDE YARD / SOUTH                                                    | 0'-0" AT FIRST                                  |
| - REAR YARD / WEST                                                     | 30'-0" ABOVE FIRST                              |
|                                                                        | AS PROPOSED                                     |
| - FRONT YARD / EAST                                                    | 0'-2"                                           |
| - EXTERIOR SIDE YARD / NORTH                                           | 0'-2"                                           |
| - SIDE YARD / SOUTH                                                    | 1'-3" AT FIRST/SECOND                           |
| - REAR YARD / WEST                                                     | 24'-0" ABOVE SECOND                             |
|                                                                        | 1'-2" AT FIRST/SECOND                           |
|                                                                        | 25'-4" ABOVE SECOND                             |
| DENSITY                                                                |                                                 |
| - DENSITY ALLOWED                                                      |                                                 |
| - ONE BEDROOM                                                          | 11,424 SQ. FT. LOT / 300 SQ. FT. = 580 UNITS    |
| - TWO BEDROOM                                                          | (60) UNITS / ACRE MAX.                          |
| - THREE BEDROOM                                                        | 11,424 SQ. FT. LOT / 400 SQ. FT. = 1440 UNITS   |
|                                                                        | (101) UNITS / ACRE MAX.                         |
| - DENSITY PROPOSED                                                     |                                                 |
| - ONE BEDROOM                                                          | (6) UNITS x 300 SQ. FT. = 4800 SQ. FT. LOT      |
| - TWO BEDROOM                                                          | (24) UNITS x 400 SQ. FT. = 16600 SQ. FT. LOT    |
| - THREE BEDROOM                                                        | (5) UNITS x 500 SQ. FT. = 2500 SQ. FT. LOT      |
|                                                                        | (45) UNITS + 16400 SQ. FT. LOT REQUIRED         |
|                                                                        | (60) UNITS / ACRE PROPOSED                      |
| PARKING                                                                |                                                 |
| - PARKING REQUIRED                                                     |                                                 |
| - ONE BEDROOM                                                          | (60) UNITS x 1.0 STALLS PER UNIT = (60) STALLS  |
| - TWO BEDROOM                                                          | (24) UNITS x 1.25 STALLS PER UNIT = (30) STALLS |
| - THREE BEDROOM                                                        | (5) UNITS x 1.5 STALLS PER UNIT = (8) UNITS     |
|                                                                        | (64) STALLS REQUIRED = 12 RATIO                 |
| - PARKING PROVIDED                                                     |                                                 |
| - GRADE LEVEL GARAGE PARKING                                           | (27) STALLS PROVIDED                            |
| - W/O RETAIL SPACE                                                     | (130) STALLS PROVIDED                           |
| - 2nd LEVEL GARAGE PARKING                                             | (33) STALLS PROVIDED                            |
|                                                                        | (60) STALLS PROVIDED = 12 RATIO                 |
|                                                                        | (63) STALLS PROVIDED = 14 RATIO                 |
|                                                                        | - INCLUDES (3) HANDICAPPED STALLS               |
| BUILDING CODE DATA                                                     |                                                 |
| CONSTRUCTION TYPE                                                      |                                                 |
| - TYPE 2A I.B.C. SECTION 602.2.1 ITEM #2, 4 SECTION 602.1 TABLE 601    |                                                 |
| - NON-COMBUSTIBLE BUILDING MATERIALS                                   |                                                 |
| - BUILDING TO BE FULLY SPRINKLERED                                     |                                                 |
| FIRE SEPARATION ASSEMBLIES I.B.C. TABLE 508.4.1                        |                                                 |
| - 5-2 TO 14 + 1 HOUR                                                   |                                                 |
| - 5-2 TO R-2 + 1 HOUR                                                  |                                                 |
| - R-1 TO R-2 + 1 HOUR                                                  |                                                 |

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CHICAGO, ILLINOIS 60607

PROJECT

PARKVIEW

212 NORTH DUNTON AVENUE  
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DRAWING TITLE

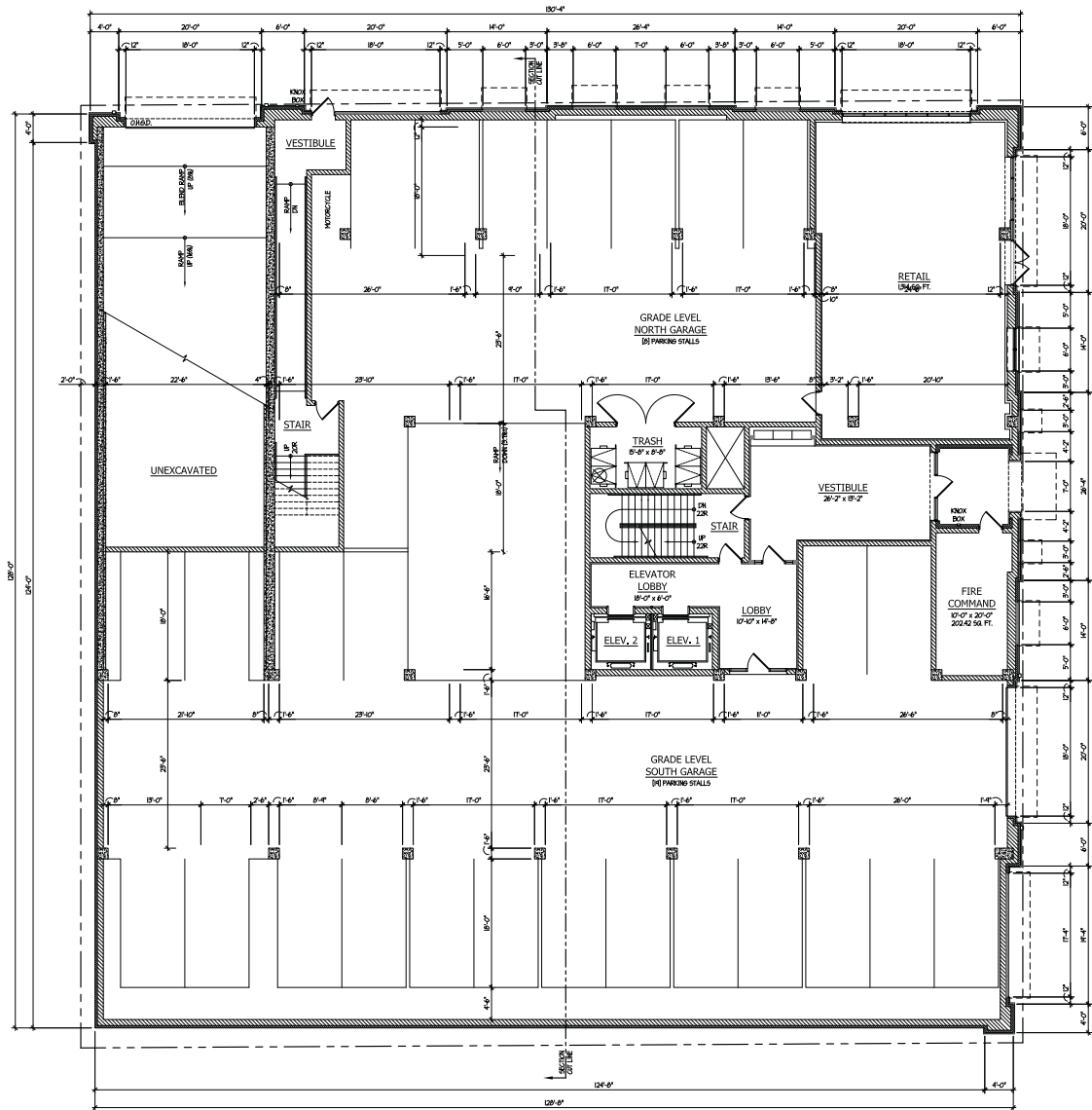
ARCH. SITE  
PLAN & DATA

FILE NAME: 378614-01  
DRAWN BY: RDL DATE: 3.26.14

| NO. | REVISION PER       | DATE    | BY  |
|-----|--------------------|---------|-----|
| 1   | DESIGN DEVELOPMENT | 4.10.14 | RDL |
| 2   | DESIGN DEVELOPMENT | 5.1.14  | RDL |
| 3   | D.C. SUBMITTAL     | 5.12.14 | RDL |
| 4   | P.C. SUBMITTAL     | 5.23.14 | RDL |
| 5   | VILLAGE COMMENTS   | 6.25.14 | KCB |
| 6   | ADDITIONAL PARKING | 7.11.14 | KCB |

JOB NO. 378614

SHEET NO. 1.P  
OF 13



FIRST/GROUND PLAN W/ COMMERCIAL SPACE AT NORTHEAST CORNER

SCALE: 1/8" = 1'-0"



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DRAWING TITLE

**FIRST / GROUND  
FLOOR PLAN**

FILE NAME: 3786-7P

DRAWN BY: RDL DATE: 3.26.14

| NO. | REVIEWED FOR       | DATE    | BY  |
|-----|--------------------|---------|-----|
| 1   | DESIGN DEVELOPMENT | 4.10.14 | RDL |
| 2   | DESIGN DEVELOPMENT | 5.1.14  | RDL |
| 3   | D.C. SUBMITTAL     | 5.12.14 | RDL |
| 4   | P.C. SUBMITTAL     | 5.23.14 | RDL |
| 5   | VILLAGE COMMENTS   | 6.25.14 | KGB |
| 6   | ADDITIONAL PARKING | 7.11.14 | RDL |

JOB NO. **378614**

SHEET NO. **2.PA**  
OF 13

PROFESSIONAL DESIGN FIRM LICENSE # 184-002934

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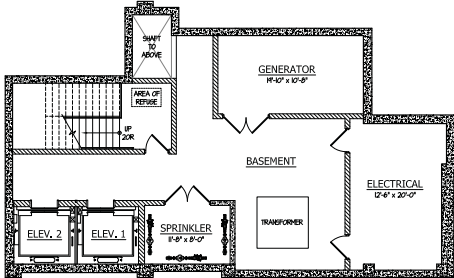
DRAWING TITLE  
**& BSMNT. PLAN**

|                    |                    |               |     |
|--------------------|--------------------|---------------|-----|
| FILE NAME: 3786-7P |                    |               |     |
| DRAWN BY: RDL      |                    | DATE: 3.26.14 |     |
| NO.                | REVIEWED FOR       | DATE          | BY  |
| 1                  | DESIGN DEVELOPMENT | 4.10.14       | RDL |
| 2                  | DESIGN DEVELOPMENT | 5.1.14        | RDL |
| 3                  | D.C. SUBMITTAL     | 5.12.14       | RDL |
| 4                  | P.C. SUBMITTAL     | 5.23.14       | RDL |
| 5                  | VILLAGE COMMENTS   | 6.25.14       | KGB |
| 6                  | ADDITIONAL PARKING | 7.11.14       | RDL |
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JOB NO. 378614

