



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
January 24, 2018
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Sigwalt Apartments - 45 S. Chestnut Ave. - T1617
Rezoning, Planned Unit Development, Preliminary & Final Plat of
Resubdivision
- B. Southpoint Shopping Center Outlot - T1532
Subdivision

VII. OTHER BUSINESS

VIII. 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: Sigwalt Apartments - 45 S. Chestnut Ave. - T1617

Department: Planning & Community Development

Requested Action

1. A rezoning from R-3, One-Family Dwelling District to R-7, Multiple-Family Dwelling District
2. A Planned Unit Development (PUD) to allow the construction of a five story, 80 unit residential development.
3. Preliminary and Final Plat of Resubdivision to consolidate six lots into one lot.

Variations Required

1. See Exhibit I attached to Staff Report.
2. Additional variations may be identified upon completion of Round 1 review.

Recommendation

The Staff Development Committee reviewed the proposed rezoning to the R-7 District, PUD, Plat of Subdivision to consolidate the lots, and the variations as indicated in Exhibit I, and is supportive of the project subject to the following conditions:

1. Overhead utilities along the Sigwalt Street east of Highland Avenue and west of Chestnut Avenue shall be buried unless Commonwealth Edison and the Village deems that it is not feasible, in which case the overhead utilities will need to be relocated to the south side of Sigwalt Street.
2. Move-in/move-out operations shall be restricted to between 7:00 AM - 6:00 PM on Monday through Friday and 9:00 AM - 4:00 PM on Saturday and Sunday.
3. Residential units are approved as rental apartments. Converting residential units to condominiums shall require an amendment to the Planned Unit Development.
4. The petitioner shall provide a final construction schedule/phasing plan, including detailed information on street closures, at time of building permit for

review and approval by staff.

5. The Petitioner shall comply with the August 15, 2017, motion of the Housing Commission. Petitioner to provide \$25,000 per unit fee in lieu of the providing the 12 affordable housing units for a total of \$300,000, to be paid at the time of building permit.

6. School, Park, and Library contributions shall be required per Village Code prior to the issuance of a building permit.

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

8. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report
Aerial
Neighborhood Meeting Summary
Project Description
SitePlan
Renderings
Floor Plans
Elevations

Type

Board or Commission Report
Exhibits
Exhibits
Correspondence
Exhibits
Exhibits
Exhibits
Exhibits



VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1617

Project Title: Sigwalt Street Apartments

Address: 37-45 S. Chestnut St., 36-40 S. Highland St.

PIN: 03-30-425-021 thru 023, 03-30-425-012 thru 014

To: Conceptual Plan Review Committee

Prepared By: Sam Hubbard, Development Planner

Meeting Date: January 24, 2018

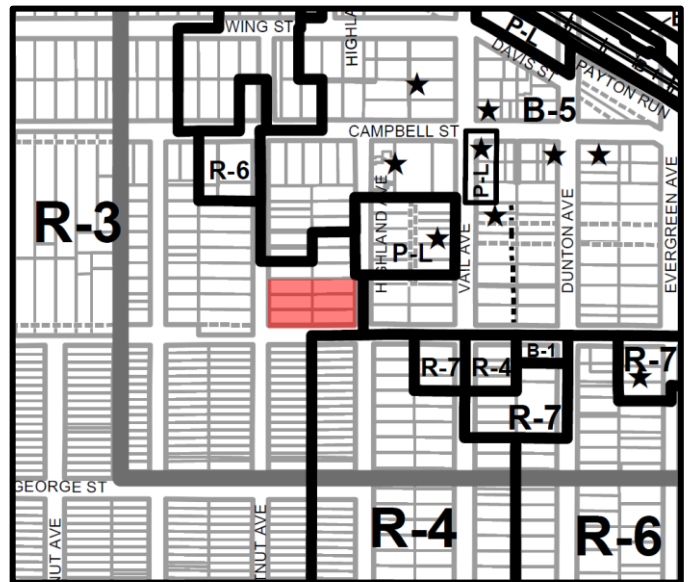
Date Prepared: January 19, 2018

Petitioner: Michael Porto

CA Ventures

Address: 130 E. Randolph St. – Suite 2100
Chicago, IL 60601

Existing Zoning: R-3: One-Family Dwelling District



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3: One-Family Dwelling District	Vacant	Mixed Use
South	R-3: One-Family Dwelling District, R-4: Two-Family Dwelling District	Single Family	Single Family Attached; High Density Multi Family
East	B-5: Downtown District	AT&T Offices, Parking	Mixed Use
West	R-3: One-Family Dwelling District	Single Family	Single Family Attached

Requested Action:

1. A rezoning from R-3, One-Family Dwelling District to R-7, Multiple-Family Dwelling District
2. A Planned Unit Development (PUD) to allow the construction of a five story, 80 unit residential development.
3. Preliminary and Final Plat of Resubdivision to consolidate six lots into one lot.

Variations Required:

1. See **Exhibit I**
2. Additional variations may be identified upon completion of Round 1 review.

Project Background:

The subject property is located along Sigwalt Street between Highland Avenue and Chestnut Avenue, and is currently vacant. The property is within the R-3, One-Family Dwelling District and the developer has proposed rezoning the property into the R-7, Multiple-Family Dwelling District. Additionally, the developer is seeking Planned Unit Development (PUD) approval and Plat of Subdivision approval to consolidate the property into one lot to accommodate a multi-family development. The proposed use of the property is consistent with the Comprehensive Plan, which designates the site as High Density Multi-Family. One of the Board's 2017 Strategic Priorities is to facilitate development of this block.

A previous version of this project appeared before the Plan Commission on September 22, 2017, and received a recommendation of approval by a 4-3 vote. Ultimately, the project was denied by the Village Board due to concerns related to parking, density, loading and deliveries, the mass, height, and setbacks of the structure, and the extent of the variations required for the proposed development. Since this meeting, the petitioner has revised their proposal to address some of the concerns raised by the Plan Commission, Village Board, and surrounding community.

The revised plans propose a five-story residential apartment building with a recessed fifth floor. The building has been shifted slightly to the east to increase the separation between the building and the single-family residential areas to the west. The number of units has been reduced from 88 to 80, and the proposed bedroom mix has been modified. The number of on-site parking spaces has increased from 110 to 120 spaces, which now complies with the parking regulations within the R-7 District. Additionally, the Sigwalt Street building setback has been increased to comply with code requirements. Finally, the overall number of required variations has decreased from 15 variations (as approved by the Plan Commission in September of 2017) to 12 variations under the current proposal. A summary of the key modifications to the plans is shown below, and a list of the overall required variations is included within **Exhibit I** located at the end of this report.

	Previous Proposal	Revised Proposal	Code Requirement
Total Number of Units	88	80	53 (per proposed bedroom mix)
1-Bdrm	38	35	-
2-Bdrm	50	39	-
3-Bdrm	-	6	-
Overall Number of Bedrooms	138	131	-
Dwelling Units Per Acre	97	88	-
Required Minimum Lot Size (density)	67,800 sq. ft.	61,500 sq. ft.	-
Proposed Minimum Lot Size (density)	39,587 sq. ft.	39,587 sq. ft.	-
Setbacks			
North (side)	5'	5'	39'
South (exterior side)	18.3'	20'	20'
East (front)	10.5'	6.8'	49'
West (front)	16.3'	20'	49'
F.A.R.	253%	242%	200%
Building Lot Coverage	72%	72%	45%
Height	62.5'	63'-8"	60'
Number of Parking Spaces	110	120	-
Parking Spaces Per Unit	1.25	1.5	1.5
Loading Space	On Highland Ave.	On Sigwalt St.	On-site
Number of On-Street Parking Spaces	1 (loss of 4 existing spaces)	11	-

The developer is still proposing a per unit affordable housing contribution of \$25,000 for every affordable unit required but not provided. The affordable housing contribution is calculated as a percentage of the total number of units, and since the number of units has decreased by eight; one less affordable unit is required per the Multi-Family Affordable Housing Policy. Specifically, 13 affordable units were required in conjunction with the proposed 88-unit development, and the revised 80-unit development requires only 12 affordable units. As the developers proposed fee in lieu-of providing these affordable units remains at \$25,000 per unit not provided, the overall contribution amount would be reduced from \$325,000 to \$300,000.

Early Review

The revised proposal was presented to the Village Board at Early Review on December 4, 2017.

Zoning and Comprehensive Plan

The subject property is currently zoned R-3, One-Dwelling Residential District. In order to proceed with the development, the site must be rezoned into the R-7, Multiple-Family Dwelling District. Staff is of the opinion that the proposed development is compatible with both the Comprehensive Plan and the Downtown Master Plan, and notes the following with regards to the proposed rezoning:

Comprehensive Plan:

- The Comprehensive Plan designates this property as “High Density Multi-Family”, which is appropriate for the R-7 Multiple-Family Dwelling District classification. The proposed rezoning is therefore consistent with the Comprehensive Plan land use designation.
- The R-7 District allows for high density and intensive use of land. Land Use Policy #2 states that “Intensive developments should be limited to the downtown area, in areas where there is adequate access to public transportation and those areas which are adjacent to controlled access intersections and/or major intersections, or in conjunction with an approved redevelopment plan”. The location of the subject property is within the downtown area, in close proximity to the Arlington Heights Metra station, and the R-7 zoning classification will facilitate a high density use of land compatible to Land Use Policy #2.

Downtown Master Plan:

- One of the objectives of the Downtown Master Plan is to “Strengthen downtown’s residential base by encouraging additional residential development”. The proposed rezoning is consistent with this objective as it will facilitate a high density residential development that will strengthen the downtown residential base to a greater extent than single-family homes, which are allowed under the current R-3 zoning.
- The Downtown Master Plan calls for redevelopment of Block 425, and Recommendation #1 within the plan calls for Block 425 to be redeveloped as “mixed use on northern three-quarters of block transitioning to 4 to 6 stories on the southern quarter of block.” The proposed 5-story building is consistent with this recommendation.

Based on the compatibility of the rezoning with the Comprehensive Plan and Downtown Master Plan, the Staff Development Committee is supportive of the proposed rezoning.

Building Mass and Setbacks:

As indicated above, the location of the building on the subject property has been shifted slightly to the east in an effort to increase the separation between the structure and the single-family residential neighborhood to the west. This shift has decreased the east setback from the previously proposed distance of 10.5 feet to a distance of 6.8 feet, which allowed them to shift the building to the east. The western setback therefore

increased from 16.3 feet to 20 feet (after 8-foot Right-of-way dedication), providing more separation between the structure and single-family homes along Chestnut Avenue.

The building has been narrowed on the southern side to provide a 20-foot setback along Sigwalt Street, which now complies with the code required 20-foot setback along this elevation and eliminates the need for a setback variation. Additionally, the density of the building has been reduced from 88 units to 80 units; code allows a maximum of 53 units based on the proposed unit mix. The F.A.R. has also been reduced from the originally proposed 253% F.A.R. to a revised F.A.R. of 242%. Finally, in response to concerns over the height and bulk of the structure, the developer has proposed a recessed fifth floor, which will help to soften the mass of the building when viewed from the street. On the Sigwalt Street side, the fifth floor has been recessed 13 feet from the southern face of the building. On the Highland and Chestnut Avenue sides, the fifth floor has been recessed 10 feet. On the north side, portions of the fifth floor at the corners have been recessed 10 feet from the northern edge of the building. In total, the developer has reduced the size of the fifth floor by 21%.

As was required during the Design Commission review of the original proposal, the developer has recessed additional balconies on the north elevation of the building.

Parking and Loading:

The revised proposal includes 80 apartment units and the regulations of the R-7 District require 1.5 off-street parking spaces per dwelling unit. As such, the developer has proposed 120 parking spaces, which complies with the 1.5 spaces per unit ratio and eliminates the need for a parking variation. In addition, the developer has proposed seven new on-street parking spaces along Sigwalt Street, as well as one loading space directly in front of the building entrance. This loading space has been repositioned from the previously proposed location along Highland Avenue in order to address concerns relative to deliveries and drop-off/pick-up activities. Currently, there are five street parking spaces on Highland Avenue and none on along Sigwalt Street. The garage entrance into the proposed building would eliminate one street parking space along Highland, which results in a net increase of six on-street parking spaces when considering the seven spaces proposed along Sigwalt Street.

A total of 120 parking spaces are proposed within the basement and first floor garage levels. Of these spaces, 32 are tandem and 88 are standard parking spaces. The length of the parking spaces has been extended to provide the full 18-foot depth as required by code, which eliminates the need for one of the previously requested variations. Due to the constrained nature of interior parking garages, a variation is still required to allow a drive aisle width of 20 feet where code requires a 24-foot wide drive aisle.

Variations:

As previously indicated, a number of variations are still required to allow for the proposed development, which are indicated on **Exhibit I**. Staff is supportive of these variations as they are similar to the previously discussed variations from September of 2017 and some of them have been reduced in extent. No new variations have been requested. The petitioner shall clarify the building height as the plans indicate a height of 63'8" whereas the narrative states 62 feet.

Neighborhood Meeting:

On December 20th, 2017, the developer hosted a neighborhood meeting for the surrounding property owners in an effort to outline the proposed changes to the plans. A summary of this meeting has been included in the packet to the Conceptual Plan Review Committee.

Design Commission:

The petitioner appeared before the Design Commission on January 9, 2018. The Design Commission voted 3-2 to recommend denial. In general, they approved of the aesthetics of the building, however, they felt that the building did not meet the Design Guideline criteria for “Harmony and Compatibility” [relative to neighboring structures] and “Conformance to Ordinances and Comprehensive Plan”.

