



## **AGENDA**

President and Board of Trustees  
Village of Arlington Heights  
Board Room  
Arlington Heights Village Hall  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005  
January 17, 2017  
8:00 PM

### **I. CALL TO ORDER**

### **II. PLEDGE OF ALLEGIANCE**

### **III. ROLL CALL OF MEMBERS**

### **IV. APPROVAL OF MINUTES**

A. Village Board 1/3/2017

### **V. APPROVAL OF ACCOUNTS PAYABLE**

A. Warrant Register 1/15/17

### **VI. RECOGNITIONS AND PRESENTATIONS**

### **VII. PUBLIC HEARINGS**

### **VIII. CITIZENS TO BE HEARD**

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

### **IX. OLD BUSINESS**

A. Report of the Committee-of-the-Whole Meeting of January 17, 2017

Interview of Tom Hutchison for Appointment to the Electrical Commission - Term Ending: 4/30/20

### **X. CONSENT AGENDA**

This Agenda consists of proposals and recommendations that, in the opinion of the Village Manager, will be acceptable to all members of the Board of Trustees. The purpose of this Agenda is to save time by taking

only one roll call vote instead of separate votes on each item.  
Consideration of this Consent Agenda will be governed by the following rules and procedures prior to roll call vote:

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

#### **CONSENT APPROVAL OF BIDS**

- A. Conducted Electrical Taser Weapons
- B. New Fire Engine

#### **CONSENT LEGAL**

- A. A Resolution Approving an Intergovernmental Agreement for "Euclid Avenue" Bikepath  
(Bikepath along Euclid Avenue between Rohlwing Road and Arlington Heights branch of Salt Creek)
- B. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code  
(Making available a Class "A" liquor license)
- C. An Ordinance Granting a Land Use Variation, Amending Ordinance Number 92-009 and Granting Certain Variations from Chapter 28 of the Arlington Heights Municipal Code  
(Arlington Heights Animal Hospital, 412 W. Algonquin Road)
- D. An Ordinance Designating a Certain Intersection as a Yield Right-of-Way Intersection  
(Evergreen Avenue to yield for Cedar Street)
- E. A Resolution Approving an Intergovernmental Agreement with the Northeastern Illinois Regional Crime Laboratory

#### **XI. APPROVAL OF BIDS**

#### **XII. NEW BUSINESS**

- A. Medical Office -1519 S. Arlington Heights Rd. - PC#16-022  
Rezoning, Subdivision, PUD, Amendment to PUD

#### **XIII. LEGAL**

#### **XIV. REPORT OF THE VILLAGE MANAGER**

#### **XV. APPOINTMENTS**

## **XVI. PETITIONS AND COMMUNICATIONS**

- A. Request for Closed Session per 5 ILCS 120/2(c)(21): Discussion of minutes lawfully closed, whether for purposes of approval of the minutes or the semi-annual review of the minutes

- and -

5 ILCS 120/2(c)(5): Purchase or lease of real property for the use of the public body, including discussing whether a particular parcel should be acquired

## **XVII.ADJOURNMENT**

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



**Item:** VB minutes 1/3/2017

**Department:** Village Clerk

Village Board 1/3/2017

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**Bid Section**

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

**ATTACHMENTS:**

**Description**

Village Board 1/3/2017

**Type**

Minutes





## MINUTES

President and Board of Trustees  
Village of Arlington Heights  
Board Room

Arlington Heights Village Hall  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005

January 3, 2017

8:00 PM

### **I. CALL TO ORDER**

### **II. PLEDGE OF ALLEGIANCE**

### **III. ROLL CALL OF MEMBERS**

President Hayes and the following Trustees responded to roll: Farwell, Blackwood, Rosenberg, Sidor, Scaletta, Glasgow.

Trustees Tinaglia and LaBedz were absent.

Also present were: Randy Recklaus, Robin Ward, Mark Burkland, Bill Enright, Diana Mikula and Becky Hume.

### **IV. APPROVAL OF MINUTES**

A. Committee of the Whole 11-07-16 Approved

Trustee Thomas Glasgow moved to approve. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Glasgow, Hayes, Scaletta, Sidor

Abstain: Blackwood, Farwell, Rosenberg

Absent: LaBedz, Tinaglia

B. Committee-of-the-Whole 11-14-16 Approved

Trustee Carol Blackwood moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, Rosenberg, Sidor

Abstain: Scaletta

Absent: LaBedz, Tinaglia

C. Committee-of-the-Whole 11-16-16 Approved

Trustee Joe Farwell moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, Rosenberg, Scaletta, Sidor

Absent: LaBedz, Tinaglia

D. Committee of the Whole 11-21-16 Approved

Trustee Bert Rosenberg moved to approve. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, Rosenberg, Scaletta, Sidor

Absent: LaBedz, Tinaglia

E. Village Board 12/05/2016 Approved

Trustee Joe Farwell moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, Rosenberg, Scaletta, Sidor

Absent: LaBedz, Tinaglia

## **V. APPROVAL OF ACCOUNTS PAYABLE**

A. Warrant Register 12/15/16 Approved

Trustee Joe Farwell moved to approve the Warrant Register of 12/15/16 in the amount of \$3,135,464.54. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, Rosenberg, Scaletta, Sidor