SHEET NO. 2.PB  
OF 13

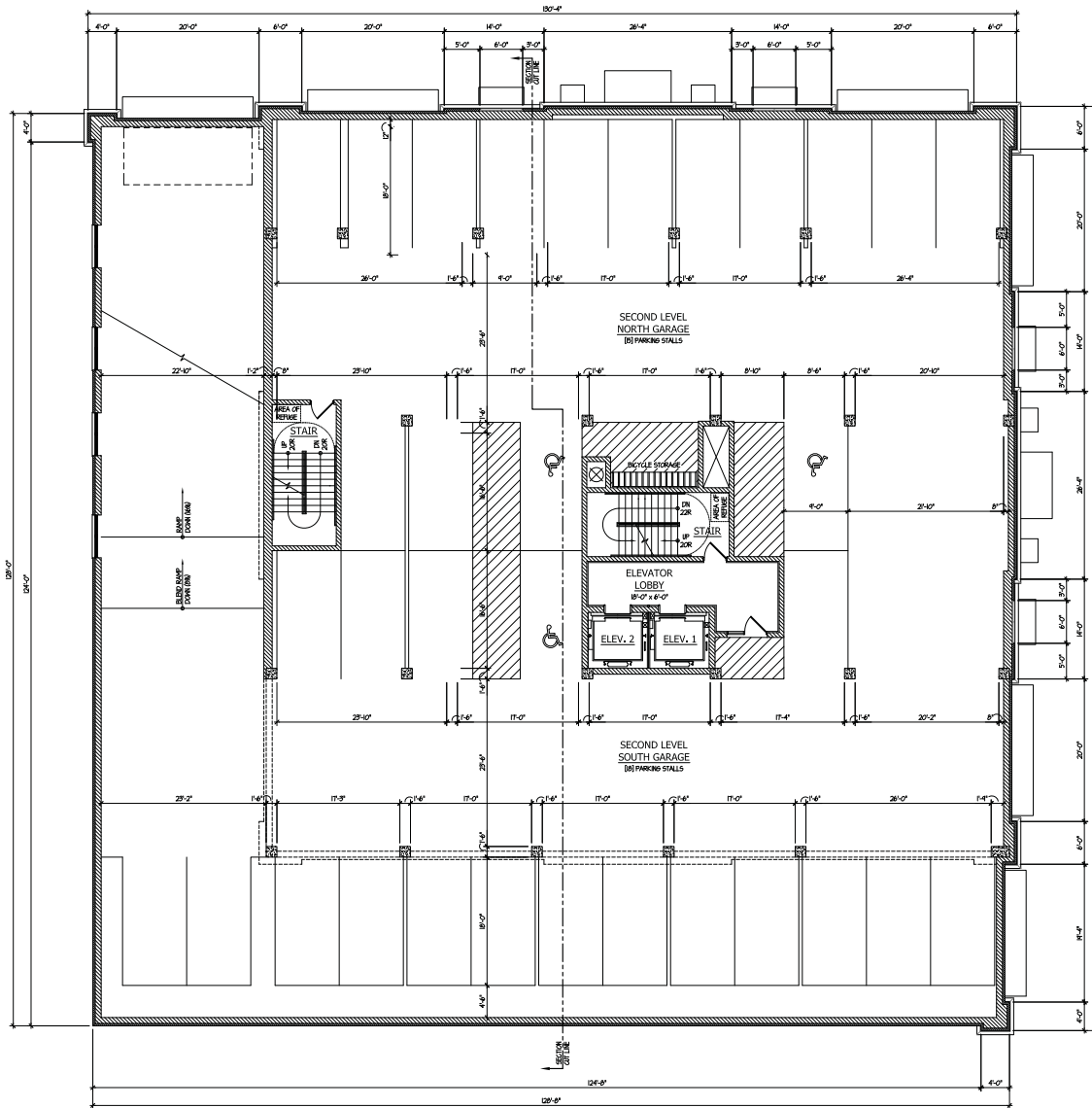
PROFESSIONAL DESIGN FROM LICENSE #184-002934



BASEMENT MECHANICALS PLAN  
SCALE: 1/8" = 1'-0"



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SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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DRAWING TITLE

**SECOND  
FLOOR PLAN**

FILE NAME: 3786-7P

DRAWN BY: RDL

DATE: 3.26.14

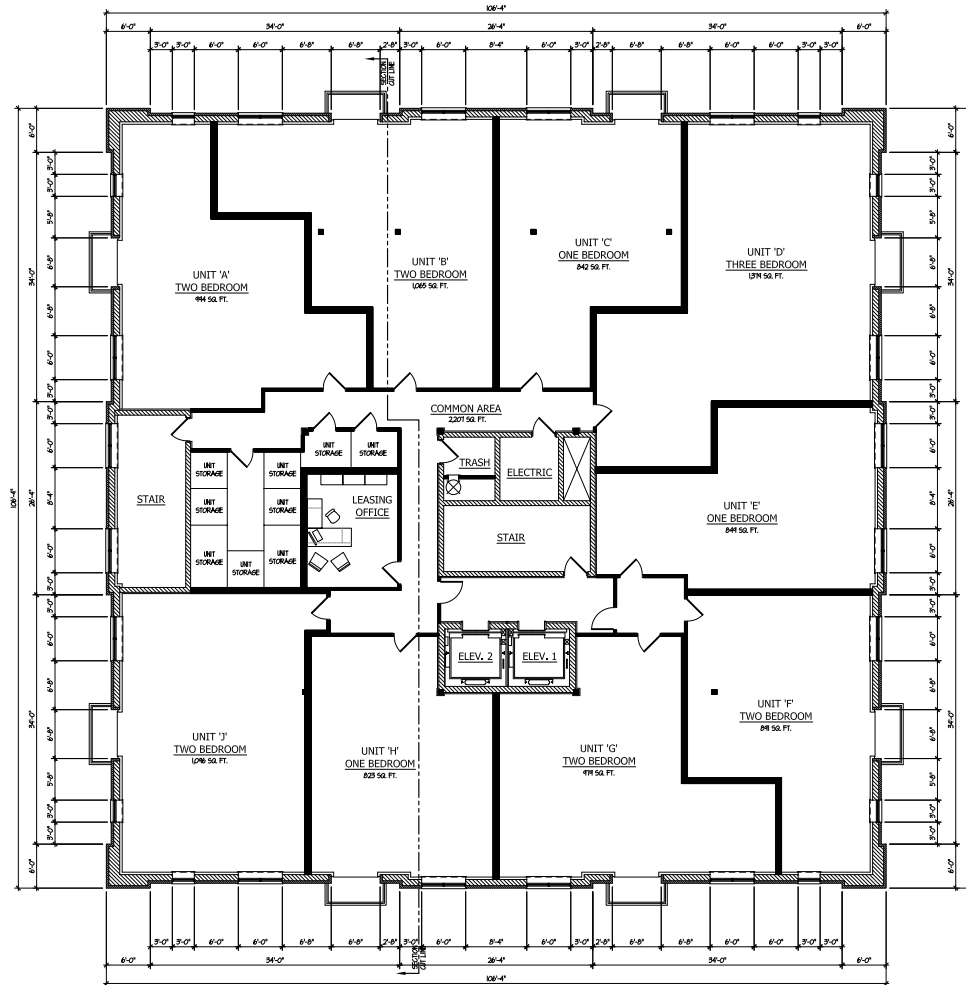
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| 1   | DESIGN DEVELOPMENT | 4.10.14 | RDL |
| 2   | DESIGN DEVELOPMENT | 5.1.14  | RDL |
| 3   | P.C. SUBMITTAL     | 5.12.14 | RDL |
| 4   | P.C. SUBMITTAL     | 5.29.14 | RDL |
| 5   | VILLAGE COMMENTS   | 6.25.14 | KCB |
| 6   | ADDITIONAL PARKING | 7.11.14 | RDL |

JOB NO. **378614**

SHEET NO. **3.P**  
OF 13

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TYPICAL RESIDENTIAL FLOOR PLAN (FLOORS 3-7)

SCALE: 1/8" = 1'-0"



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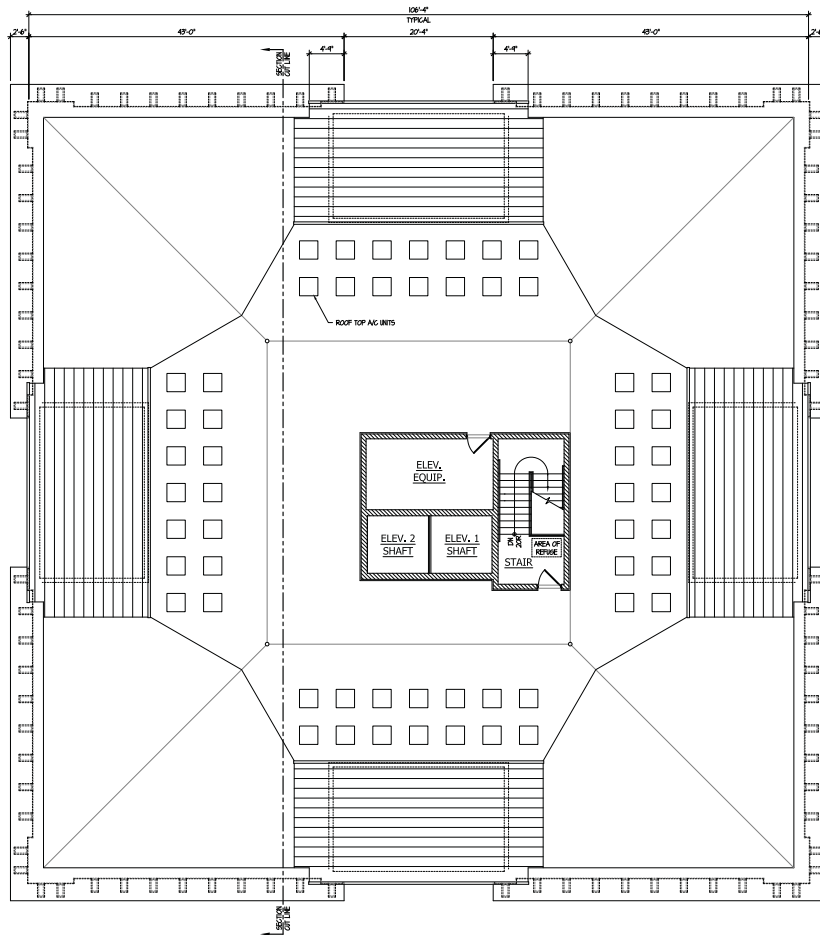
DRAWING TITLE  
  
**TYP. RESIDENTIAL  
FLOOR PLAN**

|           |                    |         |         |
|-----------|--------------------|---------|---------|
| FILE NAME | 3786-7P            |         |         |
| DRAWN BY  | RDL                | DATE    | 3.26.14 |
| NO.       | REVISED PER        | DATE    |         |
| 1         | DESIGN DEVELOPMENT | 4.10.14 |         |
| 2         | DESIGN DEVELOPMENT | 5.1.14  |         |
| 3         | D. C. SUBMITTAL    | 5.12.14 |         |
| 4         | P. C. SUBMITTAL    | 5.23.14 |         |
| 5         | VILLAGE COMMENTS   | 6.25.14 |         |
| 6         | ADDITIONAL PARKING | 7.11.14 |         |

JOB NO. **378614**

SHEET NO. **4.P**  
OF 13

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



ROOF PLAN  
SCALE: 1/8" = 1'-0"

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DRAWING TITLE  
**ROOF PLAN**

FILE NAME: 37861P  
DRAWN BY: ROL DATE: 3.26.14

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| 1   | DESIGN DEVELOPMENT | 4.10.14 | ROL |
| 2   | DESIGN DEVELOPMENT | 5.1.14  | ROL |
| 3   | D.C. SUBMITAL      | 5.12.14 | ROL |
| 4   | P.C. SUBMITAL      | 5.23.14 | ROL |
| 5   | VILLAGE COMMENTS   | 6.25.14 | ROL |
|     |                    |         |     |
|     |                    |         |     |
|     |                    |         |     |