Impact on School Districts

The issue of how this development would impact the local schools was discussed during the public process for the previous proposal. Staff contacted SD #25 who provided data on number of children attending SD 25 and SD 214. Based on prior studies by the SD #25 demographer, it is estimated that this development would generate the following number of students: Elementary 2.6 students; Middle School 2.6 students; High School 2.6 students.

RECOMMENDATION

The Staff Development Committee reviewed the proposed rezoning to the R-7 District, PUD, Plat of Subdivision to consolidate the lots, and the variations as indicated in Exhibit I, and is supportive of the project subject to the following conditions:

1. Overhead utilities along the Sigwalt Street east of Highland Avenue and west of Chestnut Avenue shall be buried unless Commonwealth Edison and the Village deems that it is not feasible, in which case the overhead utilities will need to be relocated to the south side of Sigwalt Street.
2. Move-in/move-out operations shall be restricted to between 7:00 AM - 6:00 PM on Monday through Friday and 9:00 AM - 4:00 PM on Saturday and Sunday.
3. Residential units are approved as rental apartments. Converting residential units to condominiums shall require an amendment to the Planned Unit Development.
4. The petitioner shall provide a final construction schedule/phasing plan, including detailed information on street closures, at time of building permit for review and approval by staff.
5. The Petitioner shall comply with the August 15, 2017, motion of the Housing Commission. Petitioner to provide \$25,000 per unit fee in lieu of the providing the 12 affordable housing units for a total of \$300,000, to be paid at the time of building permit.
6. School, Park, and Library contributions shall be required per Village Code prior to the issuance of a building permit.
7. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
8. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

January 19, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1617

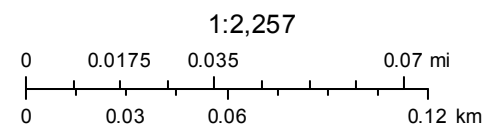
Exhibit I – Required Variations

1. Chapter 28, Section 5.1-7.3, Minimum Area for Zoning District, to allow the R-7 District to be approx. 1.39 acres where code requires a minimum of 2 acres for the R-7 District.
2. Chapter 28, Section 5.1-7.4, Minimum Lot Size, to allow a 39,587 sq. ft. lot where code requires a minimum of 61,500 sq. ft. in lot size.
3. Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (east side) of 6.8' where code requires a 49' setback.
4. Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (west side) of 20' where code requires a 49' setback.
5. Chapter 28, Section 5.1-7.6, Required Side Yard, to allow a side yard setback of 5' where code requires a 39' setback.
6. Chapter 28, Section 5.1-7.7, Maximum Building Lot Coverage, to allow 72% building lot coverage where code allows a maximum 45% building lot coverage.
7. A variation to the maximum allowable building height to increase the maximum allowable building height from 60' to 63'-8".
8. Chapter 28, Section 5.1-7.13, Maximum Floor Area Ratio, to allow 242% F.A.R. where code limits maximum F.A.R. to 200%.
9. Chapter 28, Section 11.7(a), Loading Requirements, to waive the requirement for one off-street loading space.
10. Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow certain balcony's to project 5.3' into the required front, exterior side, and side yards.
11. Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow a transformer within the required front yard setback where code requires all transformers to be located outside of all setback areas.
12. Chapter 28, Section 11.2-8, to allow certain drive aisles to be no less than 20' wide where code requires a minimum drive aisle width of 24'.

Aerial - PC 17-008: Sigwalt Apartments



September 21, 2017





December 22, 2017

Michael Porto
CA Ventures
130 E. Randolph Street
Suite 2100
Chicago, IL 60601

Re: 45 S. Chestnut – Neighborhood Meeting Summary

Dear Sam,

The following is a summary of the neighborhood meeting that was held at 7:00pm on December 20, 2017 in the Theater Room at the Arlington Ale House. Per the Village's requirements, all residents within 250' of the property received letters inviting them to the neighborhood meeting. In addition, additional invitations extended to the west, south and east of the property to encourage more owners of the single-family homes to attend. In all, 185 letters were sent.

General Information

- Around 40 residents were in attendance for the neighborhood meeting. The meeting started promptly at 7:00pm and ran until approximately 9:00pm.
- Michael Porto (CA Ventures), Matt Katsaros (CA Ventures), Mark Hopkins (HKM Architects) and Eden Richards (HKM Architects) were all in attendance representing the petitioner.
- CA Ventures gave a quick overview of the purpose of the meeting. CA Ventures gave a quick overview of the project, including how a previous version of the project that started in June, 2017 was denied by the Village Board in October, 2017. CA ventures explained that significant revisions were made to the proposal and that the project appeared for early review with the Village Board on December 4, 2017. Attendees were made aware that CA Ventures plans to continue forward with the project but understands that the approval process is starting over.
- Mark Hopkins gave a 20-minute presentation that outlined the entire project since there may have been some attendees that may have been seeing the project for the first time. After the general overview, Mark Hopkins focused on explaining the specific revisions that

were made to the project since the last time the project was seen by the public. This included the revised density, parking ratio, street parking and massing of the building.

- After the presentation from CA Ventures and HKM, the meeting was opened to Q&A from the residents.

The following topics have been grouped together and summarized based on the questions and concerns of the residents.

Meeting Notifications & Timing

- Some residents were upset with the timing and schedule of the neighborhood meeting. They felt the meeting invitation letters were received without enough notice. There were also concerns about having the meeting 5 days before Christmas.
 - The petitioner noted that letters were postmarked on Tuesday, December 12th. The petitioner also noted that the date of the meeting was set on a week where schools are still in session and occurred only 2 days after a Village Board meeting so they felt that the timing of the meeting was appropriate.
- A few residents claimed to have never received an invitation to the meeting and felt that the petitioner was trying to limit the invitations.
 - The petitioner noted that the Village requires all properties within 250' of the property line on all sides of the property be invited to the meeting. In this case, the petitioner explained that they went above and beyond the required boundaries to invite more than double the invitations that were sent out during the first neighborhood meeting in August 2017. Attached is an aerial image of the neighborhood showing the required distance highlighted in yellow. The area in light blue represents the residents that were sent letters. A spreadsheet of names, addresses, and PINs of all residents that were sent a letter can be provided by the petitioner upon request.

Building Parking

- One resident pointed out that there were only 119 parking spaces shown on the drawings
 - The petitioner stated that they will recount to confirm that there are indeed 120 parking spaces shown.
- A resident asked how the tandem parking spaces would work based on comments from the Village Board in previous meetings.
 - The petitioner commented that this was discussed in the early review meeting on December 4th and that since 45 units are either 2 or 3 bedroom units, the tandem spaces would be dedicated to those units with 2 cars.

- A resident asked if the turning radii for vehicles within the garage has been checked.

Street Parking

- There were several residents who were pleased with the additional street parking along Sigwalt St that results in a net gain of 6 spaces from the existing conditions.
- One resident was concerned with the loading zone being placed on Sigwalt. The concern was based on the disruption of traffic along Sigwalt and the visual appearance of trucks parked in front of the building.
 - The petitioner commented that the original proposal had the loading zone along Highland but due to other neighbor comments, as well as comments from commissioners and the Trustees, it was decided that moving the loading zone to Sigwalt was a much better option logistically.

Traffic

- Residents were concerned about what sort of impact the proposed development would have on the traffic in the area.
 - The intersection of Highland and Sigwalt is of specific concern because parking is allowed on Sigwalt, just east of Highland. With cars parked on the street, it becomes a blind intersection trying to turn out on to Sigwalt. The petitioner recommends that the Village looks into this issue more and offer a solution to the residents, outside of this development.

Exterior Appearance

- There were several residents that spoke out in support of the proposed design and thought that the 5th floor setback was a good attempt to reduce the massing.
- One resident agreed that the exterior material changes helped to soften the feel of the building.
- One resident asked what material would be provided at the roof level next to the 5th floor balconies. Now that the 5th floor units are recessed, would those residents be looking on to a standard roof membrane?
 - The petitioner responded saying that they are still looking in to options for this.
- There were several residents that had concerns regarding the appearance of the building. The concerns are listed below.
 - A lot of residences in the surrounding neighborhood are over 100 years old. There are concerns that the proposed solution does not contextually fit with those older residences.

- o Even though the 2007 Downtown Master Plan calls for a 4-6 story building on this site, residents feel that the neighborhood has changed and don't feel that the proposed development is a good transition between residences and the downtown. The development team stated that the Planning and Community Development Department's published goals for 2017 includes encouraging development of Block 425
- o Residents are concerned that the building is too tall compared to the surrounding buildings and does not address the neighborhood.

Variances

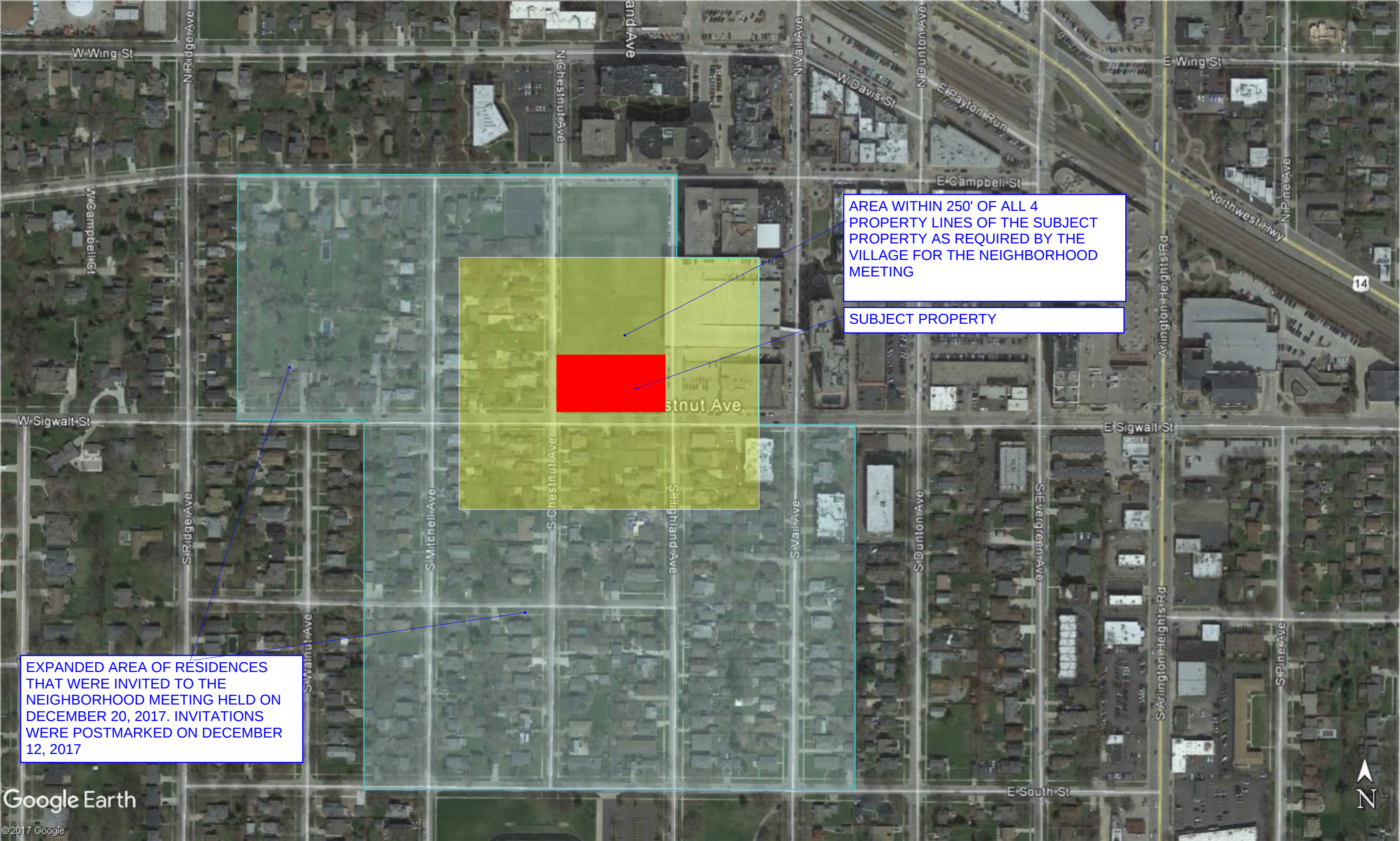
- Residents were concerned that the development team is pursuing too many variances with the Plan Commission submittal and wish that the petitioner would propose a project that fits in to what is stated in the municipal code.
- A resident asked if there was a 1-year waiting period for any denied variance before it can be requested again.

The topics listed above represent a summary of the major items discussed between the development team and residents at the neighborhood meeting on December 20, 2017.

Regards,



Michael Porto – CA Ventures
Project Manager



AREA WITHIN 250' OF ALL 4
PROPERTY LINES OF THE SUBJECT
PROPERTY AS REQUIRED BY THE
VILLAGE FOR THE NEIGHBORHOOD
MEETING

SUBJECT PROPERTY

EXPANDED AREA OF RESIDENCES
THAT WERE INVITED TO THE
NEIGHBORHOOD MEETING HELD ON
DECEMBER 20, 2017. INVITATIONS
WERE POSTMARKED ON DECEMBER
12, 2017





December 11, 2017

Village of Arlington Heights
Department of Planning & Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: 45 S. Chestnut – Project Description

Dear Plan Commission,

CA Ventures/CA Residential is proposing a new multi-family residential project to be located on the property along Sigwalt Street between Highland Avenue and Chestnut Avenue. The entire block is currently vacant but this proposed project would be located at the southern portion of the site.