Absent: LaBedz, Tinaglia

B. Warrant Register 12/30/16 Approved

Trustee Joe Farwell moved to approve the Warrant Register of 12/30/16 in the amount of \$1,170,277.80. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, Rosenberg, Scaletta, Sidor

Absent: LaBedz, Tinaglia

## **VI. RECOGNITIONS AND PRESENTATIONS**

## **VII. PUBLIC HEARINGS**

## **VIII. CITIZENS TO BE HEARD**

## **IX. OLD BUSINESS**

- A. Report of the Committee-of-the-Whole Meeting of January 3, 2017 Approved

Interview of Zach Creer for Appointment to the Housing Commission - Term Ending: 4/30/20

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

Trustee Thomas Glasgow moved to concur with the Mayor's appointment of Zach Creer to the Housing Commission. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, Rosenberg, Scaletta, Sidor

Absent: LaBedz, Tinaglia

- B. Report of the Committee-of-the-Whole Meeting of January 3, 2016 Approved

Consideration of recommending to the Liquor Commissioner the issuance of a Class "A" Liquor License to Music Box Cafe, Inc., dba The Music Box, located at 224 E. Golf Road

Trustee Glasgow said the applicant has shown that she has been a trustworthy person over the past three and a half years. Forgiveness is a sign of civilized people.

Trustee Thomas Glasgow moved to recommend to the Liquor Commissioner the issuance of a Class "A" Liquor License to Music Box Cafe Inc.. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, Rosenberg, Scaletta, Sidor

Absent: LaBedz, Tinaglia

## X. CONSENT AGENDA

## CONSENT OLD BUSINESS

## CONSENT LEGAL

- A. Resolution Repealing Resolution Number R16-010 and Approving a Final Plat of Subdivision (Northwest Crossings, 1421 and 1501 W. Shure Drive)

Trustee Thomas Glasgow moved to approve R17-001. Trustee Joe Farwell  
Seconded the Motion.

## The Motion: Other

Ayes: Blackwood, Farwell, Glasgow, Hayes, Rosenberg, Scaletta, Sidor

Absent: LaBedz, Tinaglia

- |    |                                                                                                                                                                |          |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| B. | An Ordinance Amending Chapter 27 of the Arlington Heights Municipal Code (Section 27-101, Adoption of the International Fire Code - addition of subsection c.) | Approved |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|

Trustee Thomas Glasgow moved to approve 17-001. Trustee Joe Farwell Seconded the Motion.

## The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, Rosenberg, Scaletta, Sidor

Absent: LaBedz, Tinaglia

- |    |                                                                                                                                       |          |
|----|---------------------------------------------------------------------------------------------------------------------------------------|----------|
| C. | A Resolution Approving a Second Amendment to an Employee Lease Agreement with GovTempUSA, LLC<br>(Interim Planner, 1/1/17 - 12/31/17) | Approved |
|----|---------------------------------------------------------------------------------------------------------------------------------------|----------|

Trustee Thomas Glasgow moved to approve R17-002/A17-001. Trustee Joe Farwell Seconded the Motion.

### The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, Rosenberg, Scaletta, Sidor

Absent: LaBedz, Tinaglia

- D. An Ordinance Amending Chapter 7 of the Arlington Heights Municipal Code (New article - Administrative Adjudication System) Approved

Trustee Thomas Glasgow moved to approve 17-002. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, Rosenberg, Scaletta, Sidor

Absent: LaBedz, Tinaglia

### **CONSENT REPORT OF THE VILLAGE MANAGER**

- A. Building Department - Approval of Expenditure Approved

Trustee Thomas Glasgow moved to approve. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, Rosenberg, Scaletta, Sidor

Absent: LaBedz, Tinaglia

- B. Settlement - Workers' Compensation Claim - Peterson Approved

Trustee Thomas Glasgow moved to approve a settlement in the amount of \$36,768.50. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, Rosenberg, Scaletta, Sidor

Absent: LaBedz, Tinaglia

### **XI. APPROVAL OF BIDS**

### **XII. NEW BUSINESS**

- A. Arlington Heights Animal Hospital - 412 W. Algonquin Rd. - PC#16-023 Land Use Variation for a Kennel Approved

Mike Mathys, architect for the project, said they are requesting a Land Use Variation to allow a kennel in a business district, a variation to reduce the number of parking spaces, a variation to reduce the set back on the east side and a variation to allow an AC unit to be 46 feet from the east side lot line. The facility currently has boarding services, but the plan moves them

into the proposed addition which will result in the same number of kennels, but improve the space for the animals.

Trustee Scaletta asked if the new addition expands the building to provide better boarding spaces with run style kennels. Mr. Mathys said the kennels will have more room and the addition allows for an improved treatment facility with new surgical space. They have not applied for the Building Code Review Board variation yet.

Trustee Rosenberg asked if there will there be more outdoor space. Mr. Mathys said there is no outdoor facility. Dogs are walked outside on a leash. There are no plans for a generator at this time.

There have been no objections from the neighbors. Trustee Scaletta said no one will be negatively impacted by this petition.

Trustee John Scaletta moved to approve. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, Rosenberg, Scaletta, Sidor

Absent: LaBedz, Tinaglia

### **XIII.LEGAL**

### **XIV. REPORT OF THE VILLAGE MANAGER**

### **XV. APPOINTMENTS**

### **XVI. PETITIONS AND COMMUNICATIONS**

President Hayes said he trusted that the residents had a special holiday season and said there is a lot to look forward to in 2017. He noted the breaking ground of the Police Station as a future highlight.