JOB NO. **378614**

SHEET NO. **5.P**  
OF 13

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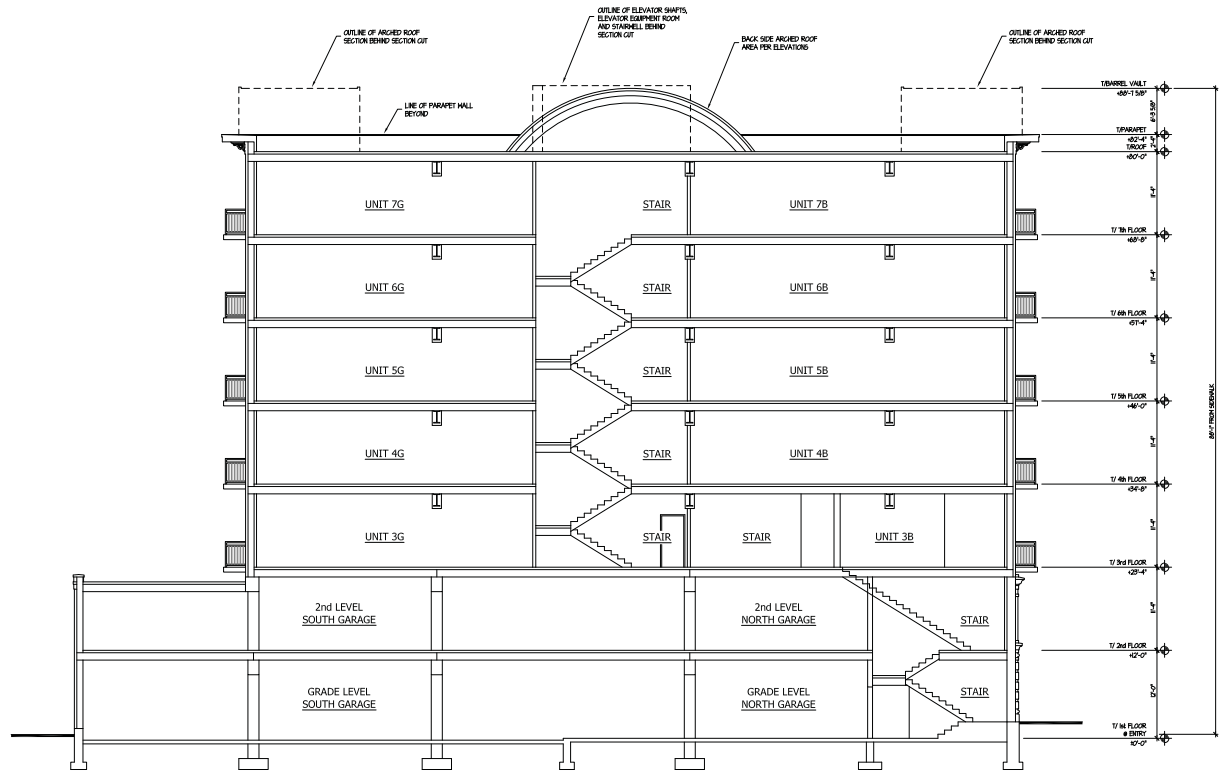
PROJECT  
**PARKVIEW**  
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DRAWING TITLE  
**BUILDING SECTION**

| FILE NAME | 378614             | DATE    | 3/26/14 |
|-----------|--------------------|---------|---------|
| DRAWN BY  | ROL                |         |         |
| NO.       | REVISION FOR       | DATE    | BY      |
| 1         | DESIGN DEVELOPMENT | 4/10/14 | ROL     |
| 2         | DESIGN DEVELOPMENT | 5/11/14 | ROL     |
| 3         | D. C. SUBMITTAL    | 5/12/14 | ROL     |
| 4         | P. C. SUBMITTAL    | 5/23/14 | ROL     |
| 5         | VILLAGE COMMENTS   | 6/25/14 | KOB     |

JOB NO. **378614**

SHEET NO. **6.P**  
 OF 13  
 PROFESSIONAL DESIGN FIRM LICENSE #184-002954



NORTH / SOUTH BUILDING SECTION LOOKING WEST  
 SCALE: 1/8" = 1'-0"

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PARKVIEW

212 NORTH DUNTON AVENUE  
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EAST  
ELEVATION

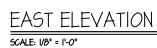
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| FILE NAME | 3786-7P |             |
| DRAWN BY  | RDL     | DATE 3.26.1 |

| NO. | REVISED PER        | DATE    |
|-----|--------------------|---------|
| 1   | DESIGN DEVELOPMENT | 4.10.14 |
| 2   | DESIGN DEVELOPMENT | 5.1.14  |
| 3   | D. C. SUBMITTAL    | 5.12.14 |
| 4   | P. C. SUBMITTAL    | 5.23.14 |
| 5   | VILLAGE COMMENTS   | 6.25.14 |
|     |                    |         |
|     |                    |         |
|     |                    |         |
|     |                    |         |

JOB NO. 378614

SHEET NO. 7.P  
OF 13

PROFESSIONAL DESIGN FIRM LICENSE #184-002



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NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

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PROJECT  
  
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DRAWING TITLE  
  
NORTH  
ELEVATION

| FILE NAME: 3786-7P |                    |               |     |
|--------------------|--------------------|---------------|-----|
| DRAWN BY: RDL      |                    | DATE: 3.26.14 |     |
| NO.                | REVISION PER       | DATE          | BY  |
| 1                  | DESIGN DEVELOPMENT | 4.10.14       | RDL |
| 2                  | DESIGN DEVELOPMENT | 5.1.14        | RDL |
| 3                  | D. C. SUBMITAL     | 5.12.14       | RDL |
| 4                  | P. C. SUBMITAL     | 5.23.14       | RDL |
| 5                  | VILLAGE COMMENTS   | 6.25.14       | KGB |
|                    |                    |               |     |
|                    |                    |               |     |
|                    |                    |               |     |

JOB NO. 378614

SHEET NO. 8.P  
OF 13



WEST ELEVATION  
SCALE: 1/8" = 1'-0"

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PROJECT

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DRAWING TITLE

WEST  
ELEVATION

FILE NAME

378614

DRAWN BY

ROL DATE 3/26/14

| NO. | REVISION FOR       | DATE    | BY  |
|-----|--------------------|---------|-----|
| 1   | DESIGN DEVELOPMENT | 4/10/14 | ROL |
| 2   | DESIGN DEVELOPMENT | 5/1/14  | ROL |
| 3   | D. C. SUBMITTAL    | 5/13/14 | ROL |
| 4   | P. C. SUBMITTAL    | 5/23/14 | ROL |
| 5   | VILLAGE COMMENTS   | 6/25/14 | KOB |

JOB NO. 378614

SHEET NO.  
OF 13

9.P



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

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DRAWING TITLE

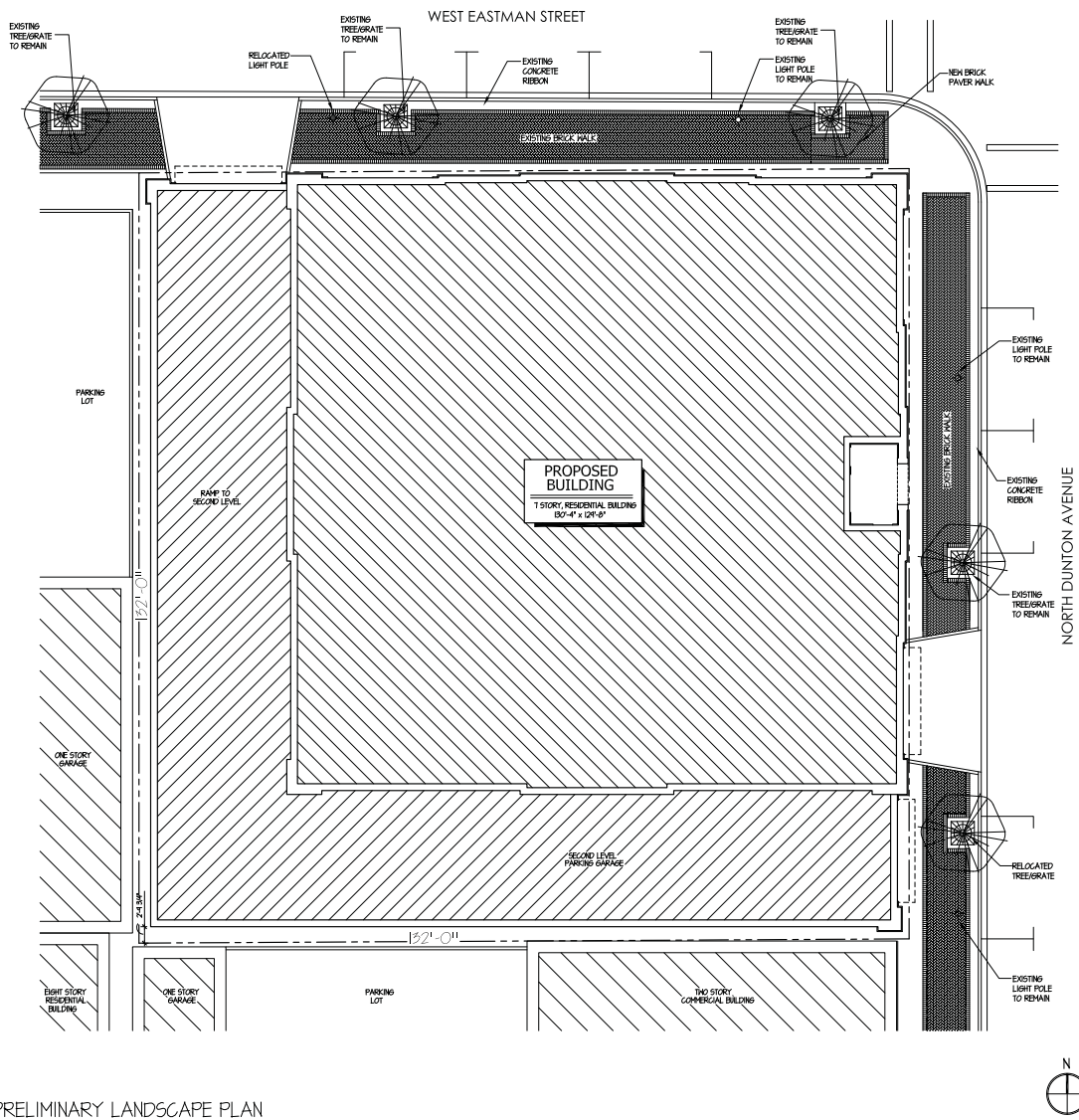
**SOUTH  
ELEVATION**

FILE NAME: 37861P DATE: 3/26/14  
DRAWN BY: ROL

| NO. | REVISION           | DATE    | BY  |
|-----|--------------------|---------|-----|
| 1   | DESIGN DEVELOPMENT | 4/10/14 | ROL |
| 2   | DESIGN DEVELOPMENT | 5/12/14 | ROL |
| 3   | D. C. SUBMITTAL    | 5/23/14 | ROL |
| 4   | P. C. SUBMITTAL    | 5/23/14 | ROL |
| 5   | VILLAGE COMMENTS   | 6/25/14 | KOB |
|     |                    |         |     |
|     |                    |         |     |
|     |                    |         |     |

JOB NO. **378614**

SHEET NO. **10.P**  
OF 13



PRELIMINARY LANDSCAPE PLAN  
SCALE: 1" = 10'-0"

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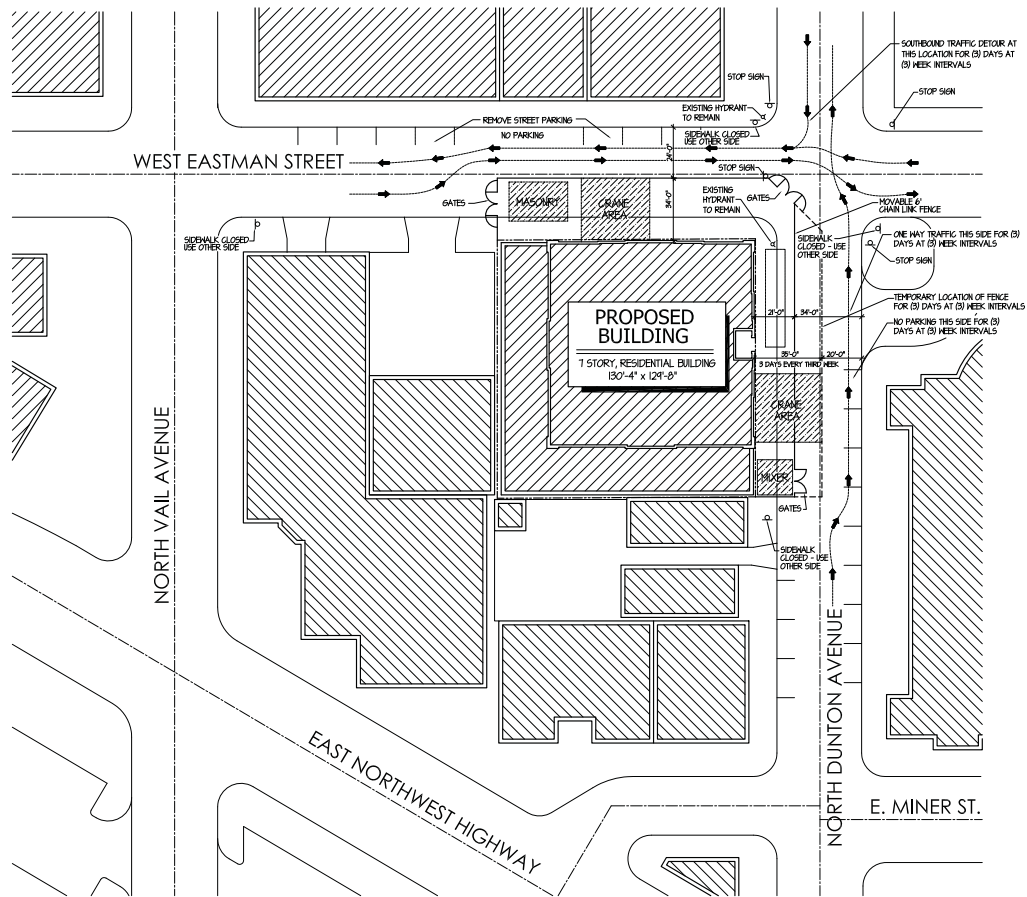
PROJECT  
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DRAWING TITLE  
**PRELIMINARY LANDSCAPE PLAN**