A previous version of this project was presented to the Village Board on October 16, 2017, which resulted in a denial. Most of the concerns that the Village Board had related to density, parking, loading, traffic, mass and scale. Since that meeting, the project has undergone significant revisions to address these concerns.

Part of the new development will include rezoning the property from R3 to R-7 multiple family, Planned Unit Development, which is consistent with the Village's Comprehensive Plan. The Comprehensive Plan designated the site as High Density Multi Family.

The development now includes 80 rental apartments in a 5-story building with a basement. The basement will include parking, storage, mechanical and electrical spaces. The first floor will include parking, residential units and the lobby/public spaces. The second floor is a mix of residential units and amenity spaces such as a community room, fitness room and an outdoor roof deck. The third, fourth and fifth floor are all residential units.

The design of the building is contemporary and will mesh with both the residential neighborhood and the feel of the mixed-use downtown area. The exterior materials of the building include a mix of utility size face brick, cast stone and fiber cement siding. The Village Board had concerns with the previous submittal regarding the mass of the building as it relates to the surrounding neighborhood.

The new proposal includes a 10-foot setback of the 5th floor on the east and west elevations. In addition, the 5th floor is now partially set back 10 feet along the north elevation and 13 feet along the south elevation.

Sustainability is also an important aspect of this project and multiple elements have been incorporated into the design of both the site and building. Due to the location of the site, the project will have a very pedestrian-focused approach. The first floor units will have patios facing the street, which will help to activate the street levels and engage the community. In addition to the patios, landscaped planters and bicycle racks near the main entrance will help to accommodate pedestrians, especially along Sigwalt. The entire site will be designed with low maintenance and drought-tolerant landscape elements, helping to reduce water consumption.

The building itself will also incorporate several sustainable elements. The HVAC system will be a high-efficiency system and LED lighting will be implemented on both the exterior and interior. Plumbing fixtures will be high efficiency/low-flow to help reduce water consumption. In addition, the design team is still considering potential sustainable options such as adding a car charging station and purchasing Energy Star rated appliances.

120 parking spaces will be provided in the basement and first floor parking areas. This equates to a 1.50 ratio of parking stalls per unit, which meets the Village's Municipal Code. In terms of street parking, 4 of the 5 existing parking spaces along Highland Ave will remain. In addition, 7 more parking spaces and a loading zone will be provided along Sigwalt St intended to be used for both guest parking and general public parking.

The height of the building to the roof deck line is 62 feet, which slightly exceeds the R-7 height limit of 60 feet. The U-shaped nature of the floor plan allows the second-floor roof deck to be formed along the south façade of the building. This helps to reduce the overall massing of the building along the major elevation on Sigwalt street. As previously mentioned, the new proposal includes setbacks of the 5th floor on all 4 sides of the building to reduce the bulk of the building.

In response to the Village's Affordable Housing Policy, CA Ventures/CA Residential has gotten approval from the Housing Commission to contribute \$25,000 per required affordable unit towards the Village's affordable housing trust. This equates to \$300,000 total.

There are several variations that we are seeking for this development. Please refer to the separate Justification for Variation letter for further detail.

Throughout this entire process, the project is intended to be sensitive to the concerns of the neighborhood while still maintaining the goals that the Village has identified for this site. The revisions that have been made address the major concerns that the Village Board had relating to parking, density, traffic, mass and scale.

We are very excited about the new version of this project and look forward to working with the Village throughout this entire process.

Regards,

A handwritten signature in dark ink, appearing to read 'M. Porto', with a long horizontal flourish extending to the right.

Michael Porto
Project Manager
CA Ventures

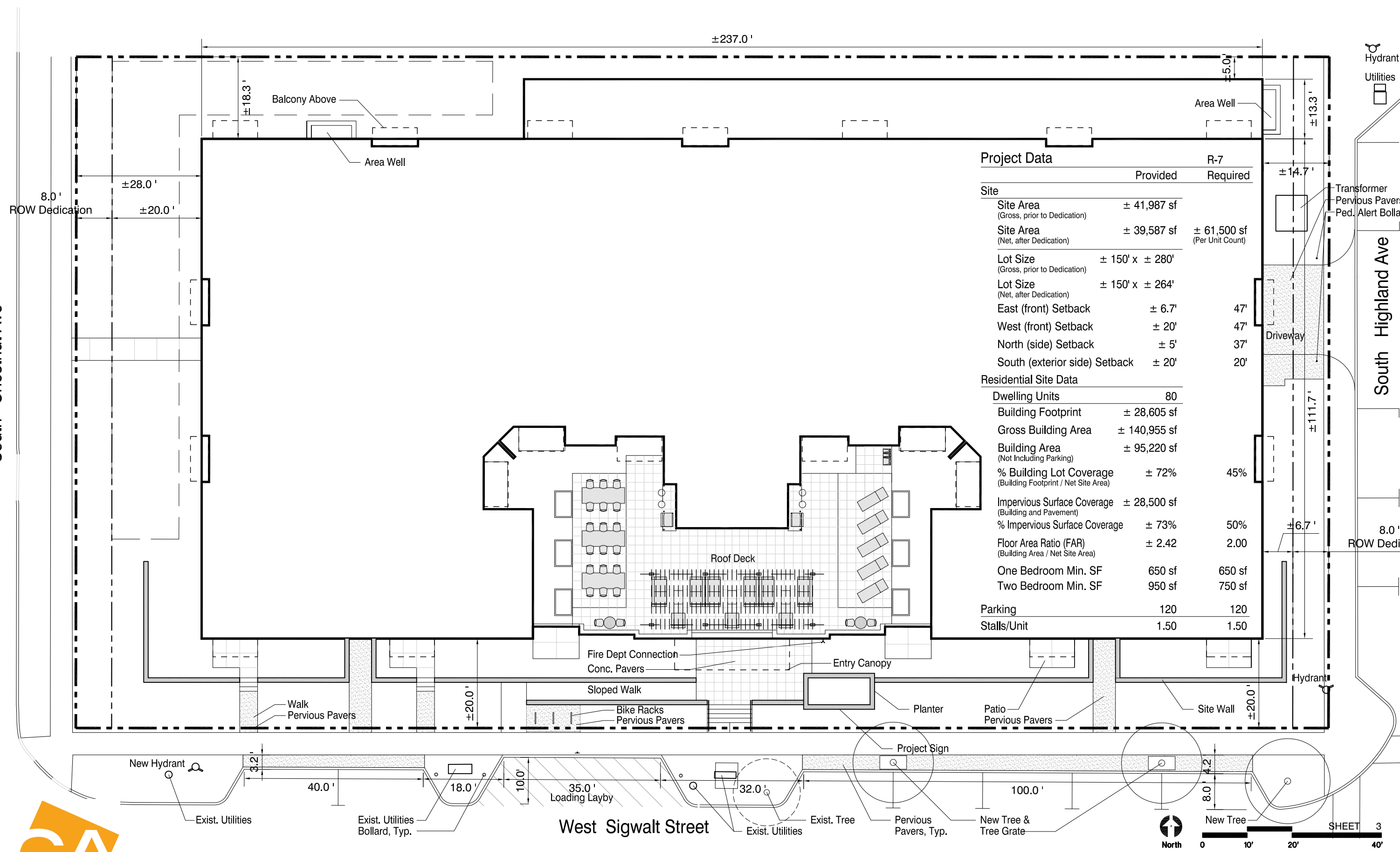
South Chestnut Ave

Hydrant
Utilities

South Highland Ave

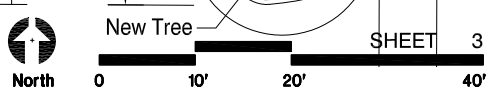
8.0' ROW Dedication

Project Data		R-7
	Provided	Required
Site		
Site Area (Gross, prior to Dedication)	± 41,987 sf	
Site Area (Net, after Dedication)	± 39,587 sf	± 61,500 sf (Per Unit Count)
Lot Size (Gross, prior to Dedication)	± 150' x ± 280'	
Lot Size (Net, after Dedication)	± 150' x ± 264'	
East (front) Setback	± 6.7'	47'
West (front) Setback	± 20'	47'
North (side) Setback	± 5'	37'
South (exterior side) Setback	± 20'	20'
Residential Site Data		
Dwelling Units	80	
Building Footprint	± 28,605 sf	
Gross Building Area	± 140,955 sf	
Building Area (Not Including Parking)	± 95,220 sf	
% Building Lot Coverage (Building Footprint / Net Site Area)	± 72%	45%
Impervious Surface Coverage (Building and Pavement)	± 28,500 sf	
% Impervious Surface Coverage	± 73%	50%
Floor Area Ratio (FAR) (Building Area / Net Site Area)	± 2.42	2.00
One Bedroom Min. SF	650 sf	650 sf
Two Bedroom Min. SF	950 sf	750 sf
Parking	120	120
Stalls/Unit	1.50	1.50



Sigwalt Apartments
Arlington Heights, IL

Site Plan



43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 16031 © 2017
December 11, 2017
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Sigwalt Apartments
Arlington Heights, IL

South West Sigwalt

SHEET 5a

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December 11, 2017



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Arlington Heights, IL

South East Sigwalt

SHEET 5b

43 South Vail Avenue
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December 11, 2017



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Sigwalt Apartments
Arlington Heights, IL

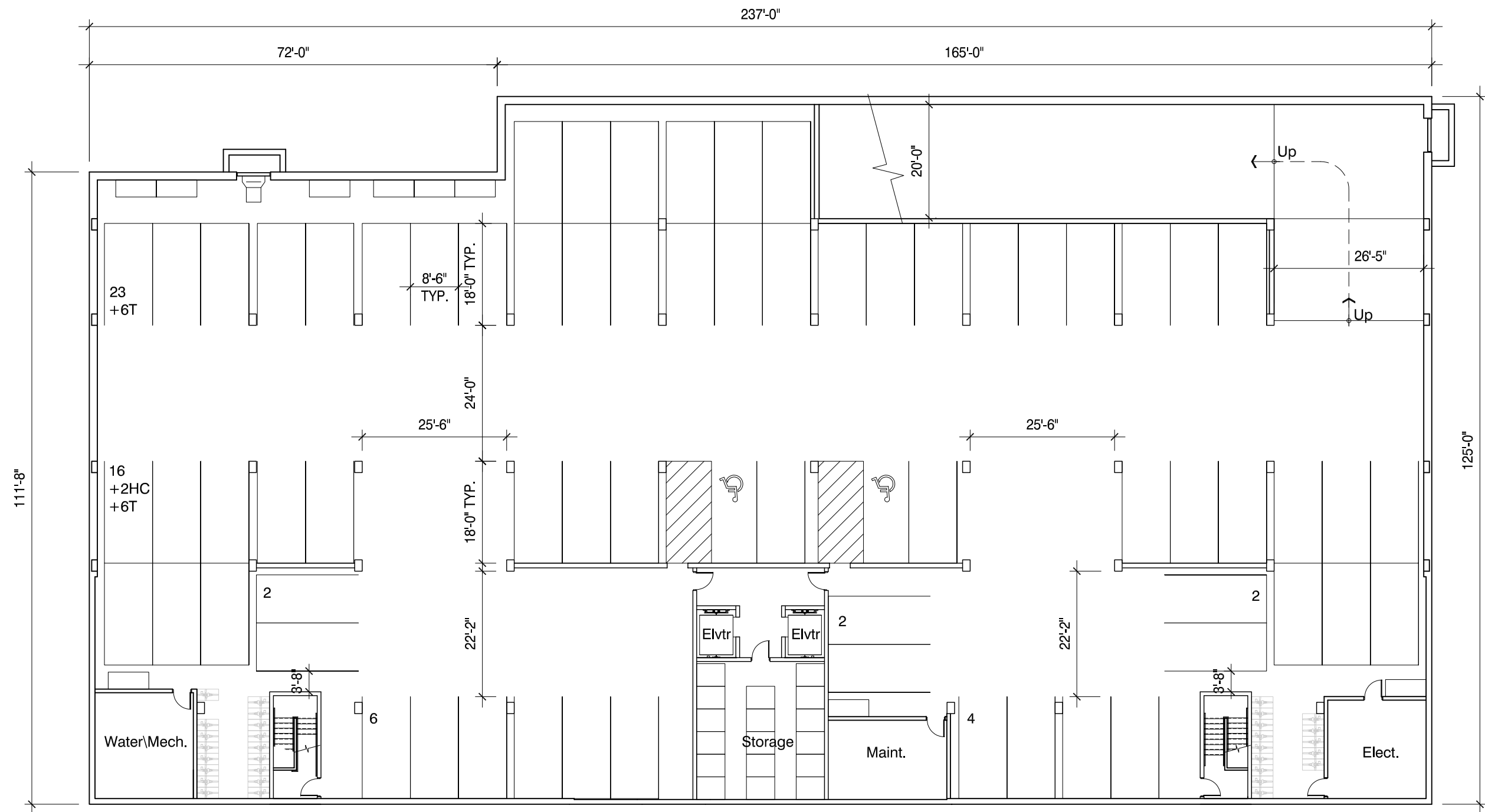
Entry

SHEET 5c

43 South Vail Avenue
Arlington Heights, Illinois 60005
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Basement Plan