### **XVIIADJOURNMENT**

Trustee Thomas Glasgow moved to adjourn at 8:19. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, Rosenberg, Scaletta, Sidor

Absent: LaBedz, Tinaglia



**Item:** Warrant Register of 1/15/17

**Department:** Village Clerk

Warrant Register 1/15/17

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**Bid Section**

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

**ATTACHMENTS:**

**Description**

Warrant Register 1-15-17

**Type**

Warrant Register



**VILLAGE OF ARLINGTON HEIGHTS**

**WARRANT REGISTER FOR**

**CHECK DATE: 1 - 15 - 2017**

| Fund                   | Fund Description          | Total Transaction Amount |
|------------------------|---------------------------|--------------------------|
| 101                    | General Fund              | \$436,899.00             |
| 227                    | Foreign Fire Ins Tax Fund | \$5,218.43               |
| 231                    | Criminal Investigation Fd | \$732.81                 |
| 235                    | Municipal Parkg Opr Fund  | \$33,861.58              |
| 401                    | Capital Projects Fund     | \$93,555.66              |
| 426                    | Storm Water Control Fund  | \$18,014.00              |
| 431                    | Public Building Fund      | \$11,219.19              |
| 505                    | Water and Sewer Fund      | \$289,538.47             |
| 515                    | Arts,Entert & Events Fund | \$13,528.42              |
| 605                    | Health Insurance Fund     | \$2,286.00               |
| 611                    | General Liability Ins Fnd | \$86,614.06              |
| 615                    | Workers Compensation Ins  | \$34,434.71              |
| 621                    | Fleet Operations Fund     | \$41,453.63              |
| 625                    | Technology Fund           | \$16,810.72              |
| 715                    | Guaranty Deposits Fund    | \$2,400.00               |
| 721                    | Escrow Deposits Fund      | \$3,000.00               |
| <b>TOTAL ALL FUNDS</b> |                           | <b>\$1,089,566.68</b>    |



**WARRANT REGISTER - GM0002**

| Check #              | Account Number     | Payee                       | Description 1            | Transaction Amount | Total Trans Amt |
|----------------------|--------------------|-----------------------------|--------------------------|--------------------|-----------------|
| <b>Department: 0</b> |                    |                             |                          |                    |                 |
| <b>Division: 0</b>   |                    |                             |                          |                    |                 |
| 203996               | 235-0000-435.65-03 | JIM ANDRE                   | REFUND PARKING PERMITS   | \$90.00            | \$90.00         |
| 203997               | 505-0000-452.42-00 | JOHN ANDREANI               | REFUND WATER OVERPAYMENT | \$361.56           | \$361.56        |
| 203998               | 715-0000-220.93-00 | ANNE PETERS                 | BOND REFUND              | \$200.00           | \$200.00        |
| 204011               | 101-0000-433.14-00 | BLUE CROSS BLUE SHIELD      | REFUND AMBULANCE CLAIM   | \$73.92            | \$73.92         |
| 204018               | 101-0000-140.51-00 | CANON SOLUTIONS AMERICA     | METER USAGE/MAINTENANCE  | \$75.19            | \$75.19         |
| 204025               | 101-0000-421.05-00 | BARBARA CHWASTEK            | REFUND VEHICLE STICKER   | \$30.00            | \$30.00         |
| 204030               | 101-0000-421.05-00 | EVELYN COLLAZO              | REFUND VEHICLE STICKERS  | \$90.00            | \$90.00         |
| 204049               | 715-0000-220.93-00 | DANLEY GARAGE WORLD 161038  | BOND REFUND              | \$200.00           | \$200.00        |
| 204050               | 715-0000-220.93-00 | DANLEY GARAGE WORLD 161039  | BOND REFUND              | \$200.00           | \$200.00        |
| 204052               | 715-0000-220.93-00 | DHI CAMBRIDGE HOMES 144443  | BOND REFUND              | \$800.00           | \$800.00        |
| 204055               | 101-0000-421.05-00 | LORA DOLAN                  | REFUND VEHICLE STICKER   | \$30.00            | \$30.00         |
| 204067               | 101-0000-422.05-00 | FOUR SEASONS HEATING & AIR  | REFUND PERMIT            | \$55.00            | \$55.00         |
|                      | 101-0000-422.10-00 |                             | REFUND PERMIT            | \$35.00            | \$35.00         |
| 204075               | 715-0000-220.93-00 | GREENSCAPE HOMES LLC        | BOND REFUND              | \$200.00           | \$200.00        |
| 204082               | 101-0000-140.05-00 | HARRIS TRUST & SAVINGS BANK | EMBASSY SUITES           | \$719.04           | \$719.04        |
| 204103               | 721-0000-221.10-08 | J B NUYEN                   | WATER METER RETURN       | \$1,000.00         | \$1,000.00      |
| 204105               | 101-0000-421.05-00 | BARBARA JOHNSON             | REFUND VEHICLE STICKER   | \$30.00            | \$30.00         |
| 204114               | 721-0000-221.10-08 | LEXINGTON HOMES             | WATER METER RETURN       | \$1,000.00         | \$1,000.00      |
| 204118               | 101-0000-421.05-00 | LUTHERAN HOME AND SERVICES  | REFUND VEHICLE STICKER   | \$88.00            | \$88.00         |
| 204119               | 715-0000-220.93-00 | MACH STEPHAN                | BOND REFUND              | \$200.00           | \$200.00        |
| 204122               | 101-0000-421.05-00 | LINDA MC GEE                | REFUND VEHICLE STICKER   | \$18.00            | \$18.00         |
| 204130               | 101-0000-421.05-00 | DARLENE MOORE               | REFUND VEHICLE STICKER   | \$30.00            | \$30.00         |
| 204140               | 101-0000-421.15-00 | MICHAEL NOGLE               | REFUND DOG TAG           | \$12.00            | \$12.00         |
| 204149               | 235-0000-435.65-03 | ANNA PANZARINO              | REFUND PARKING PERMITS   | \$120.00           | \$120.00        |
| 204151               | 715-0000-220.93-00 | PATRICIA HEAVER             | REFUND BOND              | \$200.00           | \$200.00        |
| 204153               | 715-0000-220.93-00 | PETERS, ANNE                | REFUND BOND              | \$200.00           | \$200.00        |
| 204180               | 235-0000-435.65-03 | ADAM/EVE SALON              | REFUND PARKING PERMITS   | \$60.00            | \$60.00         |
| 204181               | 101-0000-421.05-00 | SALVANO, MICHAEL            | REFUND VEHICLE STICKER   | \$30.00            | \$30.00         |
| 204185               | 721-0000-221.10-08 | SCHROEDER ASPHALT           | RENTAL WATER METER       | \$1,000.00         | \$1,000.00      |
| 204186               | 101-0000-421.05-00 | GORDEON SCHROLL             | REFUND VEHICLE STICKER   | \$10.00            | \$10.00         |