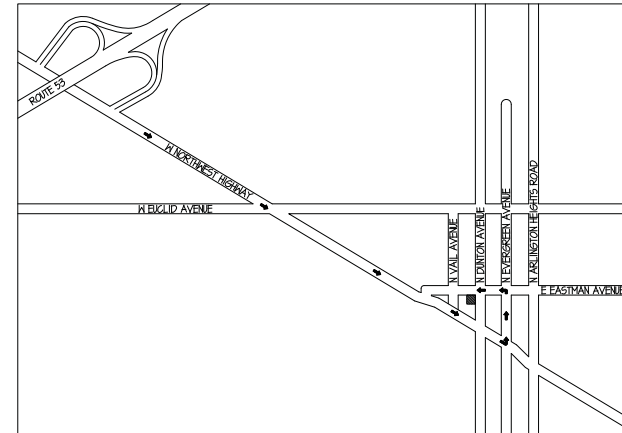
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| NO.       | REVIEWED PER     | DATE    | BY      |
|           |                  |         |         |
|           |                  |         |         |
| S         | VILLAGE COMMENTS | 6.25.14 | KGB     |
|           |                  |         |         |
|           |                  |         |         |
|           |                  |         |         |

JOB NO. **378614**

SHEET NO. **11.P**  
OF 13



PROPOSED STAGING PLAN  
SCALE: 1" = 30'-0"



PROPOSED DELIVERY ROUTE  
NOT TO SCALE

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CLIENT  
**PARKVIEW DUNTON, LLC**  
900 W. JACKSON BLVD., #2W  
CHICAGO, ILLINOIS 60607

PROJECT  
**PARKVIEW**  
212 NORTH DUNTON AVENUE  
ARLINGTON HEIGHTS, IL 60004

DRAWING TITLE  
**PROPOSED STAGING PLAN**

| FILE NAME | 3786-TP          | DATE    | 6.25.14 |
|-----------|------------------|---------|---------|
| DRAWN BY  | KGB              |         |         |
| NO.       | REVISION PER     | DATE    | BY      |
|           |                  |         |         |
|           |                  |         |         |
| 5         | VILLAGE COMMENTS | 6.25.14 | KGB     |
|           |                  |         |         |
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JOB NO. **378614**

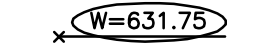
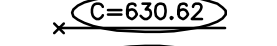
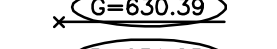
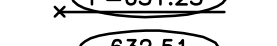
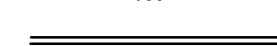
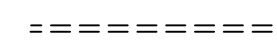
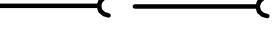
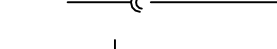
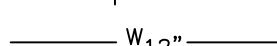
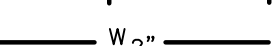
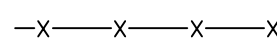
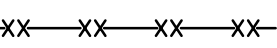
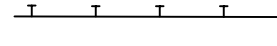
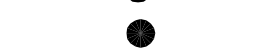
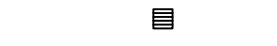
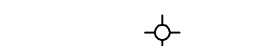
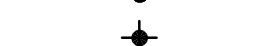
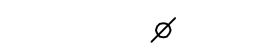
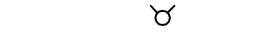
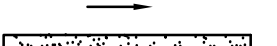
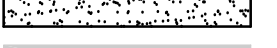
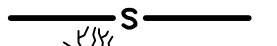
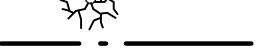
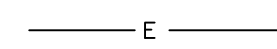
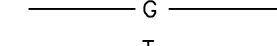
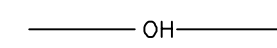
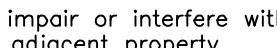
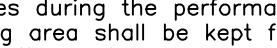
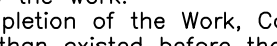
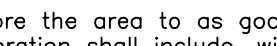
SHEET NO. **12.P**  
OF 13

# PARKVIEW APARTMENT BUILDING

212 N. DUNTON AVENUE  
ARLINGTON HEIGHTS, ILLINOIS



MWRD LOCATION MAP  
N.T.S.

| EXISTING                                                                            | LEGEND                   | PROPOSED                                                                                        |
|-------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------|
| 620.12                                                                              | WALK GRADE               |  W=631.75    |
| 624.21                                                                              | CURB GRADE               |  C=630.62    |
| 619.94                                                                              | GUTTER GRADE             |  G=630.39    |
| 618.82                                                                              | PAVEMENT GRADE           |  P=631.25    |
| 619.75                                                                              | GRADE                    |  632.51      |
|  | CONTOUR                  |  639         |
|  | CONC. CURB TO BE REMOVED |              |
|  | RETAINING WALL           |              |
|  | SANITARY SEWER           |              |
|  | COMBINED SEWER           |              |
|  | STORM SEWER              |              |
|  | WATERMAIN                |  W 2"        |
|  | METAL FENCE              |  XX XX XX XX |
|  | GUARD RAIL               |              |
|  | DITCH FLOWLINE           |              |
|  | MANHOLE                  |              |
|  | CATCH BASIN              |              |
|  | INLET BASIN              |              |
|  | VALVE VAULT              |              |
|  | VALVE BOX                |              |
|  | LIGHT POLE               |              |
|  | WOOD POLE                |              |
|  | FIRE HYDRANT             |              |
|  | DIRECTION OF DRAINAGE    |              |
|  | CONCRETE WALK/PAVEMENT   |              |
|  | ASPHALT PAVEMENT         |              |
|  | FIRE LANE                |              |
|  | SILT FENCE               |  S           |
|  | TREE                     |              |
|  | PROPERTY LINE            |              |
|  | UNDERGROUND ELECTRIC     |              |
|  | GAS MAIN                 |              |
|  | UNDERGROUND TELEPHONE    |              |
|  | OVERHEAD WIRES           |              |
|  | OVERLAND FLOW ROUTE      |              |
|  | WOOD FENCE               |              |

## GENERAL DEVELOPMENT NOTES

- All work shall be performed in a manner so as not to unreasonably impair or interfere with the use, occupancy or enjoyment of, or with any business conducted on, any adjacent property.
- At all times during the performance of any Work all areas other than the construction site proper and the staging area shall be kept free from any loose dirt, debris, equipment or construction materials relating to the work.
- Upon completion of the Work, Constructing Party shall promptly restore the area to as good or better condition than existed before the use of the area commenced. Restoration shall include, without limitation, clearing the areas of all loose dirt, debris, equipment and construction materials, the repair or replacement of paving, striping and landscaping, and the repair or replacement of any and all damaged areas or improvements.

## GENERAL NOTES AND SPECIFICATIONS

- All roadway and pavement construction shall comply with the requirements of the Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction", latest edition, except as may be modified by the project plans and specifications.
- All underground construction shall comply with the requirements of the "Standard Specifications for Water and Sewer Main Construction in Illinois", Illinois Municipal League, latest edition, except as may be modified by project plans and specifications.
- Water mains shall be protected in accordance with the requirements of the Illinois EPA. Where a sewer crosses a water main, a minimum vertical separation of 18" shall be provided between the top of the sewer pipe and the bottom of the water main pipe. Where this 18" vertical separation is not provided or when the water main crosses below the sewer, the sewer shall be constructed to water main standards for a minimum of 10 feet on each side of the water main unless otherwise noted on the drawings. If the water main crosses beneath the sewer, 18" vertical separation shall be provided in all cases. Minimum water main cover is 5.5 feet. Minimum horizontal separation of 10' between sewer and water main is required.
- All sewer and water main trenches under or within 2 feet of existing or proposed curbs or roadway pavement shall be backfilled with compacted porous granular backfill (DOT gradation CA-6).
- Commonwealth Edition, A.T. & T. Telephone, NCOR Gas and other utility company facilities are not necessarily shown on the drawings and must be located in the field prior to construction. Call J.U.L.I.E. (1-800-892-0123) at least 48 hours prior to the start of construction.
- Any pavement or other improvements disturbed by contractor's operations shall be replaced in kind at no additional cost.
- Valve vault, catch basin, and manhole covers and rings shall be set in workmanlike manner in mastic bed.
- All elevations shown are NAVD 88 datum.
- The Village of Arlington Heights Building, Engineering, and Public Works Departments shall be notified at least two working days prior to the start of construction.
- All structures shall be clean at time of final acceptance by the Village at no additional cost.
- All work to meet all State and local codes and requirements.
- Water and sewer locations are shown on the drawing from the best available information and must be located in the field by the contractor prior to construction. Any discrepancy that the contractor may find with the plan shall be immediately reported to the engineer and the Village for resolution prior to proceeding with construction.
- Valve vault lids shall be stamped "Water", storm manhole covers shall be stamped "Storm", and sanitary manhole covers shall be stamped "Sanitary".
- PVC sanitary sewer pipe to be PVC SDR 26 pipe meeting the requirements of ASTM D 3034 with flexible elastomeric joints per ASTM D3212 unless otherwise noted on the drawings.
- D.I. sewer pipe to be cement-lined ductile iron, Class 52 conforming to ANSI specification A21.51 with push-on rubber gasket joints, ANSI A21.11.
- All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone 1/4 inch to 1 inch in size, with minimum bedding thickness equal 1/4 the outside diameter of the sewer pipe, but not less than four (4) inches nor more than eight (8) inches. Material shall be DOT gradation CA-11 or CA-13 and shall be extended at least 12 inches above the top of the pipe when PVC pipe is used. Ductile iron does require stone bedding. If a concrete cradle or encasement is provided, bedding can be eliminated.
- All floor drains shall be connected to the sanitary sewer system. All downspouts and footing drains shall discharge into the storm sewer system.
- A non-shear mission coupling shall be used for the connection of sewer pipe of dissimilar materials.
- Concrete thrust blocks to prevent movement of water main under pressure shall be placed at all tees, valves, and bends of 11 1/4" and greater. Meg-a-lugs are an acceptable alternative to concrete thrust blocks.
- PVC Storm sewer pipe shall be PVC SDR 26 pipe meeting the requirements of ASTM D 3034 with flexible elastomeric joints per ASTM D 3212, except as noted.
- Concrete and reinforced concrete storm sewer to be type and class noted on the drawing with rubber gasket joints conforming to ASTM C-443.
- Water service lines (2 1/2" and smaller) shall be copper water tube, type K, soft temper, for underground service conforming to ASTM B-88 and B251 and also conforming to all Village of Arlington Heights requirements. Water mains and service lines larger than 2 1/2" shall be cement-lined ductile iron, Class 52, conforming to ANSI specification A21.51 with push-on rubber gasket joints. All fittings to be cement lined. Sterilization and pressure testing in accordance with the local governing authority's requirements is included.
- The contractor(s) shall indemnify the owner, Northwestern Engineering Consultants, P.C., and the municipality, their agents, etc. from all liability involved with the construction, installation and testing of the work on this project. The contractor(s) is (are) solely responsible for jobsite safety.
- All concrete used shall be I.D.O.T. Class SI, except for concrete pavement which shall be Class PV.
- When connecting to an existing sewer main by other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
  - Using a circular coring machine, core drill an opening into the existing pipe and install a saddle or prefabricated tee.
  - Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or tee branch section.
  - With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using a non-shear mission coupling to hold it firmly in place.
- All existing field drainage tile encountered or damaged during construction are to be restored to their original condition, properly rerouted, and/or connected to the storm sewer system. The contractor shall keep a record of all locations of field drainage tile encountered, and shall notify the Village Engineer whenever encountering a drainage tile.
- The contractor is responsible for maintaining a clean construction area and shall remove debris resulting from his operations. Open trenches or other construction hazards shall be protected with barricades at the end of each day's operations.
- The contractor shall be responsible for compliance with all of the requirements of the Occupational Safety and Health Act including those requirements for open cut trenches and sheeting and bracing as required. At no time will the engineer or any of his employees be held liable, either directly or as third party participants to any litigation concerned with the construction project.
- All existing buildings, foundations, utilities, landscaping, fences, and other improvements on adjacent properties shall be protected at all times during construction. The contractor is responsible to provide and install any materials, equipment, and/or manpower necessary to accomplish this.
- In order to prevent damage due to settlement, structural support shall be provided for the upper pipe at all water main/sewer crossings in accordance with standard drawings 19, 20, 21, 22, and/or 23 (whichever is applicable to the particular situation) as shown in the "Standard Specifications for Water and Sewer Main Construction in Illinois", 2009 edition.
- The sanitary sewer shall be tested in accordance with the specifications in the "Standard Specifications for Water and Sewer Main Construction in Illinois", and all Village of Arlington Heights and MWRD requirements including deflection testing and air testing. All sanitary manholes shall be tested for leakage in accordance with ASTM C1244-02 (vacuum test).
- All construction and traffic control within the highway right-of-way shall comply with all Illinois Department of Transportation, Cook County Department of Transportation and Village requirements. Pavement, curb, concrete walk or any other improvements disturbed by contractor's operations shall be replaced in kind.
- All excess excavated material shall become the property of the contractor and shall be removed from the site and legally disposed of by him. The contractor shall have a meeting with the developer prior to the start of earthwork operations to discuss his schedule and plan for the earthwork operations. The contractor shall comply with all the current requirements of the State of Illinois EPA Clean Construction and Demolition Debris (CCDD) Requirements.
- The contractor and its employees are responsible to comply with all the requirements of the IDOT "Confined Space Entry Policy" as published by IDOT, latest edition, insofar as it relates to entry into manholes, sewers, pipes, lift stations, vaults, wet wells, tanks, and other confined spaces that may be involved with this project.
- Any damage to perimeter street curbs and/or pavement caused by the contractor's activity shall be repaired by the contractor.
- The MWRD Local Sewer Section Field Office (708) 588-4055 must be notified at least two working days prior to the start of construction.
- Subgrade preparation for all pavements and other improvements shown on the drawings shall include topsoil stripping and removal of any underlying unstable/deteriorated material. Fill placement under all paved areas shall be compacted to 95% Modified Proctor density and shall comply with all the recommendations of the soils engineer.
- All work shall comply with the IEPA "Standard Specifications for Soil Erosion and Sediment Control" current edition. The contractor shall take whatever steps are necessary to control erosion on the site. Erosion control features shall be constructed concurrently with other work on the site. The contractor shall take sufficient precaution to prevent pollution of streams, lakes and reservoirs with fuels, oils, bitumens, calcium chloride or other harmful materials. He shall conduct and schedule his operations so as to avoid or minimize siltation of streams, lakes and reservoirs. Hauling will not be allowed when the work site is too wet to maintain acceptable conditions on adjacent streets. Adjacent streets and driveways shall be manually or mechanically swept periodically as may be required to maintain clean conditions.
- All streetlighting material and construction shall comply with the State of Illinois "Standard Specifications for Road and Bridge Construction" latest edition, "American Standard Practice for Roadway Lighting" current edition, the National Electric Code, current edition, and the current Village of Northfield standards.
- 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 precast reinforced concrete. Flexible connections conforming to ASTM C-923 are required at all manhole pipe connections. See manhole details, sheet C-6.
- Drainage from upstream properties shall not be blocked at any time in any manner by any of the proposed construction work shown on these drawings.
- The design engineer shall not be responsible for the means, methods, procedures, techniques, or sequences of construction not specified herein, nor for the safety on the job site, nor shall the design engineer be responsible for the contractor's failure to carry out the work in accordance with the contract documents.
- All abandoned sewers/force mains shall be plugged at both ends with a minimum of two (2) feet long non-shrink concrete/mortar plugs.
- Except for foundation/footing drains provided to protect buildings, and for underdrains serving green infrastructure, 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 other than those serving green infrastructure, 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.
- All work shall conform to NRCS Standards as described in the current edition of the Illinois Urban Manual.