Sigwalt Apartments
Arlington Heights, IL



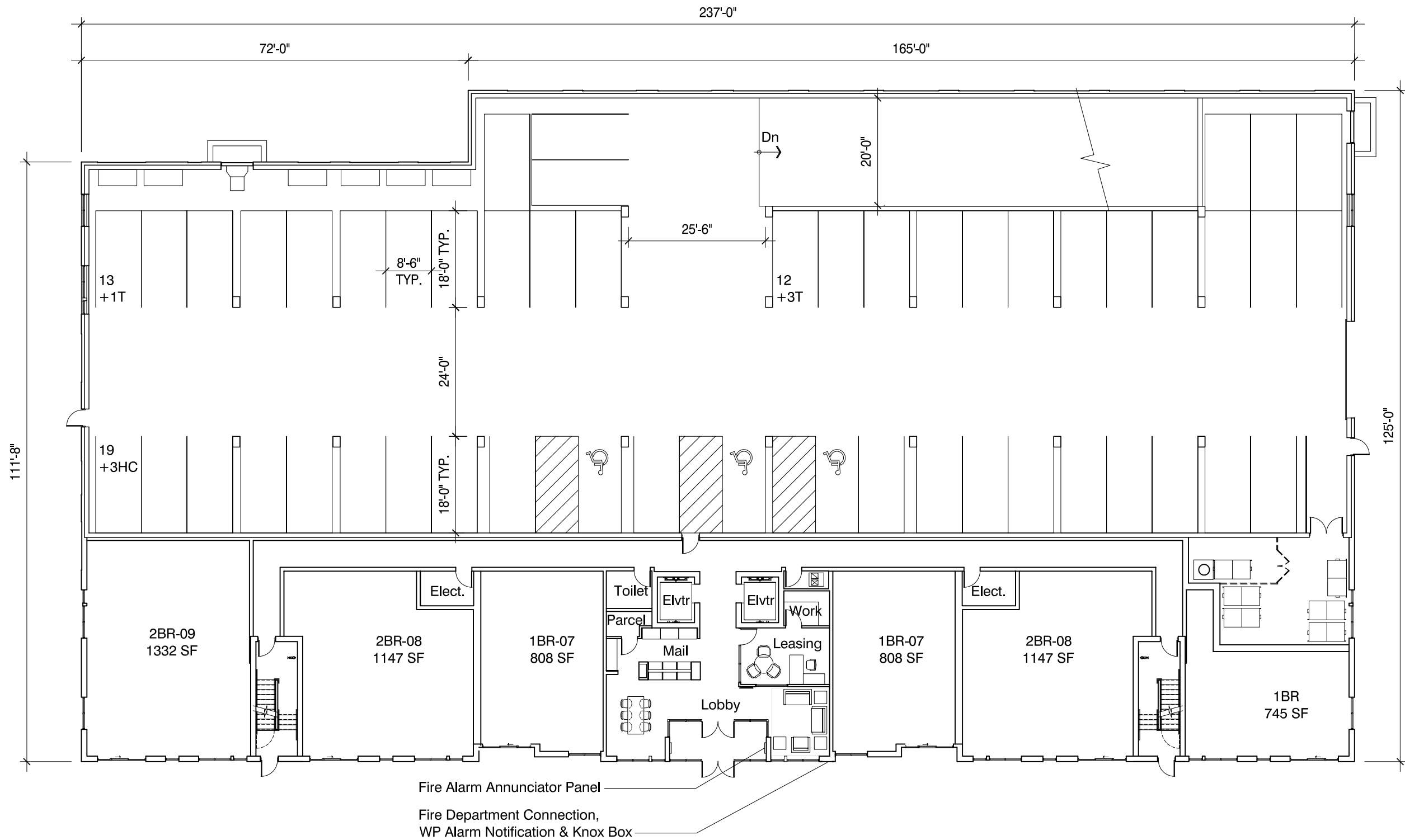
0 10' 20' 40' SHEET 12

43 South Vail Avenue
Arlington Heights, Illinois 60005
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December 11, 2017

HKW

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First Floor Plan



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Arlington Heights, IL

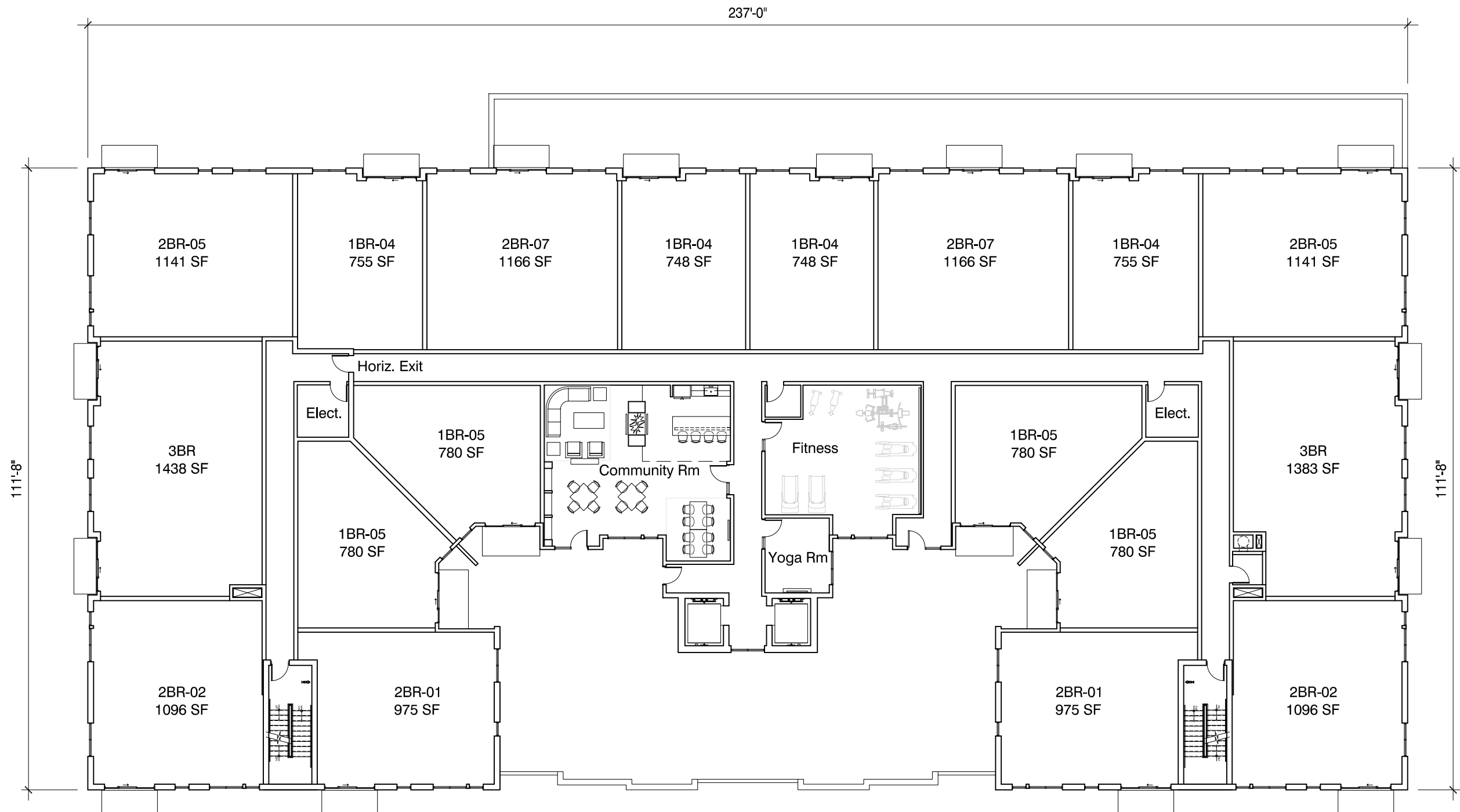


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SHEET 13



Sigwalt Apartments
Arlington Heights, IL

Second Floor Plan



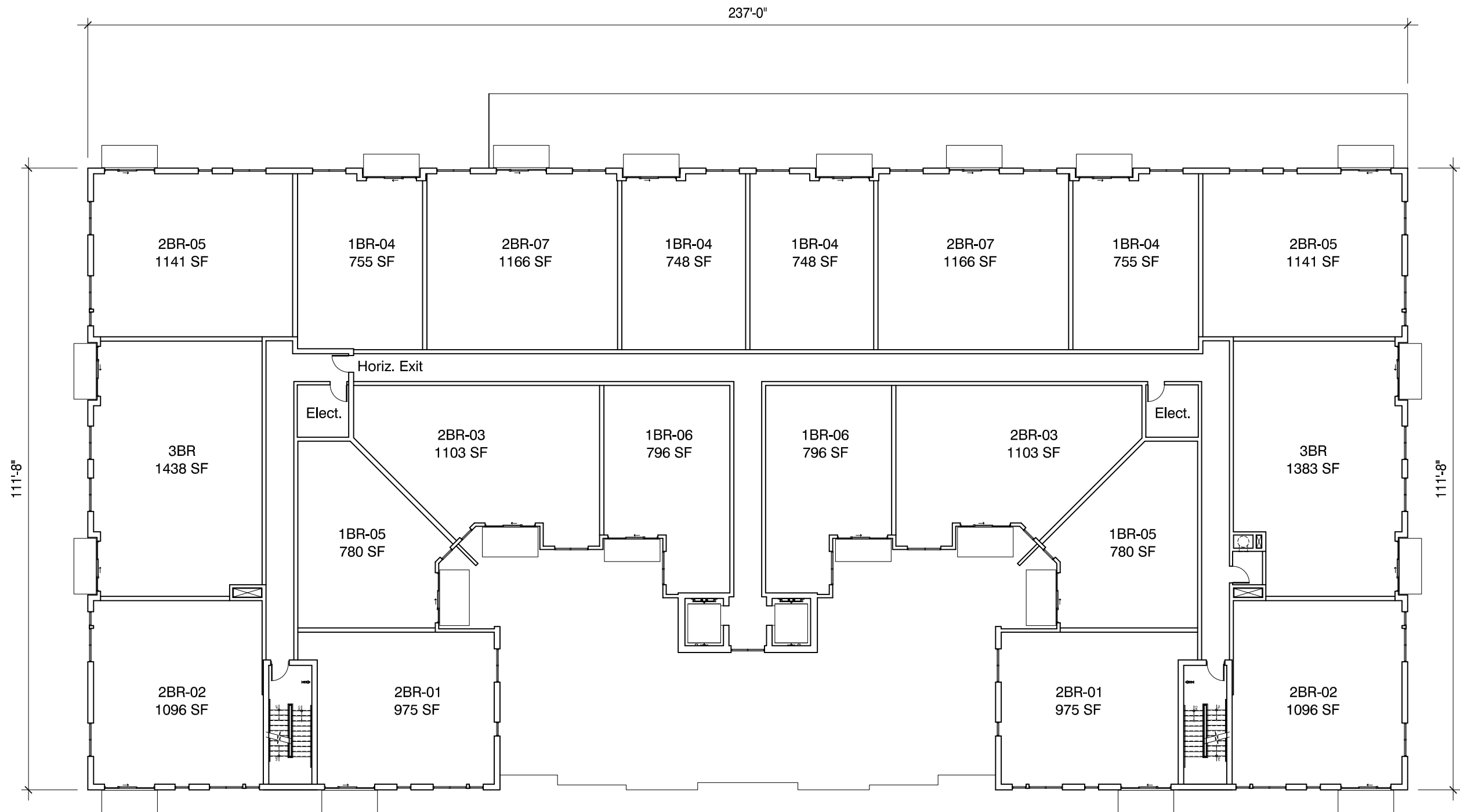
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SHEET 14

43 South Vail Avenue
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Sigwalt Apartments
Arlington Heights, IL

Third Floor Plan



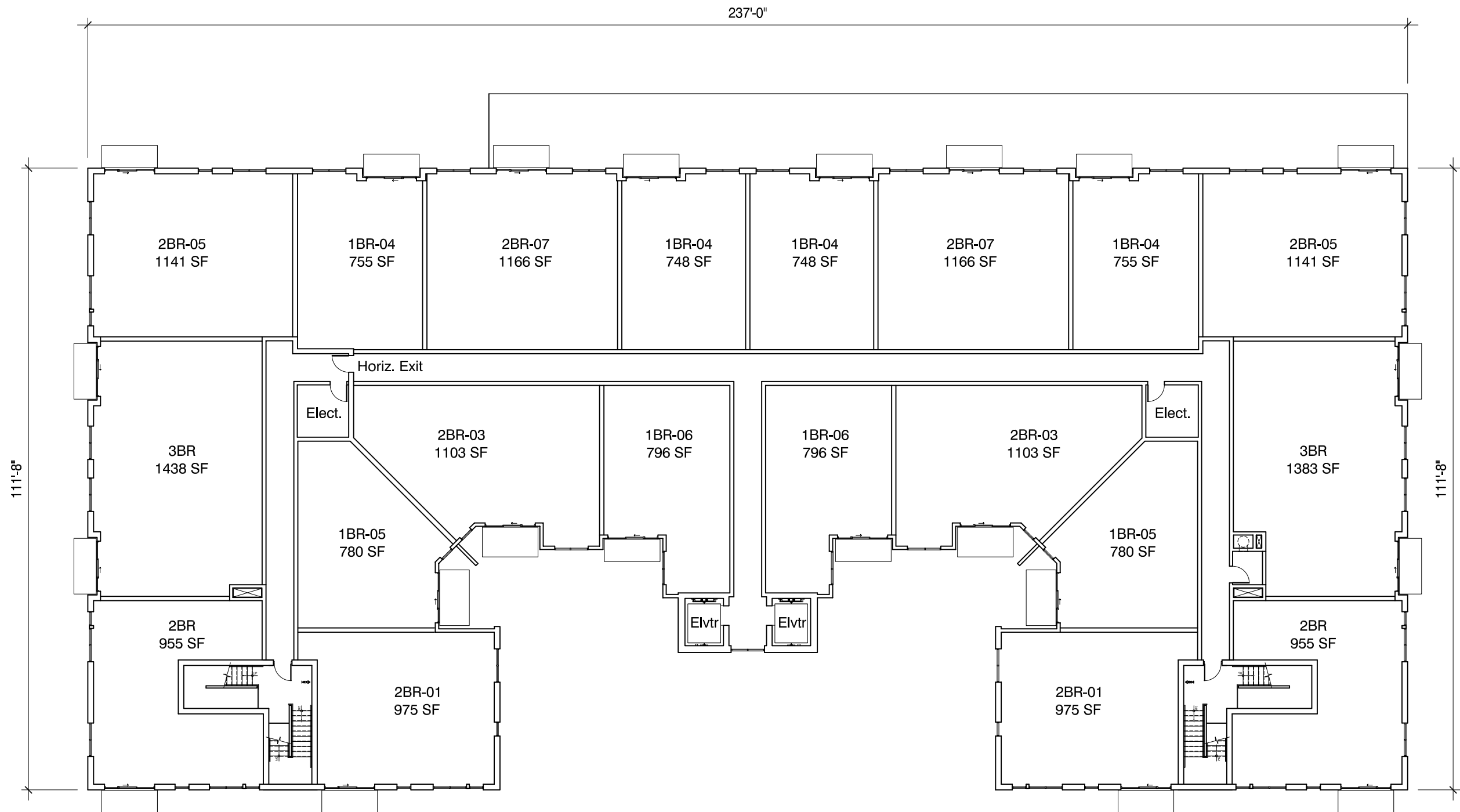
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SHEET 15