Check Date: 2017 - 1 - 15

**WARRANT REGISTER - GM0002**

Date: Wednesday, January 11, 2017  
Page 2

| Check #           | Account Number     | Payee                  | Description 1             | Transaction Amount | Total Trans Amt |
|-------------------|--------------------|------------------------|---------------------------|--------------------|-----------------|
| 204198            | 715-0000-220.93-00 | STEPHAN, MACH          | REFUND BOND               | \$200.00           | \$200.00        |
| 204199            | 101-0000-140.20-00 | SUMMIT PRINT SOLUTIONS | ENVELOPES, PLAIN, PRINTED | \$1,440.00         | \$1,440.00      |
| 204203            | 101-0000-421.05-00 | WILLIAM THORNTON       | REFUND VEHICLE STICKER    | \$10.00            | \$10.00         |
| 204233            | 101-0000-421.05-00 | DANIEL WALTON          | REFUND VEHICLE STICKER    | \$12.00            | \$12.00         |
| 204236            | 101-0000-421.05-00 | PHILLIP WICKLEIN       | REFUND VEHICLE STICKER    | \$30.00            | \$30.00         |
| Total Division:   |                    |                        |                           | \$8,849.71         |                 |
| Total Department: |                    |                        |                           | \$8,849.71         |                 |

Check Date: 2017 - 1 - 15

**WARRANT REGISTER - GM0002**

Date: Wednesday, January 11, 2017  
Page 3

| Check #                                | Account Number     | Payee                          | Description 1           | Transaction Amount | Total Trans Amt |
|----------------------------------------|--------------------|--------------------------------|-------------------------|--------------------|-----------------|
| <b>Department: 1 Board of Trustees</b> |                    |                                |                         |                    |                 |
| <b>Division: 1</b>                     |                    |                                |                         |                    |                 |
| 204019                                 | 101-0101-501.21-65 | CAPTION FIRST INC              | DECEMBER BOARD MEETINGS | \$675.00           | \$675.00        |
| 204145                                 | 101-0101-501.22-03 | NORTHWEST MUNICIPAL CONFERENCE | HAYES ATTENDANCE        | \$45.00            | \$45.00         |
| 901203                                 | 101-0101-501.22-05 | CITIBANK                       | POSTAGE                 | \$15.64            | \$15.64         |
| <b>Total Division:</b>                 |                    |                                |                         | <b>\$735.64</b>    |                 |
| <b>Total Department:</b>               |                    |                                |                         | <b>\$735.64</b>    |                 |