## VILLAGE OF ARLINGTON HEIGHTS NOTES

- EXISTING SEWER AND WATER CONNECTIONS THAT SERVE THE PROPERTY SHALL BE ABANDONED AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH ALL ARLINGTON HEIGHTS PUBLIC WORKS DEPARTMENT REQUIREMENTS.
- ANY REQUIRED ADA DETECTABLE WARNING SURFACES SHALL BE EAST JORDAN IRON WORKS 24" X 24" PANELS, OR EQUAL, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- EXISTING BRICK PAVERS AND ADJACENT CONCRETE RIBBONS SHALL BE INSPECTED BY THE VILLAGE PUBLIC WORKS DEPARTMENT BOTH BEFORE AND AFTER CONSTRUCTION TO DEVELOP A CONDITION ASSESSMENT. ANY PORTIONS OF EXISTING BRICK PAVERS OR CONCRETE RIBBONS DAMAGED DURING CONSTRUCTION SHALL BE RESTORED IN KIND.

## SPECIAL NOTE:

THE CONTRACTOR SHALL AT ALL TIMES CONDUCT HIS WORK IN A MANNER AS TO MINIMIZE HAZARDS TO VEHICULAR AND PEDESTRIAN TRAFFIC. TRAFFIC CONTROLS AND WORK SITE PROTECTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 6 (TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION AND MAINTENANCE OPERATIONS) OF THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. ALL SIGNS, BARRICADES, FLAGGERS, ETC. REQUIRED FOR TRAFFIC CONTROL SHALL BE FURNISHED BY THE CONTRACTOR. ALL WORK IN THE ROADWAY RIGHTS OF WAY SHALL COMPLY WITH ALL IDOT AND VILLAGE OF ARLINGTON HEIGHTS STANDARDS AND REQUIREMENTS.

## MWRD NOTE #9:

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 WATERMANS 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 ABOVE CAN NOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATERMAIN, THE SEWER SHALL BE CONSTRUCTED TO WATERMAIN STANDARDS.



OPERATES 24 HOURS 365 DAYS  
CALL J.U.L.I.E. 1-800-892-0123  
WITH THE FOLLOWING:  
COUNTY COOK  
CITY-TOWNSHIP ARLINGTON HEIGHTS  
SEC. & 1/4 SEC. NO.# 9W 1/4 29-42-11  
48 HOURS BEFORE YOU DIG EXCLUDING SAT., SUN. & HOLIDAYS

## INDEX OF DRAWINGS

- |     |                                                |
|-----|------------------------------------------------|
| C-1 | TITLE SHEET                                    |
| C-2 | SITE PLAN                                      |
| C-3 | GRADING AND DRAINAGE PLAN                      |
| C-4 | UTILITY PLAN                                   |
| C-5 | STORM WATER POLLUTION PREVENTION PLAN          |
| C-6 | DETAILS                                        |
| C-7 | VILLAGE STREETSCAPE DETAILS                    |
| C-8 | DEMOLITION PLAN                                |
| C-9 | PLAT OF SURVEY (EXISTING CONDITIONS)-BY OTHERS |

## BENCHMARKS:

B.M. NO.1 = 704.05 (NAVD 88)=VILLAGE OF ARLINGTON HEIGHTS MONUMENT NO. 47 = 3" DIA. BRASS DISC IN TRAFFIC SIGNAL POLE BASE LOCATED AT THE NORTHWEST CORNER OF ARLINGTON HEIGHTS ROAD AND EUCLID AVENUE.

B.M. NO.2 = 714.40 (NAVD 88)=NORTH BONNET BOLT OF THE FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF DUNTON AVENUE AND EASTMAN STREET.

## NOTE:

SEE PLAT OF SURVEY BY MICHAEL J. EMMERT SURVEYS, INC. DATED MAY 1, 2014 FOR DESCRIPTION OF EXISTING FEATURES WITHIN AND AROUND THE SITE.

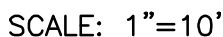
## REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
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|     |      |             |
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|     |      |             |

## PREPARED BY

**NORTHWESTERN ENGINEERING CONSULTANTS, P.C.**  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695  
LICENSE EXPIRES APRIL 30, 2015  
675 N. NORTH COURT  
PALATINE, ILLINOIS 60067  
(847) 520-8410  
JANUARY 14 2015

Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.



OPERATES  
24 HOURS  
365 DAYS

 CALL JULIE 1-800-892-0123

WITH THE FOLLOWING: \_\_\_\_\_ COOK  
COUNTY \_\_\_\_\_  
CITY-TOWNSHIP \_\_\_\_\_ ARLINGTON HEIGHTS  
SEC. & 1/4 SEC. NO.# SW1/4 29-42-11

48 HOURS BEFORE YOU DIG  
EXCLUDING SAT., SUN. & HOLIDAYS

NOTE "A":  
SAW CUT AND REMOVE EXISTING BARRIER CONCRETE CURB AND GUTTER.  
REPLACE WITH NEW NB.12 DEDRESSED CONCRETE CURB AND GUTTER  
ACROSS NEW DRIVEWAY, NEW FLOW LINE SHALL MATCH EXISTING FLOW LINE.

NOTE "B":  
EXISTING DRIVEWAY AND SIDEWALK TO BE REMOVED AS  
REQUIRED TO INSTALL NEW DRIVEWAY, NEW CONCRETE  
PAVEMENT FOR DRIVEWAY SHALL BE MINIMUM OF 3,500 P.S.I. AIR  
ENTRAINED CONCRETE, 8" THICK, 6 BAG MIX WITH 6"x6"-W4X4 W.W.F.  
ON TOP OF CA-CRUSHED STONE BASE ON COMPACTED SUBGRADE (TYP.).  
SURFACE TO RECEIVE BROOM FINISH AND ONE SEAL COAT.

NOTE "C":  
EXISTING CONCRETE CURB AND GUTTER TO REMAIN.

NOTE "D":  
EXISTING UTILITY POLES AND OVERHEAD WIRES TO BE REMOVED BY  
UTILITY COMPANY.

NOTE:  
ALL TRAFFIC SIGNS ARE TO BE INSTALLED AT 7' MEASURED FROM  
THE GROUND ELEVATION TO THE BOTTOM OF THE SIGN.

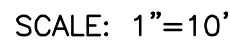
NOTE:  
SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS,  
PARKING GARAGE DETAILS, SIGNAGE AND LANDSCAPING.

**CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS**  
**NORTHWESTERN ENGINEERING**  
**CONSULTANTS, P.C.**  
675 N. NORTH COURT PALATKA, ILLINOIS 60067 (847) 520-8410  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXP. 4-30-15

**SITE PLAN**  
**PARKVIEW APARTMENT BUILDING**  
**212 N. DUNTON AVENUE**  
**ARLINGTON HEIGHTS, ILLINOIS**

[illegible]

Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.



OPERATES  
24 HOURS  
365 DAYS



CALL JULIE 1-800-892-0123

WITH THE FOLLOWING: \_\_\_\_\_ COOK  
COUNTY \_\_\_\_\_  
CITY-TOWNSHIP \_\_\_\_\_ ARLINGTON HEIGHTS  
SEC. & 1/4 SEC. NO. # SW1/4 29-42-11

48 HOURS BEFORE YOU DIG  
EXCLUDING SAT., SUN. & HOLIDAYS

**GRADING NOTES**

1. ACCESSIBLE PARKING SPACES AND THEIR ADJOINING ACCESS AISLES SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION.
2. ACCESSIBLE PEDESTRIAN ROUTES SHALL NOT EXCEED 2.0% CROSS SLOPE OR 5.0% RUNNING SLOPE.
3. ALL NON-PAVED AREAS OF THE SITE SHALL BE GRADED FOR POSITIVE DRAINAGE.

GRADING AND DRAINAGE PLAN  
PARKVIEW APARTMENT BUILDING  
212 N. DUNTON AVENUE  
ARLINGTON HEIGHTS, ILLINOIS

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS  
NORTHWESTERN ENGINEERING  
CONSULTANTS, P.C.  
675 N. NORTH COURT PALATINE, ILLINOIS 60067 (847) 520-8410  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXP. 4-30-15

[illegible]



INSTALL "SIDEWALK CLOSED"  
BARRICADE/SIGN PRIOR TO  
THE START OF CONSTRUCTION.  
MAINTAIN SIGN DURING THE  
ENTIRE COURSE OF CONSTRUCTION.