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Sigwalt Apartments
Arlington Heights, IL

Fourth Floor Plan



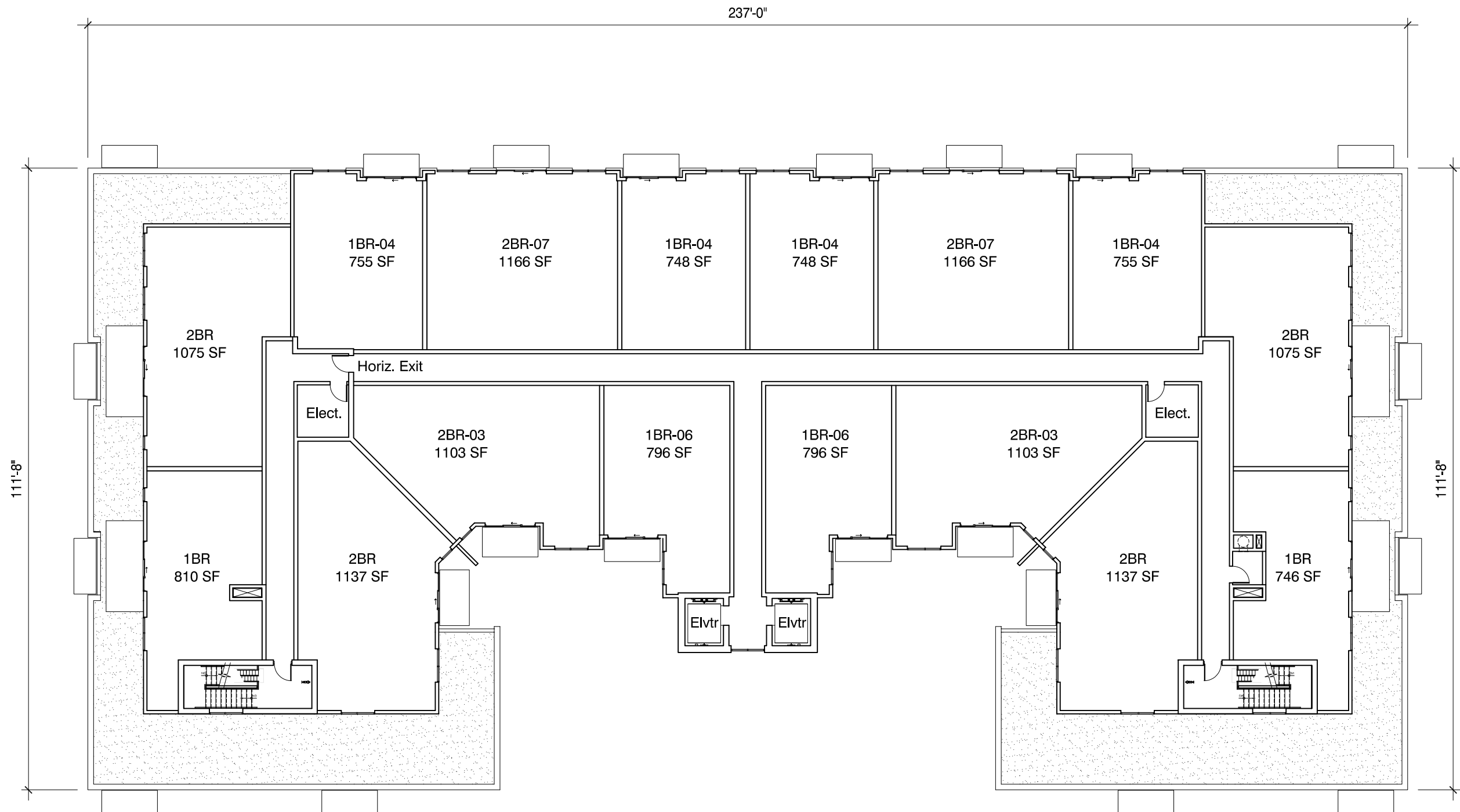
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SHEET 15a



Fifth Floor Plan



Sigwalt Apartments
Arlington Heights, IL



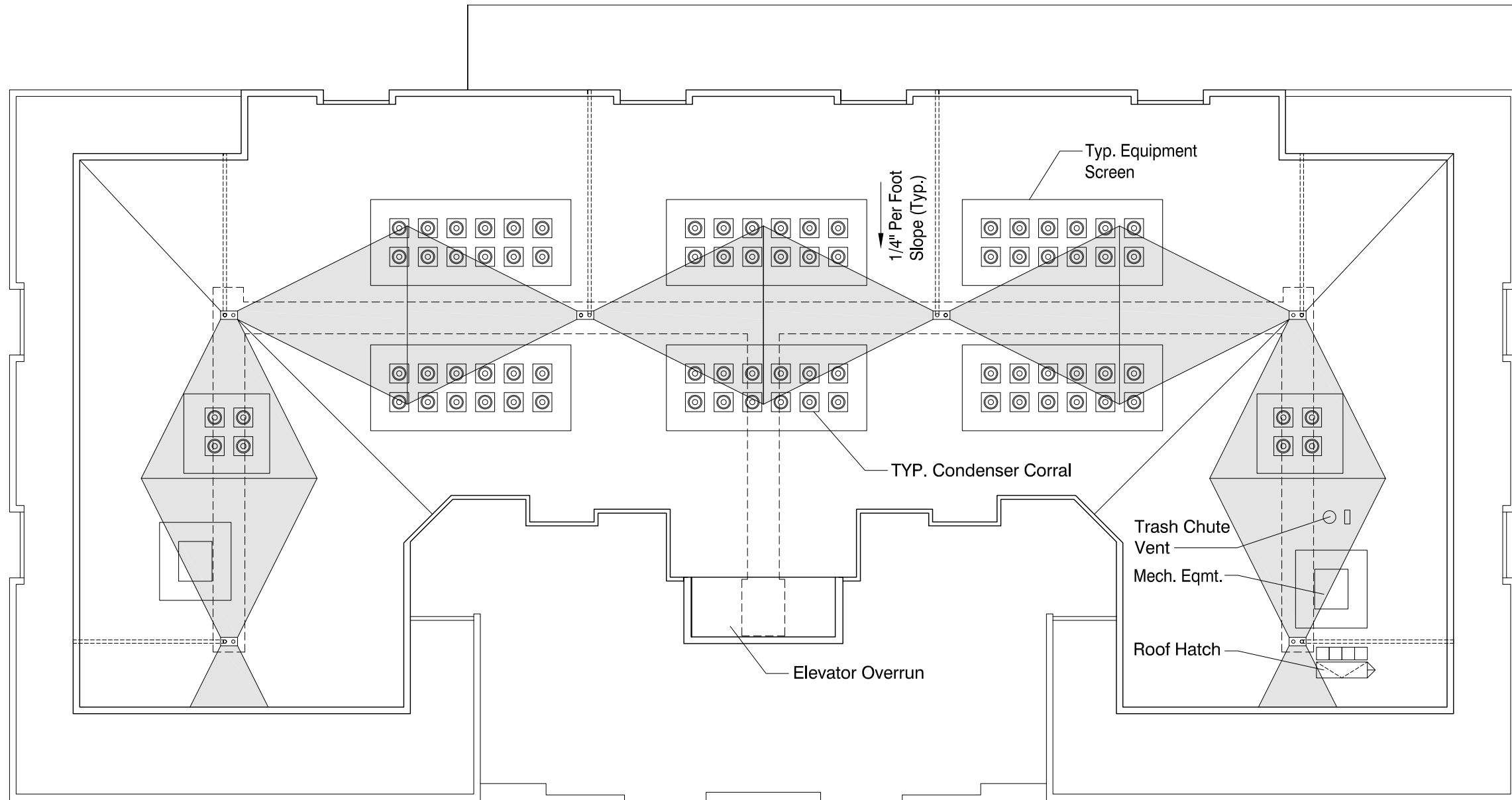
0 10' 20' 40'

SHEET 15b

43 South Vail Avenue
Arlington Heights, Illinois 60005
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Roof Plan



Sigwalt Apartments
Arlington Heights, IL



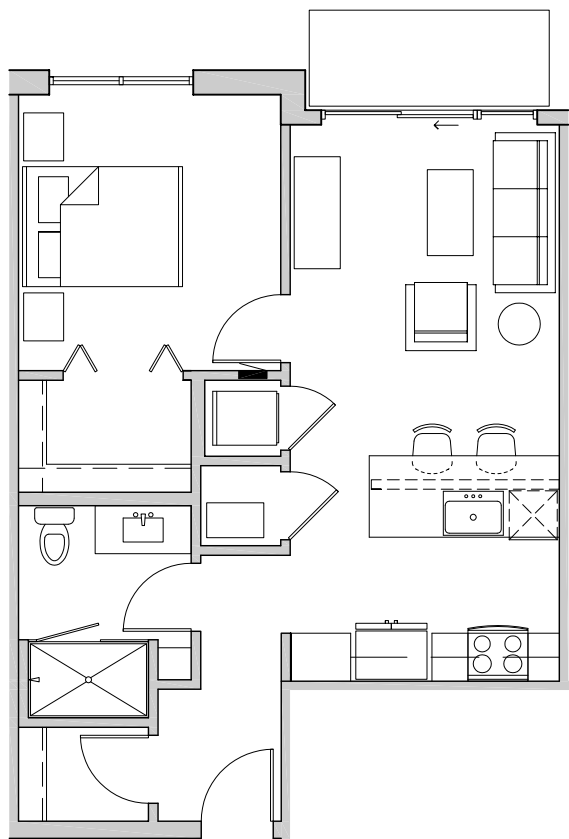
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SHEET 16

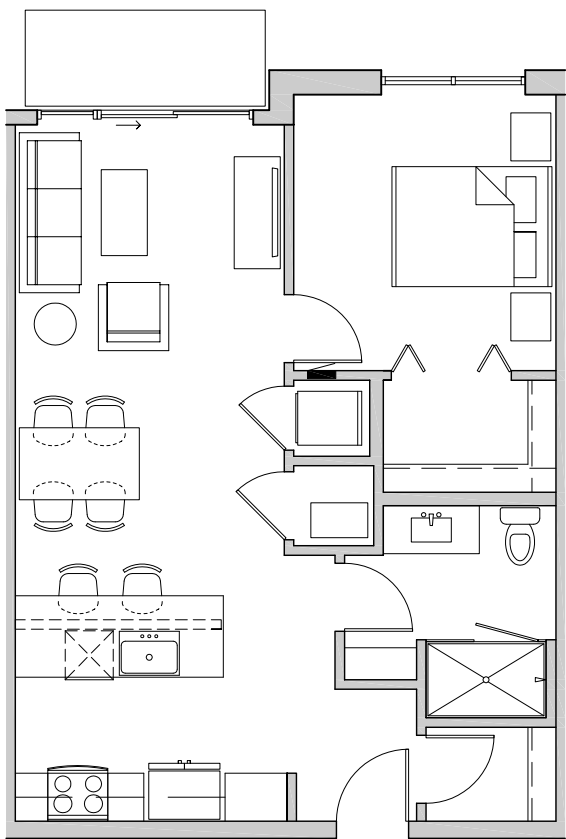
43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 16031 © 2017