**WARRANT REGISTER - GM0002**

| Check #                                  | Account Number     | Payee                       | Description 1             | Transaction Amount | Total Trans Amt |
|------------------------------------------|--------------------|-----------------------------|---------------------------|--------------------|-----------------|
| <b>Department: 2 Integrated Services</b> |                    |                             |                           |                    |                 |
| <b>Division: 1</b>                       |                    |                             |                           |                    |                 |
| 204002                                   | 101-0201-502.40-55 | ARLINGTONES                 | HOLIDAY PERFORMANCE       | \$175.00           | \$175.00        |
| 204082                                   | 101-0201-502.22-02 | HARRIS TRUST & SAVINGS BANK | ICMA                      | \$1,060.00         | \$1,060.00      |
|                                          | 101-0201-502.22-03 |                             | EMPLOYEE HOLIDAY LUNCH    | \$30.00            | \$187.55        |
|                                          |                    |                             | COOPERS HAWK              | \$42.55            |                 |
|                                          |                    |                             | EMPLOYEE HOLIDAY LUNCH    | \$30.00            |                 |
|                                          |                    |                             | EMPLOYEE HOLIDAY LUNCH    | \$30.00            |                 |
|                                          |                    |                             | ILL CITY COUNTY MGMT ASSC | \$55.00            |                 |
|                                          | 101-0201-502.30-05 |                             | JETPENS.COM               | \$35.40            | \$35.40         |
|                                          | 101-0201-502.40-55 |                             | OTC BRANDS INC            | \$1,986.64         | \$4,845.28      |
|                                          |                    |                             | GFS STORE                 | \$107.75           |                 |
|                                          |                    |                             | PARTY CITY                | \$55.92            |                 |
|                                          |                    |                             | PAYPAL                    | \$950.00           |                 |
|                                          |                    |                             | FROGGY S FOG LLC          | \$1,744.97         |                 |
| 204215                                   | 101-0201-502.21-65 | VERIZON WIRELESS            | ACCT 480334236-00001      | \$100.00           | \$100.00        |
| 204230                                   | 101-0201-502.21-65 | VERIZON WIRELESS            | 885348526-00001           | \$97.88            | \$97.88         |
| 204239                                   | 101-0201-502.22-15 | XEROX CORPORATION           | DEC USAGE CHARGES         | \$85.00            | \$85.00         |
| 901203                                   | 101-0201-502.22-05 | CITIBANK                    | POSTAGE                   | \$124.79           | \$124.79        |
| <b>Total Division:</b>                   |                    |                             |                           | <b>\$6,710.90</b>  |                 |
| <b>Total Department:</b>                 |                    |                             |                           | <b>\$6,710.90</b>  |                 |

**WARRANT REGISTER - GM0002**

| Check #                              | Account Number     | Payee                          | Description 1          | Transaction Amount | Total Trans Amt |
|--------------------------------------|--------------------|--------------------------------|------------------------|--------------------|-----------------|
| <b>Department: 3 Human Resources</b> |                    |                                |                        |                    |                 |
| <b>Division: 1</b>                   |                    |                                |                        |                    |                 |
| 204069                               | 615-0301-552.42-75 | GALLAGHER BASSETT SERVICES INC | CLAIMS - MEDICAL LOSS  | \$13,871.13        | \$28,540.12     |
|                                      |                    |                                | CLAIMS - MEDICAL LOSS  | \$14,668.99        |                 |
|                                      | 615-0301-552.42-80 |                                | CLAIMS - WORKERS COMP  | \$3,763.79         | \$4,887.52      |
|                                      |                    |                                | CLAIMS - WORKERS COMP  | \$1,123.73         |                 |
| 204082                               | 101-0301-503.22-01 | HARRIS TRUST & SAVINGS BANK    | AMERICAN PUBLIC WORKS  | \$295.00           | \$295.00        |
|                                      | 101-0301-503.22-02 |                                | NATL PUBLIC EMPLOYER   | \$205.00           | \$683.00        |
|                                      |                    |                                | PAYPAL                 | \$249.00           |                 |
|                                      |                    |                                | ATD                    | \$229.00           |                 |
|                                      | 101-0301-503.22-03 |                                | SP LEADERSHIP          | \$249.00           | \$1,037.20      |
|                                      |                    |                                | SP LEADERSHIP          | \$199.20           |                 |
|                                      |                    |                                | NATL PUBLIC EMPLOYER   | \$589.00           |                 |
|                                      | 101-0301-503.40-70 |                                | FLAHERTY JEWELERS      | \$1,140.00         | \$4,345.05      |
|                                      |                    |                                | TEE /HR DIRECT         | \$47.75            |                 |
|                                      |                    |                                | CATERED BY DESIGN      | \$2,794.00         |                 |
|                                      |                    |                                | PANERA BREAD           | \$147.10           |                 |
|                                      |                    |                                | TORTORICES PIZZERIA    | \$89.20            |                 |
|                                      |                    |                                | JIMMY JOHNS            | \$127.00           |                 |
|                                      | 615-0301-552.20-50 |                                | JAVIERS REST           | \$157.17           | \$263.87        |
|                                      |                    |                                | JIMMY JOHNS            | \$29.24            |                 |
|                                      |                    |                                | PANERA BREAD           | \$77.46            |                 |
|                                      | 615-0301-552.22-02 |                                | NATL PUBLIC EMPLOYER   | \$205.00           | \$205.00        |
| 204143                               | 605-0301-552.20-50 | NORTHWEST COMMUNITY HOSPITAL   | SERVICE HEALTH TESTING | \$1,482.00         | \$2,286.00      |
|                                      |                    |                                | SERVICE HEALTH TESTING | \$503.00           |                 |
|                                      |                    |                                | SERVICE HEALTH TESTING | \$301.00           |                 |
| 204146                               | 615-0301-552.30-05 | OFFICE DEPOT                   | OFFICE SUPPLIES        | \$30.19            | \$78.21         |
|                                      |                    |                                | OFFICE SUPPLIES        | \$48.02            |                 |
| 204162                               | 615-0301-552.20-50 | NED PUCCI                      | NOV/DEC FITNESS        | \$160.00           | \$160.00        |
| 204214                               | 101-0301-503.21-65 | VERIZON WIRELESS               | INV 9777315831         | \$123.03           | \$123.03        |
|                                      | 615-0301-552.33-05 |                                | INV 9777315831         | \$299.99           | \$299.99        |
| 901203                               | 101-0301-503.22-05 | CITIBANK                       | POSTAGE                | \$24.48            | \$24.48         |