EXIST. CONC. APRON  
TO REMAIN IN PLACE WHILE  
BEING USED AS TEMPORARY  
CONSTRUCTION ENTRANCE.

EXIST. ASPHALT PAVEMENT  
TO REMAIN IN PLACE WHILE  
BEING USED AS TEMPORARY  
CONSTRUCTION ENTRANCE.

PROPOSED  
BUILDING

7 STORY RESIDENTIAL BUILDING  
130'-4"(E-W) X 129'-8"(N-S)

EXISTING  
TWO STORY  
FRAME BUILDING

INSTALL "SIDEWALK CLOSED"  
BARRICADE/SIGN PRIOR TO  
THE START OF CONSTRUCTION. \_\_\_\_\_  
MAINTAIN SIGN DURING THE  
ENTIRE COURSE OF CONSTRUCTION.

CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. PERFORM SITE DEMOLITION AS NOTED ON DEMOLITION PLAN (IF APPLICABLE).
4. CUT AND FILL SITE TO PLAN SUB-GRADE.
5. BEGIN BUILDING CONSTRUCTION.
6. CONSTRUCT UNDERGROUND IMPROVEMENTS, I.E. GAS MAIN, WATERMAIN AND STORM SEWER.
7. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
8. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
9. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.
- \*\* INSTALL INLET PROTECTION FOR DRAINAGE STRUCTURES WHEN CONSTRUCTED.

**SPECIAL NOTE:**  
Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.

### TYPICAL SOIL PROTECTION CHART

[illegible]

A= Kentucky Bluegrass @ 90 lbs/ac. Mixed with Perennial Ryegrass @ 30 lbs/ac.  
 B= Kentucky Bluegrass @ 135 lbs/ac. Mixed with Perennial Ryegrass @ 45 lbs/ac.  
 C= Spring Oaks @ 100lbs/ac.  
 D= Wheat or Cereal Rye @150 lbs/ac.  
 E= Spd  
 F= Straw Erosion Control Blanket  
 XXX= Irrigation needed

Irrigation should be provided as necessary to thoroughly establish growth.

OPERATES  
24 HOURS  
365 DAYS

 A circular sign with a diagonal line through it, indicating that digging is prohibited.

CALL JULIE 1-800-892-0123

WITH THE FOLLOWING: \_\_\_\_\_

COUNTY \_\_\_\_\_ COOK

CITY-TOWNSHIP \_\_\_\_\_ ARLINGTON HEIGHTS

SEC. & 1/4 SEC. NO. # SW1/4 29-42-11

48 HOURS BEFORE YOU DIG  
EXCLUDING SAT., SUN. & HOLIDAYS

**INSPECTIONS AND MAINTENANCE**

ALL EROSION CONTROL DEVICES AND MEASURES SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED UNDER THE SITE OR SECTIONS OF THE SPECIFICATIONS. ALL EROSION CONTROL DEVICES AND MEASURES SHALL BE INSPECTED BY A REPRESENTATIVE OF THE GENERAL CONTRACTOR ONCE PER WEEK AND WITHIN 24 HOURS OF ANY STORM EVENT EXCEEDING 0.5" RAIN. WRITTEN INSPECTION REPORTS SHALL BE MAINTAINED ON SITE AND SHALL BE PRODUCED UPON REQUEST OF ANY LOCAL, STATE OR FEDERAL OFFICIAL. THE FOLLOWING SHALL BE THE MINIMUM MAINTENANCE REQUIREMENTS:

- 1. ANY INLET OR PIPE PROTECTION OR PERIMETER EROSION BARRIER THAT SHOWS SIGNS OF DETERIORATION OR UNDERMINING SHALL BE REPLACED OR REPAIRED AS REQUIRED.
- 2. CATCH BASINS SHALL BE INSPECTED AND CLEANED PERIODICALLY.
- 3. ANY SEEDED AREAS THAT SHOW SIGNS OF GULLIES OR EROSION SHALL BE REGRADED, RESEEDED, WATERED AND FERTILIZED AS REQUIRED TO MAINTAIN A COVER THAT IS ADEQUATE TO PREVENT EROSION.
- 4. SEDIMENT SHALL BE REMOVED FROM PERIMETER EROSION BARRIER WHEN SILT REACHES ONE HALF THE HEIGHT OF THE FENCE.
- 5. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF MUD ONTO THE RIGHT OF WAY OR PUBLIC PARKING LOTS. TOP DRESSING SHALL BE INSTALLED AS REQUIRED ON THE CONSTRUCTION ENTRANCE TO NO ADDITIONAL COST TO THE OWNER.
- 6. ANY MUD OR DEBRIS TRACKED ONTO A PUBLIC ROAD OR PARKING LOT SHALL BE REMOVED BY THE CONTRACTOR TO THE SATISFACTION OF THE JURISDICTIONAL BODY CONTROLLING THE ROAD OR PARKING LOT. THIS WORK SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.

STORM WATER POLLUTION PREVENTION PLAN GENERAL NOTES

This Storm Water Pollution Prevention Plan has been prepared in compliance with the requirements of the Village of Arlington Heights and the State of Illinois. The work to be done is stripping, stockpiling and grading of the project site shown in detail on the contract drawings. The following notes and requirements shall apply to work performed on this project:

- [illegible]

Contractor Certification Statement: "I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR-10 that authorizes the storm water discharges associated with activity from the construction site identified as part of this certification."

Owner Certification Statement: "I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who managed this system, or those persons directly responsible for obtaining the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS  
NORTHWESTERN ENGINEERING  
CONSULTANTS, P.C.  
675 N. NORTH COURT PALATKA, ILLINOIS 60067 (847) 520-8410  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 194-002695 EXP. 4-30-15

DELM WATER POLLUTION PREVENTION PLAN  
ARKVIEW APARTMENT BUILDING  
212 N. DUNTON AVENUE  
ARLINGTON HEIGHTS, ILLINOIS

| REVISIONS   |      |
|-------------|------|
|             |      |
|             |      |
|             |      |
|             |      |
|             |      |
|             |      |
| NO.         | DATE |
| DESCRIPTION |      |

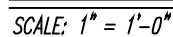
**DRAWN BY:** KRL  
**CHECKED BY:** DMH  
**DATE:** 1-14-15  
**SCALE:** 1"=10'

DRAWING NO.  
C-5

JOB NO.  
14-13



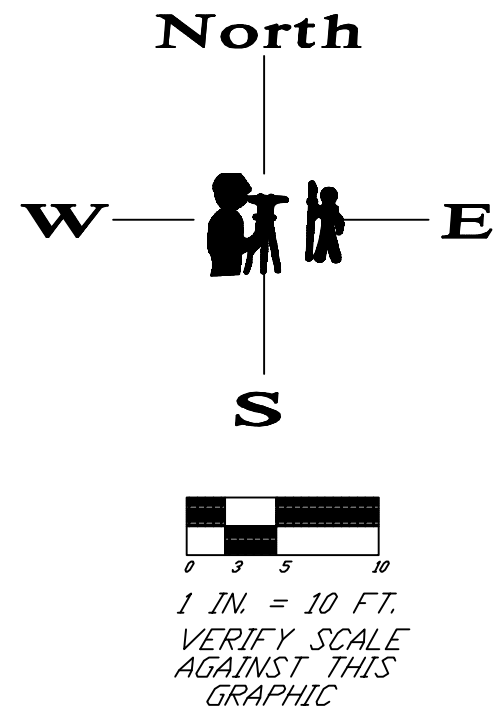
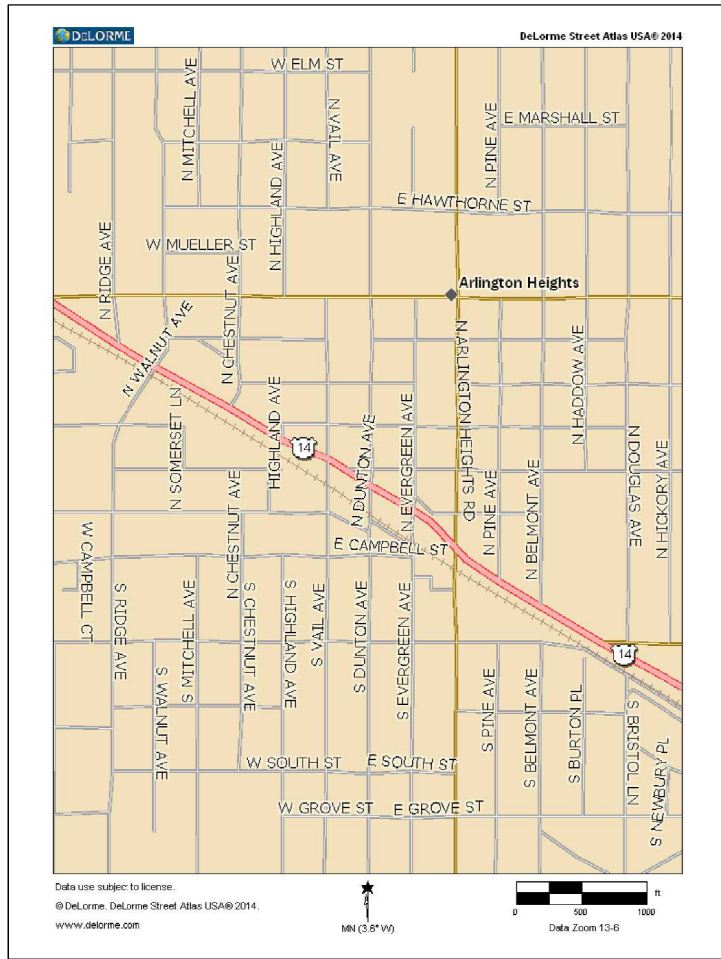
THIS ITEM SHALL BE PAID FOR AT THE CONTRACT PRICE PER "EACH" FOR TRASH RECEPTACLE, WHICH SHALL BE FULL COMPENSATION FOR FURNISHING THE LABOR AND MATERIALS FOR FURNISHING AND INSTALLING THE RECEPTACLE AS SPECIFIED.



JOB NO.  
14-13

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXPIRES 4-30-15



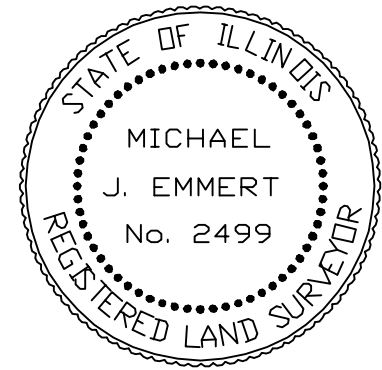


PLAT OF SURVEY  
ALTA \ACSM LAND TITLE SURVEY  
by  
Michael J. Emmert Surveys, Inc.

AS PER MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2011 ITEM 7 CERTIFICATION  
THE PLAT OR MAP OF AN ALTA/ACSM LAND TITLE SURVEY SHALL BEAR ONLY THE FOLLOWING CERTIFICATION, UNALTERED, EXCEPT AS MAY BE REQUIRED PURSUANT TO SECTION 3.B  
TO: UP DEVELOPMENT, LLC AND CHICAGO TITLE INSURANCE COMPANY  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011.  
THE FIELD WORK WAS COMPLETED ON MAY 1, 2014.

DATED THIS 1ST. DAY OF MAY, 2014

BY: MICHAEL J. EMMERT SURVEYS, INC.  
MICHAEL J. EMMERT PRESIDENT  
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2499



original plat is in colors  
Michael J. Emmert Surveys, Inc.  
185 East Vallette Street  
Elmhurst, Illinois 60126  
Office 630-516-0383  
Fax 630-516-0387

VICINITY MAP  
FLOOD ZONE

MICHAEL J. EMMERT SURVEYS, INC., DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF THE FEDERAL INSURANCE ADMINISTRATION AND DETERMINED THE FOLLOWING:  
PROPERTY IS LOCATED WITHIN COMMUNITY NUMBER - 170056  
ON MAP DATED - AUGUST 19, 2008  
ON PANEL NUMBER - 17031C0203J  
AND FIND THAT THE PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

BEARING BASIS

THE CENTERLINE OF N. DUNTON AVENUE IS ASSUMED TO BE SOUTH 00 DEGREES 26 MINUTES 29 SECONDS EAST

ZONED "B-5" DOWNTOWN DISTRICT

ZONING INFORMATION AS PER VILLAGE OF ARLINGTON HEIGHTS ONLINE ZONING MAP  
LEGALLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 IN BLOCK 15 IN TOWN OF DUNTON, (NOW ARLINGTON HEIGHTS), IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 17,507 SQ. FT. OR 0.4019

ACRES

THE FOREGOING LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS SHOWN IN SCHEDULE A OF TITLE INSURANCE COMMITMENT NUMBER 1410 NW1700809 AH BEARING AN EFFECTIVE DATE OF APRIL 4, 2014 AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY.