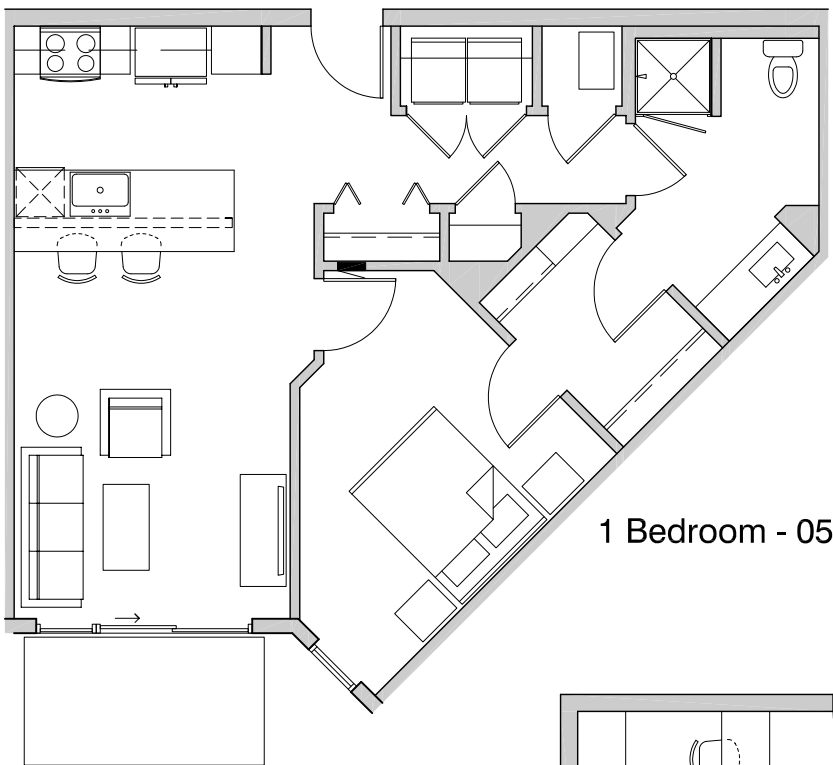
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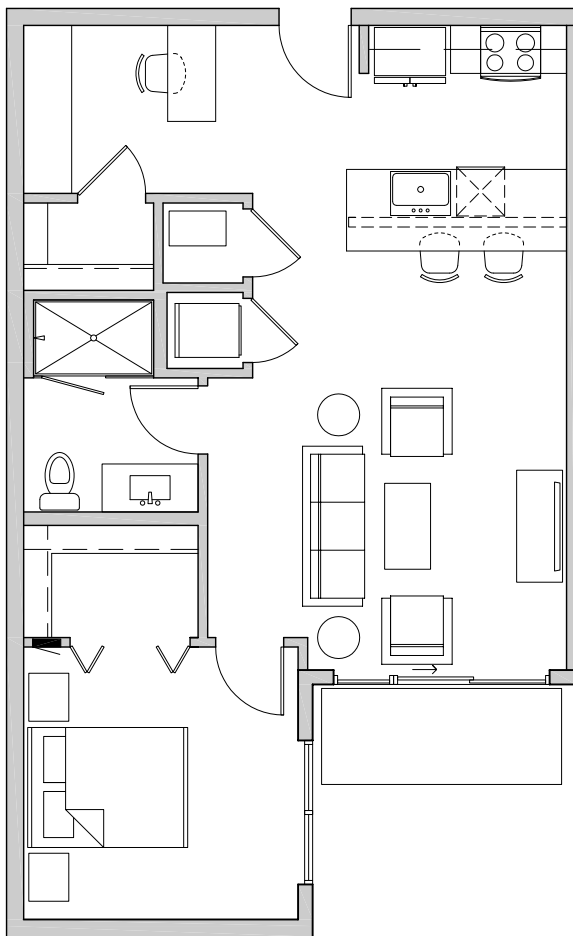
1 Bedroom - 01



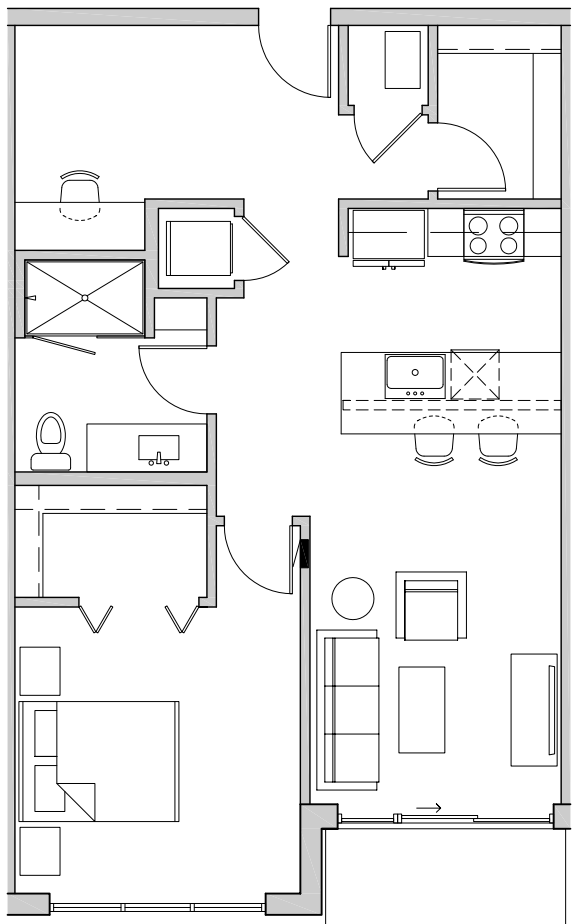
1 Bedroom - 03 (02 & 04 sim.)



1 Bedroom - 05



1 Bedroom - 06

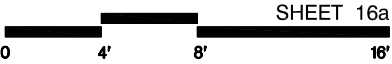


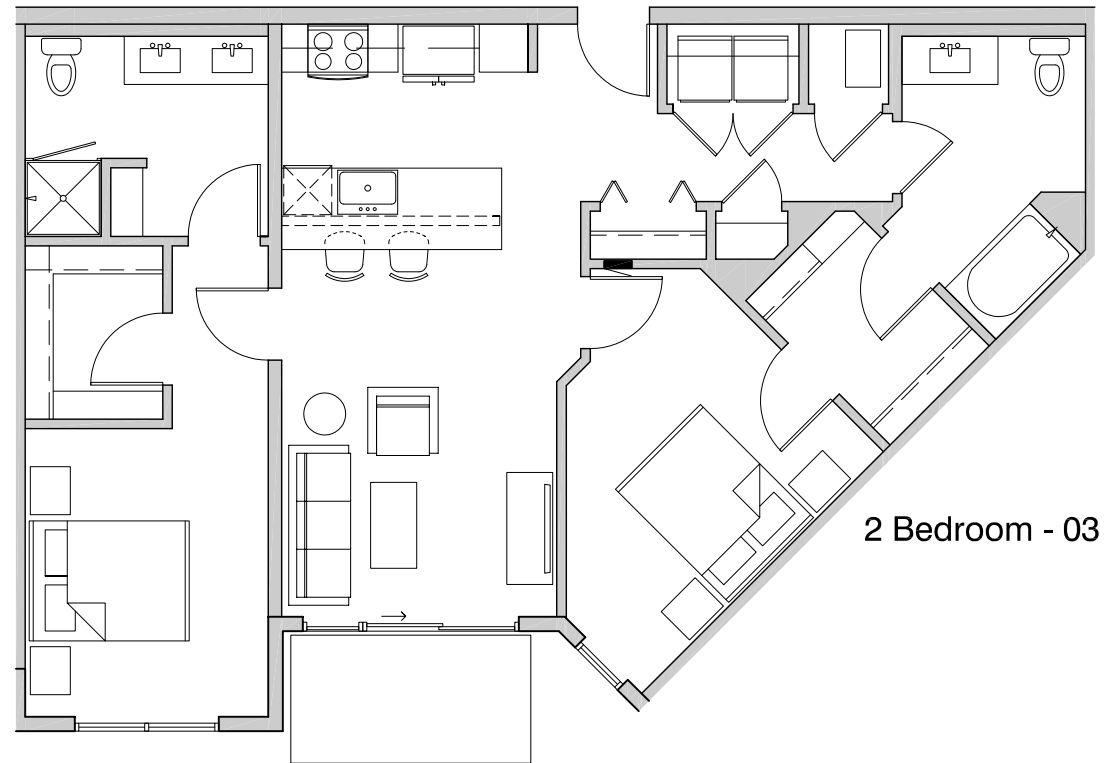
1 Bedroom - 07



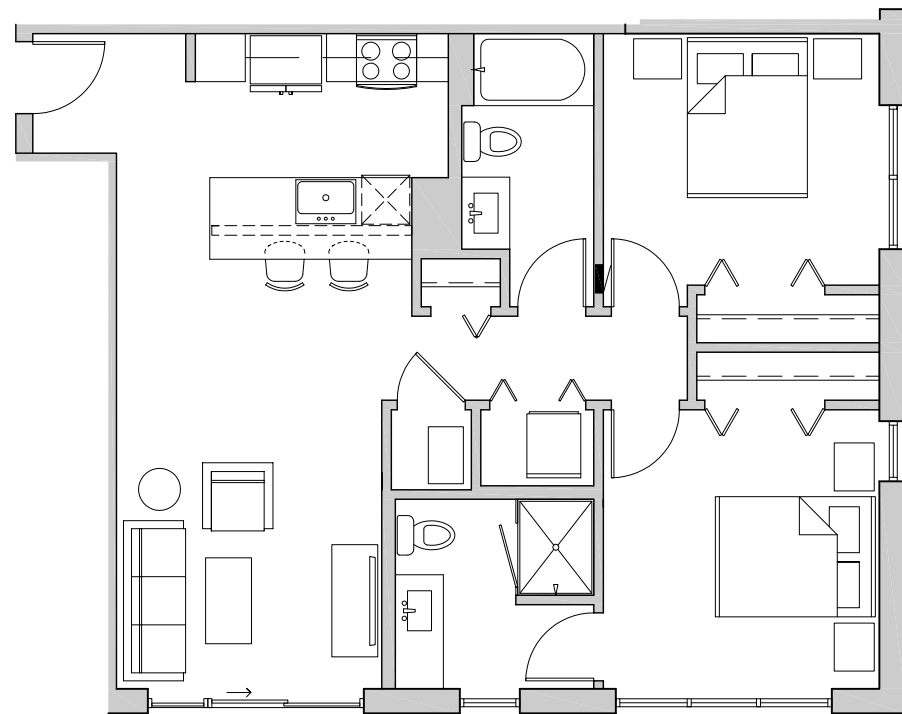
Sigwalt Apartments
Arlington Heights, IL