Check Date: 2017 - 1 - 15

**WARRANT REGISTER - GM0002**

Date: Wednesday, January 11, 2017  
Page 6

| Check #           | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amt |
|-------------------|----------------|-------|---------------|--------------------|-----------------|
| Total Division:   |                |       |               | \$43,228.47        |                 |
| Total Department: |                |       |               | \$43,228.47        |                 |

Check Date: 2017 - 1 - 15

**WARRANT REGISTER - GM0002**

Date: Wednesday, January 11, 2017  
Page 7

| Check #                               | Account Number     | Payee                       | Description 1        | Transaction Amount | Total Trans Amt |
|---------------------------------------|--------------------|-----------------------------|----------------------|--------------------|-----------------|
| <b>Department: 4 Legal Department</b> |                    |                             |                      |                    |                 |
| <b>Division: 1</b>                    |                    |                             |                      |                    |                 |
| 204061                                | 101-0401-503.20-15 | ERNEST R BLOMQUIST PC       | RETAINER             | \$4,170.00         | \$4,170.00      |
|                                       | 101-0401-503.20-20 |                             | LEGAL SERVICES       | \$8,175.00         | \$8,175.00      |
| 204082                                | 101-0401-503.22-02 | HARRIS TRUST & SAVINGS BANK | NATL PUBLIC EMPLOYER | \$205.00           | \$205.00        |
| 204172                                | 101-0401-503.21-65 | ROSE MARY JURINEK           | COURT REPORTER       | \$1,270.00         | \$1,270.00      |
| 204221                                | 101-0401-503.21-65 | VERIZON WIRELESS            | 685005805-00002      | \$65.43            | \$65.43         |
| 901203                                | 101-0401-503.22-05 | CITIBANK                    | POSTAGE              | \$10.96            | \$10.96         |
| Total Division:                       |                    |                             |                      | \$13,896.39        |                 |
| Total Department:                     |                    |                             |                      | \$13,896.39        |                 |

**WARRANT REGISTER - GM0002**

| Check #                      | Account Number     | Payee                          | Description 1             | Transaction Amount  | Total Trans Amt |
|------------------------------|--------------------|--------------------------------|---------------------------|---------------------|-----------------|
| <b>Department: 5 Finance</b> |                    |                                |                           |                     |                 |
| <b>Division: 1</b>           |                    |                                |                           |                     |                 |
| 2078                         | 611-0501-552.42-60 | FRANZEN, TIMOTHY               | LAW SUIT SETTLEMENT       | \$75,000.00         | \$75,000.00     |
| 203992                       | 505-0501-503.22-05 | AMERICAN PRINTING TECHNOLOGIES | POSTAGE                   | \$2,044.00          | \$2,044.00      |
|                              | 505-0501-503.22-10 |                                | MAILING/PRINTING SERVICES | \$720.35            | \$720.35        |
| 203995                       | 505-0501-503.40-87 | MARK ANDERSON                  | 50/50 SEWER REBATE        | \$7,174.50          | \$7,174.50      |
| 204014                       | 101-0501-503.21-02 | BRADFORD SYSTEMS CORP          | ANNUAL MAINTENANCE RENEWA | \$900.00            | \$900.00        |
| 204068                       | 611-0501-552.20-70 | GALLAGHER ARTHUR J & CO        | TREASURER'S BOND RENEWAL  | \$9,942.00          | \$9,942.00      |
| 204069                       | 611-0501-552.42-53 | GALLAGHER BASSETT SERVICES INC | CLAIMS - VEHICLE LOSS     | \$1,661.06          | \$1,661.06      |
|                              | 611-0501-552.42-60 |                                | CLAIMS - LIABILITY LOSS   | \$11.00             | \$11.00         |
| 204082                       | 101-0501-503.22-02 | HARRIS TRUST & SAVINGS BANK    | GOVERNMENT FINANCE        | \$150.00            | \$150.00        |
|                              | 101-0501-503.22-03 |                                | IL GOVERNMENT FI          | \$40.00             | \$490.00        |
|                              |                    |                                | GOVERNMENT FINANCE        | \$380.00            |                 |
|                              |                    |                                | GOVERNMENT FINANCE        | \$70.00             |                 |
|                              | 101-0501-503.30-05 |                                | AMAZON MKTPLACE PMTS      | \$249.00            | \$571.87        |
|                              |                    |                                | AMAZON                    | \$25.57             |                 |
|                              |                    |                                | CONTAINERSTROE.COM        | \$50.30             |                 |
|                              |                    |                                | TRANSACT TECH             | \$171.00            |                 |
|                              |                    |                                | AMAZON MKTPLACE           | \$76.00             |                 |
| 204109                       | 101-0501-503.22-03 | THOMAS KUEHNE                  | MILEAGE REIMBURSEMENT     | \$140.68            | \$140.68        |
| 204146                       | 101-0501-503.30-05 | OFFICE DEPOT                   | OFFICE SUPPLIES           | \$237.11            | \$237.11        |
| 204226                       | 101-0501-503.21-65 | VERIZON WIRELESS               | 385085818-00001           | \$32.64             | \$32.64         |
| 901203                       | 101-0501-503.22-05 | CITIBANK                       | POSTAGE                   | \$2,976.62          | \$2,976.62      |
|                              | 505-0501-503.22-05 |                                | POSTAGE                   | \$1,616.22          | \$1,616.22      |
| <b>Total Division:</b>       |                    |                                |                           | <b>\$103,668.05</b> |                 |
| <b>Total Department:</b>     |                    |                                |                           | <b>\$103,668.05</b> |                 |