THE SUBJECT PROPERTY ADJOINS EASTMAN STREET (A PUBLIC STREET) ON THE NORTH AND ADJOINS N. DUNTON AVENUE (A PUBLIC STREET) ON THE EAST. DIRECT ACCESS IS PROVIDED VIA THE AFOREMENTIONED STREETS.

SCHEDULE B GENERAL EXCEPTIONS

ITEMS 1 THROUGH 7 - NOT SURVEY RELATED

8. PERMANENT INDEX NUMBERS

03-29-325-004-0000

03-29-325-005-0000

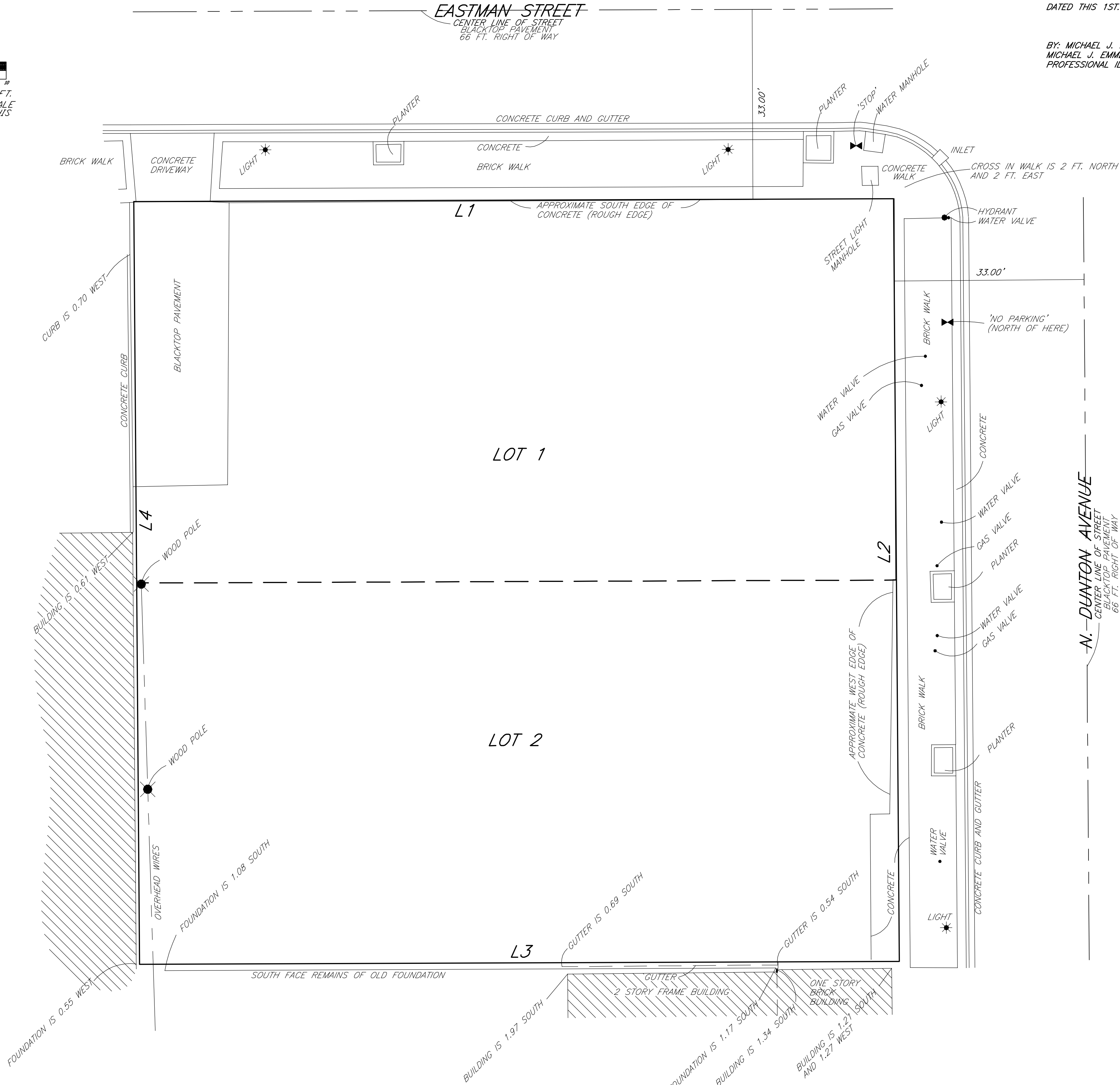
03-29-325-006-0000

ITEMS 9 THROUGH 22 - NOT SURVEY RELATED

END OF SCHEDULE B

NOTES:

1. SURVEY SHOWN HEREON IS OF VACANT PROPERTY.
2. SURVEY SHOWN HEREON IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS AND NO UNDERGROUND INFORMATION IS INTENDED TO BE PROVIDED.
3. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT OF WAY.
4. THE SUBJECT PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT OF WAY.
5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
7. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OR CEMETERY.



LINE TABLE

| Line | Bearing       | Distance | Measure |
|------|---------------|----------|---------|
| L1   | N.89°46'43"E. | 132.00'  | 132.07' |
| L2   | S.00°26'29"E. | 132.00'  | 132.56' |
| L3   | S.89°46'43"W. | 132.00'  | 132.07' |
| L4   | N.00°26'29"W. | 132.00'  | 132.56' |

SYMBOLS

|  |                           |
|--|---------------------------|
|  | CONCRETE FILLED POST      |
|  | HYDRANT                   |
|  | TEST WELL                 |
|  | MONITORING WELL           |
|  | METAL COVER - SIZE VARIES |
|  | MANHOLE                   |
|  | SIGN                      |
|  | LIGHT                     |
|  | UTILITY POLE              |
|  | CONCRETE CURB             |
|  | CONCRETE CURB AND GUTTER  |
|  | CONCRETE                  |

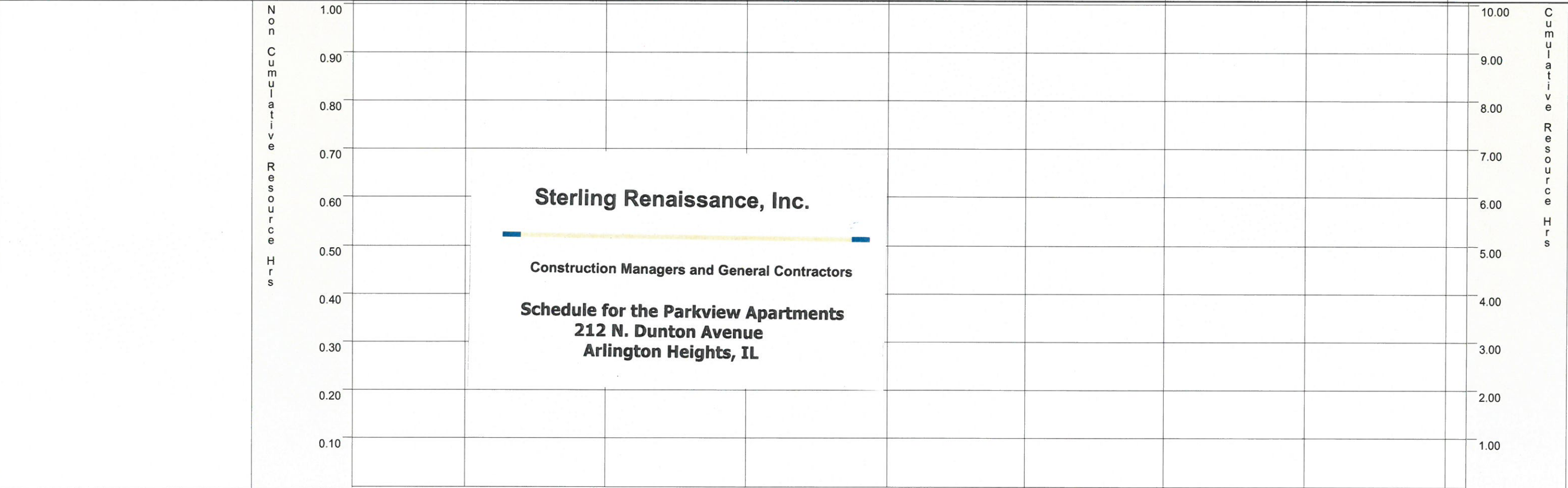
212 - 220 N. DUNTON AVENUE  
ARLINGTON HEIGHTS, ILLINOIS

|                   |                |
|-------------------|----------------|
| SCALE: 1" = 10'   | CHKD. / AP'VD: |
| DATE: MAY 1, 2014 | APPROVED:      |
| DWN. BY: MJE      |                |
| CHKD. BY: ADE     |                |

Start: 03/01/16  
Finish: 07/25/17

Parkview : Parkview  
Outline Gantt View: Default Outline Gantt View Table

|    | Activity Name               | Duration | Rem. Dur. | Qtr 1 16                                                                                             |     |     | Qtr 2 16 |     |     | Qtr 3 16 |     |     | Qtr 4 16 |     |     | Qtr 1 17 |     |     | Qtr 2 17 |     |     | Qtr 3 17 |     |     | Qtr 4 17 |     |     | Qtr 1 18 |     |     |
|----|-----------------------------|----------|-----------|------------------------------------------------------------------------------------------------------|-----|-----|----------|-----|-----|----------|-----|-----|----------|-----|-----|----------|-----|-----|----------|-----|-----|----------|-----|-----|----------|-----|-----|----------|-----|-----|
|    |                             |          |           | Jan                                                                                                  | Feb | Mar | Apr      | May | Jun | Jul      | Aug | Sep | Oct      | Nov | Dec | Jan      | Feb | Mar | Apr      | May | Jun | Jul      | Aug | Sep | Oct      | Nov | Dec | Jan      | Feb | Mar |
| 1  | <b>Parkview</b>             | 365      | 365       | 03/01/16  07/24/17 |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |
| 2  | excavation and foundation   | 54       | 54        | 03/01/16           |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |
| 3  | masonry and precast shell   | 100      | 100       | 05/16/16          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |
| 4  | rough interior framing      | 80       | 80        | 09/05/16          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |
| 5  | rough mechanical and elec   | 100      | 100       | 10/03/16          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |
| 6  | install windows and storefr | 25       | 25        | 10/03/16          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |
| 7  | drywall                     | 66       | 66        | 10/03/16          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |
| 8  | rough exterior carpentry    | 30       | 30        | 10/03/16          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |
| 9  | roofing                     | 25       | 25        | 11/14/16          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |
| 10 | elevator work               | 40       | 40        | 01/03/17          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |
| 11 | interior trim work          | 90       | 90        | 03/21/17          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |
| 12 | sitework                    | 50       | 50        | 11/07/16          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |
| 13 | landscaping                 | 16       | 16        | 01/16/17          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |          |     |     |



Project

Subproject

 Start (Early) Finish (Early)

 Start (Early) Finish (Early)

Critical Activity

Non Crit. Activity

 Start (Early)

 Start (Early)

Resource Names

Resource Names

Event

Interface Event

 Start (Early)

 Start (Early)

Name

Name

 Non-Cum. Actual Profile

 Non-Cum. Remaining Profile

 Non-Cum. Baseline Profile

 Cum. Act.+Rem. Profile

 Cum. Baseline Profile

Filtered by objects: <All Objects>, usages: and Sorted by <None>

## **Craig, Charles**

---

**From:** Craig, Charles  
**Sent:** Friday, December 19, 2014 5:16 PM  
**To:** Bhide, Latika  
**Subject:** Patkview, PC#14-013,12-19-14

Latika-

Regarding the preliminary review of 212 N. Dunton. The building must obviously be built to code. The west elevation shows several windows- note that the walls less than 5' to property lines must be fire rated so these windows may be problematic.