Conceptual Unit Plans

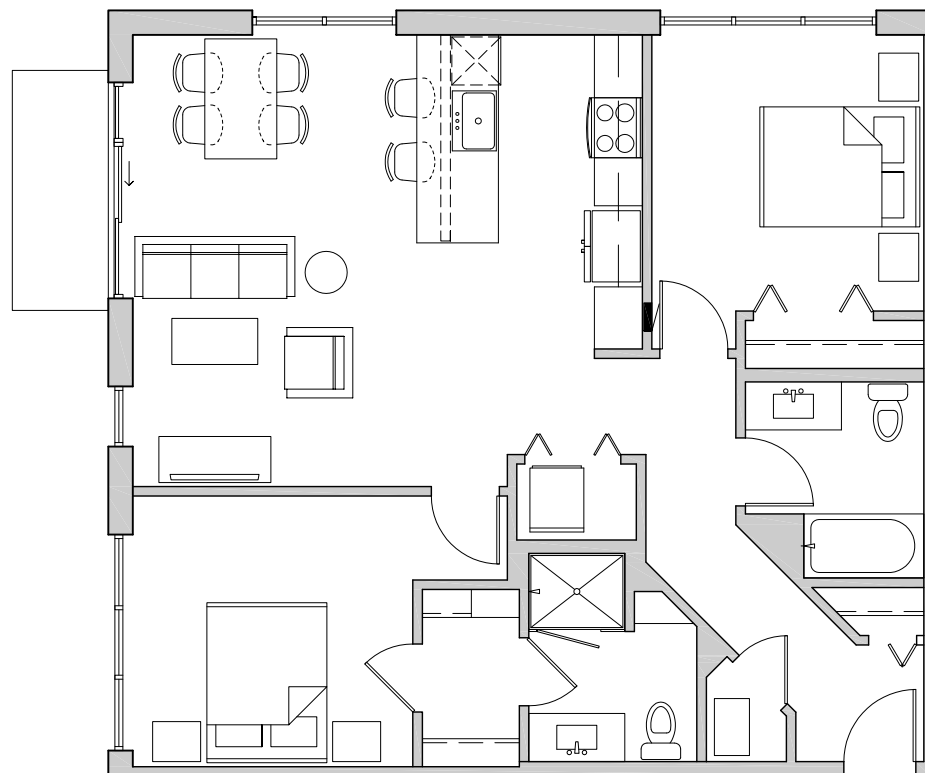




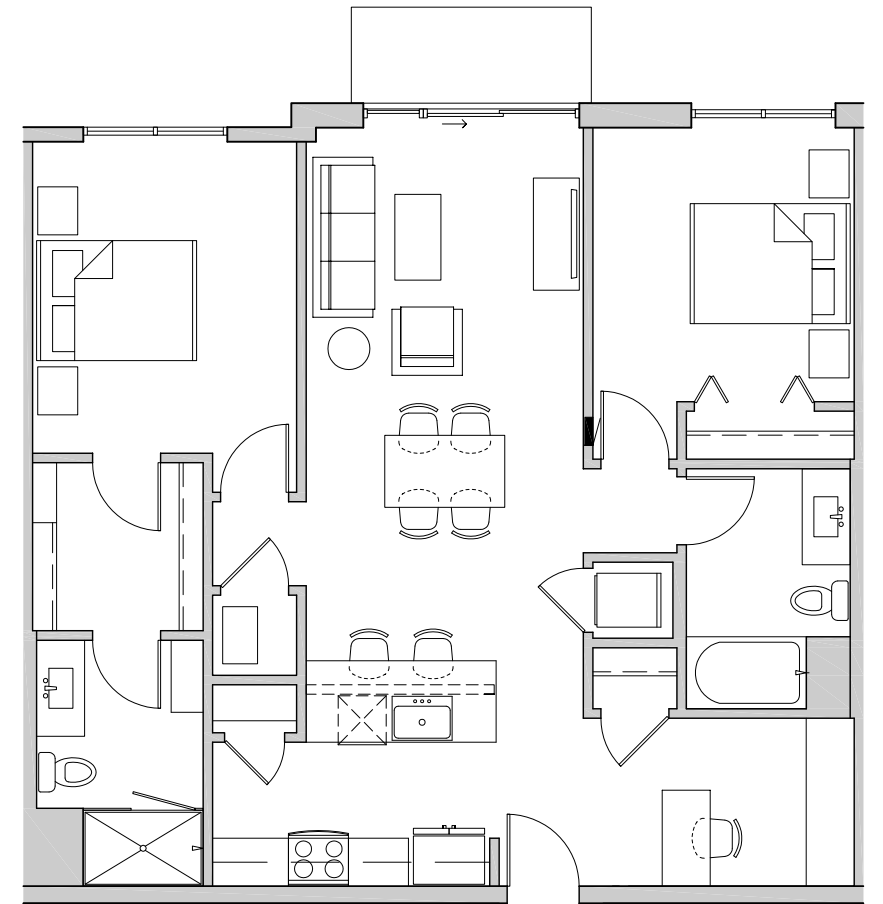
2 Bedroom - 03



2 Bedroom - 01



2 Bedroom - 02 (05 sim.)



2 Bedroom - 04 (07 sim.)



Sigwalt Apartments
Arlington Heights, IL

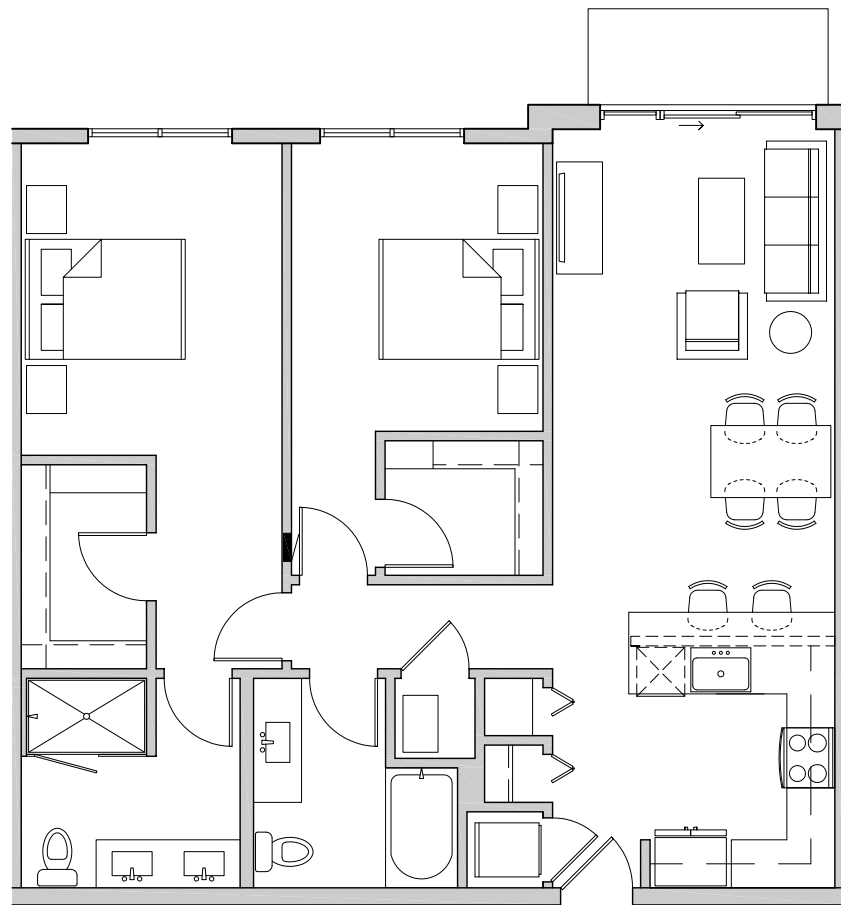
Conceptual Unit Plans

SHEET 16b
0 4' 8' 16'

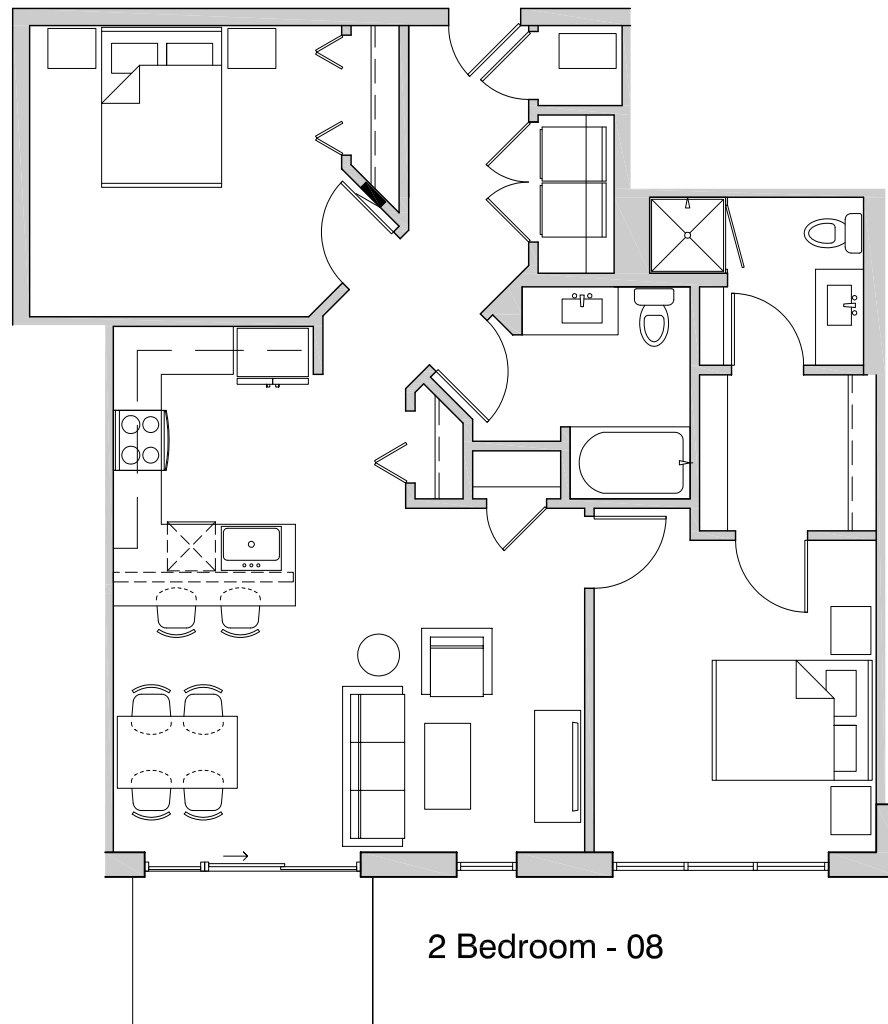
43 South Vail Avenue
Arlington Heights, Illinois 60005
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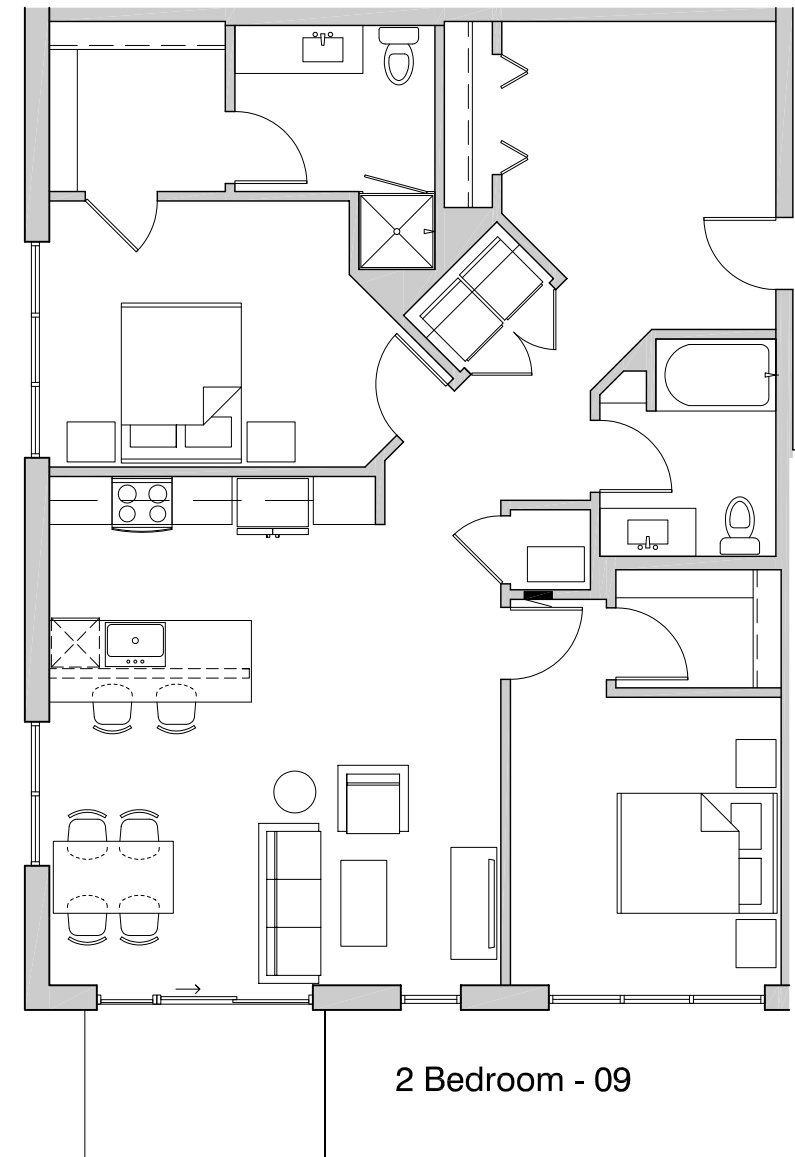
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2 Bedroom - 06



2 Bedroom - 08



2 Bedroom - 09



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Arlington Heights, IL

Conceptual Unit Plans

SHEET 16c
0 4' 8' 16'

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Sigwalt Apartments
Arlington Heights, IL

South Elevation

0 10' 20' 40' SHEET 6

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East Elevation



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SHEET 7
0 10' 20' 40'

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North Elevation



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Arlington Heights, IL

0 10' 20' 40' SHEET 8

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West Elevation



Sigwalt Apartments
Arlington Heights, IL

SHEET 9
0 10' 20' 40'

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December 11, 2017
HKM ARCHITECTS + PLANNERS, INC.



Item: Southpoint Shopping Center Outlot - T1532

Department: Planning & Community Development

Requested Action

– Preliminary and Final Plat of Resubdivision to subdivide one lot into two.

Variations Required

None identified at this time.

Recommendation

The Staff Development Committee reviewed the proposed subdivision and is generally supportive of the project subject to the following conditions:

1. Any development of the proposed outlot will require an amendment to the underlying PUD.
2. Any development of the proposed outlot will require:
 - a. The provision of additional parking areas to accommodate the Chile's and Olive Garden restaurant parking overflow.
 - b. Reconfiguration and expansion of the Floor and Décor parking area as shown in the conceptual site plans.
 - c. The correction of any deficiencies to the stormwater requirements of the overall subdivision.
 - d. Written approval from other owners within the PUD for the parking lot expansion.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
4. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:**Description**

Staff Report

Aerial

Project Narrative

Preliminary Plat of Subdivision

Conceptual Outlot Development Plans

Type

Board or Commission Report

Exhibits

Correspondence

Exhibits

Exhibits



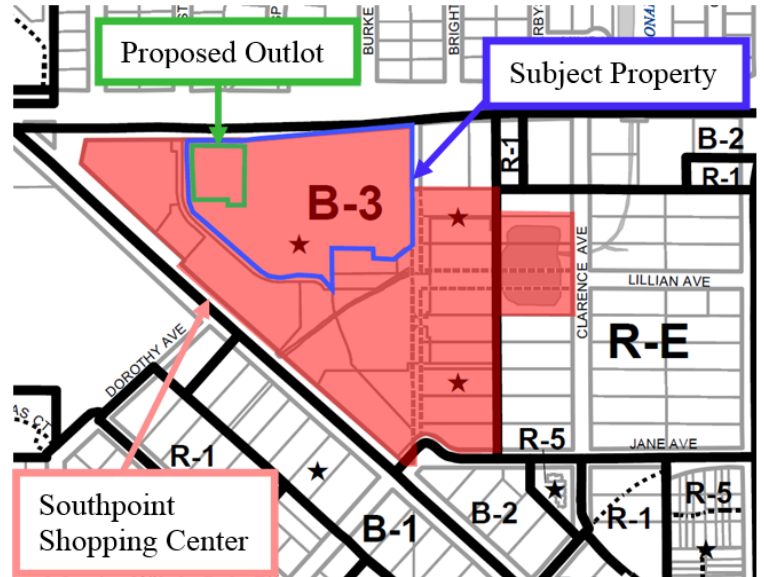
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1532
Project Title: Southpoint Outlot
Address: 600 E. Rand Rd.
PIN: 03-20-200-007

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: January 24, 2018
Date Prepared: January 19, 2018

Petitioner: Steven C. Bauer
Meltzer, Purtill & Stelle LLC
Address: 300 S. Wacker Drive – Suite 2300
Chicago, IL 60606

Existing Zoning: R-3: General Service, Wholesale, and Motor Vehicles District



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3	Single-Family Homes	R&D Mfg and Warehouse
South	B-1, B-2	Furniture Store, Multi-tenant commercial building, Dunkin Donuts, Liquor Store	Offices Only, R&D Mfg and Warehouse
East	R-E	Single-Family Homes	Moderate Density Multi-Family
West	B-1, B-2	Town and Country Shopping Center, Fast Food restaurant (Burger King), Auto Repair shop	R&D Mfg and Warehouse

Requested Action:

1. Preliminary and Final Plat of Resubdivision to subdivide one lot into two.

Variations Required:

1. None identified at this time.

Project Background:

The subject property consists of one lot within the Southpoint Shopping Center, which shopping center is located at the southeast corner of Rand Road and Palatine Road. The subject property includes the Floor & Décor building located at 600 W. Rand Road and the large parking lot located directly west of and in front of the Floor and Décor building. The present request is to subdivide the Floor and Décor lot to create an outlot within a portion of the existing parking area. There is no current development proposal associated with this request for subdivision; future redevelopment of the proposed outlot will require an amendment to the existing Southpoint Shopping Center PUD.