**WARRANT REGISTER - GM0002**

| Check #                                     | Account Number     | Payee                       | Description 1             | Transaction Amount | Total Trans Amt |
|---------------------------------------------|--------------------|-----------------------------|---------------------------|--------------------|-----------------|
| <b>Department: 6 Information Technology</b> |                    |                             |                           |                    |                 |
| <b>Division: 1</b>                          |                    |                             |                           |                    |                 |
| 203993                                      | 625-0601-553.20-39 | AMERICANEAGLE INC           | VAH.COM MONTHLY FEE       | \$180.00           | \$180.00        |
| 204032                                      | 625-0601-553.21-65 | COMCAST PROCESSING CENTER   | ACCOUNT 807065060         | \$5,236.17         | \$5,236.17      |
| 204082                                      | 625-0601-553.20-39 | HARRIS TRUST & SAVINGS BANK | HOVER                     | \$54.51            | \$127.19        |
|                                             |                    |                             | HOVER                     | \$72.68            |                 |
|                                             | 625-0601-553.21-02 |                             | DATALUX COTP              | \$407.42           | \$407.42        |
|                                             | 625-0601-553.22-02 |                             | HTE USER S GROUP          | \$195.00           | \$195.00        |
|                                             | 625-0601-553.30-05 |                             | AMAZON.COM                | \$26.50            | \$26.50         |
|                                             | 625-0601-553.33-05 |                             | MY SQL BACKUP FTP         | \$249.00           | \$939.00        |
|                                             |                    |                             | ZOHO CORPORATION          | \$690.00           |                 |
|                                             | 625-0601-572.50-10 |                             | AMAZON MKTPLACE           | \$7.99             | \$6,678.51      |
|                                             |                    |                             | AMAZON.COM                | \$1,249.99         |                 |
|                                             |                    |                             | CDW GOVERNMENT            | \$750.00           |                 |
|                                             |                    |                             | AMAZON MKTPLACE           | \$21.78            |                 |
|                                             |                    |                             | DMI DEKK HIGHER EDUCATION | \$1,027.14         |                 |
|                                             |                    |                             | AMAZON.COM                | \$77.97            |                 |
|                                             |                    |                             | AMAZON.COM                | \$49.99            |                 |
|                                             |                    |                             | AMAZON.COM                | \$49.99            |                 |
|                                             |                    |                             | AMAZON.COM                | \$49.99            |                 |
|                                             |                    |                             | AMAZON.COM                | \$49.99            |                 |
|                                             |                    |                             | PAYPAL                    | \$9.99             |                 |
|                                             |                    |                             | CDS OFFICE TECH           | \$308.00           |                 |
|                                             |                    |                             | AMAZON MKTPLACE           | \$15.95            |                 |
|                                             |                    |                             | DMI DELL HIGHER EDUCATION | \$1,690.70         |                 |
|                                             |                    |                             | CDW GOVERNMENT            | \$1,203.91         |                 |
|                                             |                    |                             | AMAZON MARKETPLACE PMTS   | \$18.89            |                 |
|                                             |                    |                             | AMAZON MARKETPLACE PMTS   | \$11.25            |                 |
|                                             |                    |                             | AMAZON.COM                | \$84.99            |                 |
| 204146                                      | 625-0601-553.30-05 | OFFICE DEPOT                | OFFICE SUPPLIES           | \$285.72           | \$304.21        |
|                                             |                    |                             | OFFICE SUPPLIES           | \$18.49            |                 |
| 204213                                      | 625-0601-553.21-65 | VERIZON WIRELESS            | INV 9777228573            | \$296.34           | \$296.34        |

Check Date: 2017 - 1 - 15

**WARRANT REGISTER - GM0002**

Date: Wednesday, January 11, 2017  
Page 10

| Check #           | Account Number     | Payee            | Description 1  | Transaction Amount | Total Trans Amt |
|-------------------|--------------------|------------------|----------------|--------------------|-----------------|
| 204216            | 625-0601-553.21-65 | VERIZON WIRELESS | INV 9777576483 | \$1,309.90         | \$1,309.90      |
| 204217            | 625-0601-553.21-65 | VERIZON WIRELESS | INV 9777625150 | \$531.68           | \$531.68        |
| 801606            | 625-0601-553.21-65 | AT & T           | 8451943308     | \$578.80           | \$578.80        |
| Total Division:   |                    |                  |                | \$16,810.72        |                 |
| Total Department: |                    |                  |                | \$16,810.72        |                 |