Charley Craig  
Assistant Building Official  
33 S. Arlington Heights Rd.  
Arlington Heights IL. 60005  
(847) 368-5585  
[ccraig@vah.com](mailto:ccraig@vah.com)

# MEMORANDUM

**TO: Latika Bhide, Development Planner**  
**FROM: Paul Butt, Fire Safety Plan Reviewer**  
**DATE: 1/6/15**  
**RE: 212 N. Dunton - Parkview**  
**Plan Commission Review – Round 1 Revision**

---

I have reviewed the Round 1 submittal for the address referenced above and offer the following comments:

1. There have been significant changes to the design of this project. Please have the architect submit a narrative detailing each change that has been made since the last submittal dated 6/25/14.
2. Upon further review of the previous engineering drawings, a secondary incoming water service per the I.B.C., Section 403.3.2 was not shown. Please have the civil engineering incorporate this into the site utility drawings.

**Village of Arlington Heights  
Public Works Department**

**Memorandum**

To: Latika Bhide, Planning & Community Development  
From: Cris Papierniak, Assistant Director of Public Works   
Date: December 29, 2014  
Subject: 212 N. Dunton PC # 14-013 Final PUD

---

With Regard to the proposed Planned Unit Development, Public Works has the following comment:

- 1) We need engineering plans showing utilities prior to commentary

For your information the following criteria must be met when submitting engineering plans :

- 1) If there are existing water & sanitary services stubbed off for future use to the proposed property, they need to be properly abandoned at the respective main lines if they will not be reused for this project. If they are to be reused, they need to be inspected to determine if condition warrants reuse.
- 2) The proposed pressure connection must be within a vault with a minimum diameter of 60"
- 3) If the minimum required separation cannot be maintained between proposed sewer lines and existing 6" water main, water main class materials must be used.

Let me know if you have any questions.

cc Jeff Musinski, Utility Superintendant  
C. file  
jpp

**RECEIVED**

DEC 30 2014

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

**PLAN COMMISSION PC #14-013**

**Parkview Apartments**

**212 N. Dunton Ave.**

**Final PUD**

**Round 4**

30. Previously provided stormwater detention calculations indicate a required fee-in-lieu-of-detention in the amount of \$6,273.00. As also previously agreed, this fee can be paid at permit time.
31. Village standard for ADA required detectable warning panels on public sidewalks is East Jordan Iron Works 24"x24" panels, or approved equal. This can be shown on the permit drawings.
32. An MWRD permit will be required.

 1/21/15  
James J. Massarelli, P.E. Date  
Director of Engineering



## Arlington Heights Fire Department Plan Review Sheet

P. C. Number 14-013

Project Name

Parkview

Project Location

212 N. Dunton

Planning Department Contact

Latika Bhide

### General Comments

#### Final PUD Comments:

Building to contain the features referenced in the 2009 International Building Code and International Fire Code sections pertaining to Highrise structures while adhering to any Amendments contained within the Municipal Code of the Village.

Lt. Larson is able to provide direction to the amendments contained within this document and is also able to provide copies of this document should they be requested.

Lt. Larson, acting as one of the fire department's representatives, is available to meet and discuss the departments needs and expectations throughout the construction process. Lt. Larson can be reached at (847) 368 - 5460 or via email at: [alarson@vah.com](mailto:alarson@vah.com)

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

Date January 6, 2015

Reviewed By: Lt. Larson

Arlington Heights Fire Department

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

RECEIVED

JAN 7 2015

### DEPARTMENT PLAN REVIEW SUMMARY

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

#### Parkview – 212 N Dunton

#### Final PUD

#### Round 1 Review Comments

01/06/2015

**1. Character of use:**

The character of use should not be problematic. There are other condominium buildings in the Arlington Heights downtown area.

**2. Are lighting requirements adequate?**

This is a new project and all lighting should be up to code. Special attention should be given to illuminating parking, bicycle storage and other common areas.

**3. Present traffic problems?**

There are no traffic problems.

**4. Traffic accidents at particular location?**

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

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

The area around the vehicle entrances/exits should be clear of obstructions. Vehicle traffic entering and exiting the available covered parking must be able to view other vehicles and pedestrians. Street parking adjacent to the entrances/exits should be prohibited. Warning lights/audible signals could be used to signal that vehicles are exiting.

**6. General comments:**

Underground parking elevators and stairwells should be visible from the parking area to avoid creating hiding or ambush locations. Area underneath the first level stairwell should be enclosed to prevent creating a hiding/ambush location. Emergency telephones should be installed in the underground parking levels for added safety.

The bicycle storage area on the second floor should be secure and accessible only to residents. There should be signage to encourage users to lock their bicycles and video surveillance of the bicycle racks to deter theft and help identify potential offenders.

Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

 #272  
Brandi Romag, Crime Prevention Officer  
Community Services Bureau

Approved by:

  
Supervisor's Signature

# Memo

**To:** Latika Bhide, Development Planner  
**From:** Jeff Bohner, Health Officer   
**Date:** December 23, 2014  
**Re:** Parkview, PC #14-103

This Division has reviewed the re-submittal for Parkview, 212 N. Dunton Av., P.C. # 14-013 and has no further comments.

Planning Department Comments (PL14-013, Final PUD)

Final PUD

7. Staff recommends that a condition of approval of the Final PUD include language requiring that the required affordable housing shall be provided in accordance with the Village of Arlington Heights Affordable Rental Housing Guidelines.
8. Sheet 2PB shows a partial first floor plan with additional guest parking at the northeast corner by eliminating the retail space at that corner. This should be removed as Ordinance 14-043 approving the Preliminary PUD for the project requires 1,254 SF of commercial space located on the first floor.
9. As discussed at the Village Board meeting on September 2, 2014, (also conveyed via letter, dated September 24, 2014 to the applicant) there were concerns about the fumes from the vehicles and the exhaust venting negatively affecting the condominium unit at 201 N. Vail Avenue. Do the plans ensure that the placement of the exhaust venting designed in such a manner so as to not impact adjacent residents as well as residents of the new building or potential development to the south?
10. A construction staging plan has been provided – please also provide a construction schedule. Any work within the right of way shall be scheduled to minimize disruption to other businesses and patrons of the downtown. All construction traffic shall be limited to pre-approved lanes and locations to be determined by the Village.

At/ Prior to Building Permit

11. At Building Permit, the Petitioner shall pay a fee in lieu of on-site detention totaling \$6,273.
12. Balconies on the north and east façades overhang above the right-of-way. The petitioner shall be required to indemnify and hold harmless the Village. An indemnification agreement is attached.
13. Please refer to Ordinance 14-043 (attached), approving Preliminary PUD, that lists conditions of approval that must be met prior to Building Permit - #12 IEPA remediation plan, #13 IEPA Constraints, #14 Utilities burial and #15 School, Park and Library cash in lieu

## INDEMNIFICATION

In consideration for approval of development plans that include the construction of \_\_\_\_\_ that encroach on and above right-of-way belonging to the Village of Arlington Heights, ("Village"), and in consideration for permission to encroach on this right of way, \_\_\_\_\_, owner of the property located at \_\_\_\_\_ agrees to indemnify and hold harmless the Village, and its officers, agents and employees from any and all liability, losses or damages including attorneys' fees and costs of defense, the Village may suffer as a result of claims, demands, suits, actions or proceedings of any kind or nature, in any way resulting from or arising out of \_\_\_\_\_ construction or the existence of the \_\_\_\_\_ at the development located at \_\_\_\_\_.

This Agreement will also be binding on all successors and assigns.

|       |                              |
|-------|------------------------------|
| _____ | _____                        |
|       | Village of Arlington Heights |
| _____ | _____                        |
| Title | Title                        |
| _____ | _____                        |
| Date  | Date                         |

# PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

|                                         |                                                                     |
|-----------------------------------------|---------------------------------------------------------------------|
| Petition #: P.C. _____                  | P.I.N.# 03-29-325-004, 005, 006                                     |
| Petitioner: Parkview Dunton, LLC        | Location: 212 N Dunton Avenue                                       |
| 900 W Jackson Blvd #2W                  | Rezoning: _____ Current: B5 Proposed: B5                            |
| Chicago, IL 60607                       | Subdivision: _____                                                  |
| Owner: 212 N. Dunton, LLC               | # of Lots: _____ Current: _____ Proposed: _____                     |
| 11 South Dunton Avenue                  | PUD: <input checked="" type="checkbox"/> For: Mixed Use Residential |
| Arlington Heights, Illinois 60005       | Special Use: _____ For: _____                                       |
| Contact Person: Michael Ezgur           | Land Use Variation: _____ For: _____                                |
| Address: 217 N. Jefferson St. Suite 601 | Land Use: _____ Current: Vacant                                     |
| Chicago IL 60661                        | Proposed: Residential                                               |
| Phone #: 312-327-3350                   | Site Gross Area: 17,424 SF                                          |
| Fax #: 312-327-3350                     | # of Units Total: 45                                                |
| E-Mail: michael@acostaegur.com          | 1BR: 16 2BR: 24 3BR: 5 4BR: _____                                   |

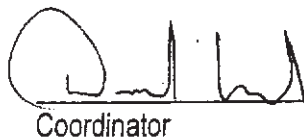
(Petitioner: Please do not write below this line.)

### LANDSCAPE & TREE PRESERVATION:

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

### Comments:

It is recommended that an additional shade tree (Honeylocust) be provided on Dunton Avenue near the intersection between the crosswalk and the existing light pole.

  
Coordinator

1/6/15  
Date

# MEMO

DATE: January 6, 2015

TO: Latika Bhide, Development Planner

FROM: Steve Hautzinger, Design Planner

RE: Parkview Apartments, PC #14-013, DC #14-040  
Planned Unit Development  
212 N. Dunton Avenue  
Final PUD, Round 1 – Plan Commission Review Submittal

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The Final PUD architectural plans for Parkview Apartments, stamped received 12-18-14, are in full compliance with the approved Design Commission plans, received on 5-13-14 and approved on 5-27-14, with the following comments:

1. The approved Design Commission plans include vision glass for the retail space storefronts in the northeast corner of the ground floor.
2. The plans do not indicate the approved exterior materials, manufacturers, and colors. The Design Commission motion of approval included the following requirements:
  - a. A requirement that a darker mortar color than grey be used within the brick section, more of a dark red or brownish color.
  - b. A requirement that the awnings all be black.

The approved material list can be confirmed at the time of building permit review.

Acosta Ezgur, LLC  
1030 W. Chicago Avenue  
Third Floor  
Chicago, IL 60642  
312-327-3350

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January 23, 2015

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

**RE: 212 N. Dunton; PC #14-013  
Final PUD – Department Plan Review**

Dear Mr. Enright:

The following is in response to the Village of Arlington Heights Plan Review letters received on January 9, 2015, and January 22, 2015. Below you will find an item by item response to the comments brought forth in the review.

**Building Department**

1. Noted.

**Building Department – Fire Safety**

1. The revised plans, which include relocating the mechanical equipment to the basement, as well as reconfiguring the parking levels and core configuration in order to add 6 additional parking stalls for guest use, were submitted to staff last July, prior to Plan Commission and Village Board second readings and approvals. This scheme was approved for Preliminary PUD last September.
2. A secondary incoming water service has been provided on the plans.

**Public Works – Review #1 dated 10.29.14**

1. Engineering plans have been provided.  
1-3. Noted

**Engineering – Round #3 dated 12.22.14**

30. Final engineering plans have been submitted.

**Fire Department**

- 1-3. Noted.

**Police Department**

1-6. Noted.

**Building and Health Services**

No comments.

**Planning Department**

- 7. Agreed.
- 8. Agreed. Since drawing sets have already been submitted for Final PUD, please strike the "Partial First/Ground Plan w/ Additional Guest Parking at Northeast Corner" from the drawing sets.
- 9. Exhaust venting from the garage levels will be designed in such a manner as to not impact adjacent residential units.
- 10. A construction schedule has been provided.
- 11-13. Agreed.

**Planning & Community Development Department – Landscaping**

- 4. Agreed.

**Design Commission**

- 1-2. Agreed

**Engineering – Round #4 dated 1.21.15**

- 30-32. Agreed

Upon review of all of the above, please let us know if there are further questions or comments. Thank you again for your assistance in this matter.

Sincerely,



Michael Ezgur  
Attorney for Petitioner

CC: Latika Bhide, Development Planner  
Rolando Acosta, Esq.