The subject property is part of the Southpoint Shopping Center PUD, which was approved in 1988. This PUD includes the subject property as well as the remaining multi-tenant retail building attached to the Floor & Décor building, the Bif Furniture building and the multi-tenant retail spaces attached to the Bif furniture building, and three outlots along the Rand Road frontage. The entire Southpoint Shopping Center is subject to a lengthy Reciprocal Easement Agreement (REA) that provides for shared access and shared parking between all users within the PUD.

Since 2016 staff has been in contact with a developer interested in subdividing the Floor and Décor site to create the aforementioned outlot. During this time, staff has drafted a number of conceptual plans for consideration by the developer and has reviewed a number of preliminary concepts for development of the outlot. The end result of this process would yield an approximately 10,000 square foot building with space for a drive-through lane. While in concept, the proposed development appears viable, it must still be reviewed and approved by the Village via the PUD amendment process, and further modifications to the development concept may be required.

Zoning and Comprehensive Plan

The subject property is currently zoned B-3, General Service, Wholesale, and Motor Vehicle District. In order to develop the proposed outlot, an amendment to the PUD must be requested and approved. At this time, the petitioner is only requesting permission to subdivide the lot in order to create an outlot, and therefore preliminary and final Plat of Subdivision must be reviewed and approved by the Plan Commission. The petitioner shall provide a formal Plat of Subdivision document for review by Village staff.

The Comprehensive Plan classifies this property as “Commercial” and the conceptual outlot development is consistent with this designation. Retail uses are allowed within the B-3 District, however, the petitioner should note that any PUD amendment request should include a Special Use Permit request for the proposed drive-thru lane.

TIF District

The subject property is located within TIF V, which was established in 2005 and includes both the Southpoint Shopping Center and the Town & Country Shopping Center. One of the goals of TIF V is to facilitate the redevelopment and revitalization of the Southpoint Shopping Center, be it through the introduction of a new outlot and/or through the redevelopment of the vacant building at the southeast portion of the site along Rand Road. The development of the proposed outlot will help in the revitalization of the Southpoint Shopping Center and is consistent with the goals of TIF V.

Building and Site:

Any proposed new construction on the outlot will require Design Commission review and approval. However, the proposed subdivision does not require a Design Commission application. The proposed conceptual outlot

building appears to comply with all setback and bulk requirements within the B-3 District. When actual development is proposed, staff will review whether a building with a drive-thru lane facing Palatine Road is an appropriate site layout.

Detention:

When property is subdivided, development plans are usually prepared which include detailed engineering documents and calculations for stormwater requirements. Since the proposed subdivision will not involve any development plans, detailed stormwater calculations cannot be performed. Therefore, the current owner must agree that when the outlot is developed, detailed engineering plans shall be prepared that include not just the outlot, but the overall lot that was subdivided. At the time of the outlot redevelopment, the developer will be required to correct any deficiencies to the stormwater requirements of the entire subdivision and not just the outlot.

Parking and Loading:

The conversion of parking area to an outlot building will require the petitioner to provide a parking study outlining current parking lot usage on the Floor and Décor property. It must be verified that the elimination of existing parking and the introduction of new parking demand via the approximately 10,000 square foot proposed commercial building will not cause a parking shortage throughout Southpoint. Parking calculations must be done to verify that all parking requirements can be met.

However, on a preliminary basis, staff believes that the entire shopping center has sufficient parking supply to meet the sum of each users parking requirements. There is a large area to the rear of the Floor and Décor building that provides significant overflow parking capacity, and if a parking shortage is observed on the property as a result of this redevelopment, the rear parking area may need to be re-stripped and employees may be required to park there.

The petitioner has clarified that the existing REA that provides for shared parking does not need to be amended to allow the proposed subdivision. However, the petitioner should clarify if the REA will need to be amended to allow development of the outlot during the PUD amendment process.

Staff is also aware that a portion of the existing parking area where the outlot has been proposed currently serves as overflow parking for both the Chile's and Olive Garden restaurants during the evenings. The proposed redevelopment of that outlot will eliminate much of the overflow parking area, and therefore additional parking options for this overflow must be provided. Staff has requested, and the developer has agreed, to create additional overflow parking areas in a location presently occupied by a large landscape island. Staff notes that any redevelopment of the outlot must provide accommodating parking for the existing Chile's and Olive Garden restaurants, and written approvals from the other owners within the PUD will be required to allow for any parking expansion.

RECOMMENDATION

The Staff Development Committee reviewed the proposed subdivision and is generally supportive of the project subject to the following conditions:

1. Any development of the proposed outlot will require an amendment to the underlying PUD.
2. Any development of the proposed outlot will require:
 - a. The provision of additional parking areas to accommodate the Chile's and Olive Garden restaurant parking overflow.

- b. Reconfiguration and expansion of the Floor and Décor parking area as shown in the conceptual site plans.
 - c. The correction of any deficiencies to the stormwater requirements of the overall subdivision.
 - d. Written approval from other owners within the PUD for the parking lot expansion.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
4. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

January 19, 2018

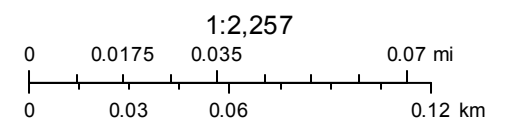
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1532

Southpoint



April 24, 2015



MELTZER, PURTILL & STELLE LLC

MPSLAW

ATTORNEYS AT LAW

1515 E. WOODFIELD ROAD
SECOND FLOOR
SCHAUMBURG, IL 60173-5431
PHONE (847) 330-2400
FAX (847) 330-1231

300 S. WACKER DRIVE
SUITE 3500
CHICAGO, IL 60606-6704
PHONE (312) 987-9900
FAX (312) 987-9854

File Number: 34187-005
Direct Dial: (312) 461-4302
E-mail: sbauer@mpsllaw.com

January 18, 2018

VIA E-MAIL

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

Re: Floor & Decor Subdivision Proposal at Southpoint Shopping Center

Dear Mr. Hubbard:

On behalf of 600 Rand Road, LLC ("Applicant"), as owner of the Floor & Décor property located at 600 East Rand Road ("Subject Property"), we are pleased to submit this request for Concept Plan Review Committee consideration of a unique opportunity to enable redevelopment of a portion of surplus parking for the future development of a multi-tenant retail building. More specifically, Applicant proposes to subdivide the Subject Property to create a new 53,590 square-foot outlot ("Outlot") generally in the manner depicted by the attached Existing Conditions/Proposed Outlot Exhibit for the purpose of enabling its sale and, subject to Village approval, contemplated redevelopment generally in the manner depicted by the attached Proposed Site Plan exhibits (collectively, "Site Plan") as a catalyst for revitalization of the Southpoint Shopping Center ("Center") of which the Subject Property is a part.

Recognizing the importance of that effort toward the Center's renewed vitality for the benefit of itself, the owners of other portions of the Center and the Village, Applicant has entered into a contract to sell the Outlot to a developer with a track record of converting underutilized property such as that from which the Outlot is proposed into successful retail tenant space that (i) enhances and supports existing retail development through a fresh means of attracting and capturing customer patronization opportunities and (ii) fosters further redevelopment interest in older retail centers suffering from high vacancy, obsolescence and deterioration such as the Center. In fact, Applicant has received multiple inquiries from parties expressing an interest in acquiring the balance of

Sam Hubbard
Village of Arlington Heights
January 18, 2018
Page 2

the Subject Property for renovation or redevelopment as a result of the Outlot's proposed creation and its contemplated redevelopment generally as depicted by the Site Plan. This is significant in that no redevelopment of any portion of the Center has occurred in the nearly 13-year period since the Village approved Redevelopment Plan and Project No. 5 and designated the Center as lying within a Redevelopment Project Area.

Similar to the Southpoint Resubdivision approved in 2017, which subdivided the Olive Garden, Chili's and multi-tenant building southeasterly thereof into three new lots of record, Applicant proposes to subdivide the Subject Property to both enhance capital investment in the Center through introduction of new ownership and facilitate redevelopment opportunity. In furtherance of those objectives, Applicant seeks to create the Outlot at this time to enable its sale and, subject to prior Village approval, redevelopment independent of Applicant's current evaluation of the interests expressed by prospective purchasers for the balance of the Subject Property. Regardless of whether those interests materialize into a sale of that balance at this time, creation of the Outlot as currently proposed will preserve the opportunity for the Outlot's redevelopment as a means of rejuvenating the Center.

As previously stated, Applicant's intent regarding the Outlot is limited to its creation from subdivision of the Subject Property to provide an ability, if approved by the Village, for the Outlot's future redevelopment by the contract purchaser thereof. In evaluating the ultimate impact of the proposed subdivision, it is important to note that preliminary Village review concluded that redevelopment of the Outlot in conjunction with the construction of approximately 40 new parking spaces on and immediately east of the existing triangularly-shaped landscape island on the Subject Property (all in general accordance with the Site Plan) will yield a total parking supply of approximately 493 parking spaces by comparison to the 320 parking spaces required by the Village zoning ordinance. As a result, it is clear that a dramatic surplus of approximately 173 parking spaces will remain on the Subject Property following such redevelopment of the Outlot, which demonstrates the appropriateness of Applicant's request to subdivide the Subject Property to create the Outlot in contemplation of the contract purchaser's intent to purchase and redevelop it in general accordance with the Site Plan. The Village will retain authority over any such proposed redevelopment due to all relevant entitlements requiring Village review and approval.

It is also important to note that the so-called "REA," which, as you are aware contains various covenants, restrictions and easements recorded against the Center approximately 30 years ago, both (i) granted perpetual easements for shared parking and integrated use of the Center and (ii) contemplated changes to the Center without need for either an amendment to the REA or approval by the owners of other portions of the Center. For example, Sections 1.01(b) and 1.02(b) of the REA reference the location of "roadways, parking areas and islands...*from time to time*" in the discretion of the owner of that

*Sam Hubbard
Village of Arlington Heights
January 18, 2018
Page 3*

portion of the Center to which such changes are proposed. (emphasis added). Additionally, Section 3.01 of the REA clearly indicates that the owners of one portion of the Center “have no right to approve the location, type or design of any additional improvements to be constructed” on another portion of the Center as long as adequate parking is provided. Needless to say, adequate parking is a nonissue due to the substantial surplus described above. These facts are significant to demonstrate the actual viability of the Outlot’s redevelopment.

We greatly appreciate your time and assistance to date in evaluating this exciting project and related considerations. We look forward to both presenting this request to the Concept Plan Review Committee on January 24th and further working with you and the Village to capitalize on this opportunity to bring revitalization to the Center.

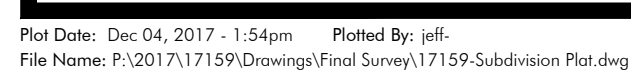
Sincerely,

MELTZER, PURTILL & STELLE LLC



Steven C. Bauer

Enclosures



Curve	Length	Radius	Chord	Chord Bearing
C1	125.10'	150.00'	121.50'	S 23° 54' 41" E
C2	105.00'	142.50'	102.64'	S 68° 54' 41" E
C3	139.45'	167.20'	135.44'	S 23° 54' 50" E
C4	40.40'	20.00'	33.88'	N 10° 04' 19" E
C5	85.98'	385.00'	85.80'	S 61° 32' 56" W
C6	46.66'	315.00'	46.62'	S 63° 42' 11" W
C7	28.03'	25.00'	26.58'	N 79° 55' 11" W

Curve	Length	Radius	Chord	Chord Bearing
C1	125.10'	150.00'	121.50'	S 23° 54' 41" E
C2	105.00'	142.50'	102.64'	S 68° 54' 41" E
C3	139.45'	167.20'	135.44'	S 23° 54' 50" E
C4	40.40'	20.00'	33.88'	N 10° 04' 19" E
C5	85.98'	385.00'	85.80'	S 61° 32' 56" W
C6	46.66'	315.00'	46.62'	S 63° 42' 11" W
C7	28.03'	25.00'	26.58'	N 79° 55' 11" W

Boundary Line

Existing Conditions Exhibit Proposed Subdivision	Garden Fresh Village of Arlington Heights
---	--

Project Manager: J W C
Engineer:
Date: 12.04.1
Project No. 1419
Sheet 1

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