Check Date: 2017 - 1 - 15

**WARRANT REGISTER - GM0002**

Date: Wednesday, January 11, 2017  
Page 11

| Check #                                        | Account Number     | Payee                     | Description 1            | Transaction Amount | Total Trans Amt |
|------------------------------------------------|--------------------|---------------------------|--------------------------|--------------------|-----------------|
| <b>Department: 10 Boards &amp; Commissions</b> |                    |                           |                          |                    |                 |
| <b>Division: 8</b>                             |                    |                           |                          |                    |                 |
| 204043                                         | 101-1008-502.20-75 | CONRAD POLYGRAPH INC      | POLICE INDIVIDUAL EXAMS  | \$320.00           | \$320.00        |
| <b>Total Division:</b>                         |                    |                           |                          | <b>\$320.00</b>    |                 |
| <b>Division: 15</b>                            |                    |                           |                          |                    |                 |
| 204001                                         | 101-1015-502.22-15 | ARLINGTON SIGNS & BANNERS | DESIGN MEMBER NAME PLATE | \$45.00            | \$45.00         |
| <b>Total Division:</b>                         |                    |                           |                          | <b>\$45.00</b>     |                 |
| <b>Division: 18</b>                            |                    |                           |                          |                    |                 |
| 204008                                         | 515-1018-525.40-55 | BANGKOK CAFE              | REIMBURSEMENT MANE EVENT | \$30.00            | \$30.00         |
| <b>Total Division:</b>                         |                    |                           |                          | <b>\$30.00</b>     |                 |
| <b>Division: 22</b>                            |                    |                           |                          |                    |                 |
| 204051                                         | 515-1022-525.40-55 | DESIGN FACTOR INC         | SERVICE PRINTING PREP    | \$142.50           | \$142.50        |
| <b>Total Division:</b>                         |                    |                           |                          | <b>\$142.50</b>    |                 |
| <b>Total Department:</b>                       |                    |                           |                          | <b>\$537.50</b>    |                 |

Check Date: 2017 - 1 - 15

**WARRANT REGISTER - GM0002**

Date: Wednesday, January 11, 2017  
Page 12

| Check #                              | Account Number     | Payee                       | Description 1        | Transaction Amount | Total Trans Amt |
|--------------------------------------|--------------------|-----------------------------|----------------------|--------------------|-----------------|
| <b>Department: 20 Special Events</b> |                    |                             |                      |                    |                 |
| <b>Division: 5</b>                   |                    |                             |                      |                    |                 |
| 204082                               | 515-2005-525.50-55 | HARRIS TRUST & SAVINGS BANK | SWEETWATER SOUND     | \$258.85           | \$6,379.60      |
|                                      |                    |                             | APL APPLE ONLINE     | \$1,968.00         |                 |
|                                      |                    |                             | APL APPLEONLINE      | \$26.00            |                 |
|                                      |                    |                             | AMAZON MKTPLACE PMTS | \$350.00           |                 |
|                                      |                    |                             | AMAZON.COM           | \$592.76           |                 |
|                                      |                    |                             | APPLE ONLINE STORE   | \$2,959.99         |                 |
|                                      |                    |                             | APPLE ONLINE STORE   | \$224.00           |                 |
| <b>Total Division:</b>               |                    |                             |                      | <b>\$6,379.60</b>  |                 |
| <b>Total Department:</b>             |                    |                             |                      | <b>\$6,379.60</b>  |                 |

**WARRANT REGISTER - GM0002**

| Check #                                 | Account Number     | Payee                        | Description 1             | Transaction Amount | Total Trans Amt |
|-----------------------------------------|--------------------|------------------------------|---------------------------|--------------------|-----------------|
| <b>Department: 30 Police Department</b> |                    |                              |                           |                    |                 |
| <b>Division: 1</b>                      |                    |                              |                           |                    |                 |
| 203980                                  | 101-3001-511.30-05 | A & E RUBBER STAMP CORP      | INK STAMP                 | \$76.50            | \$76.50         |
| 204007                                  | 101-3001-511.30-20 | B AND H PHOTO/VIDEO          | PHOTOGRAPHIC SUPPLY/EQUIP | \$3,285.12         | \$3,285.12      |
| 204054                                  | 101-3001-511.33-25 | DOJE'S INC                   | POLICE EQUIPMENT & SUPPLY | \$1,848.23         | \$1,848.23      |
| 204062                                  | 101-3001-511.33-25 | EVIDENT CRIME SCENE PRODUCTS | POLICE EQUIPMENT & SUPPLY | \$1,819.00         | \$1,874.00      |
|                                         |                    |                              | SHIPPING/DELIVERY SERVICE | \$55.00            |                 |
| 204066                                  | 101-3001-511.22-03 | FONTANA, JEFFREY             | TRAINING                  | \$15.00            | \$15.00         |
| 204073                                  | 101-3001-511.33-25 | GRAINGER W W INC             | POLICE EQUIPMENT & SUPPLY | \$236.20           | \$2,579.80      |
|                                         |                    |                              | POLICE EQUIPMENT & SUPPLY | \$2,343.60         |                 |
| 204076                                  | 101-3001-511.30-35 | GROSS WILLIAM                | CLOTHING REIMBURSEMENT    | \$17.53            | \$17.53         |
| 204082                                  | 101-3001-511.21-65 | HARRIS TRUST & SAVINGS BANK  | AMAZON MKTPLACE           | \$34.00            | \$34.00         |
|                                         | 101-3001-511.22-03 |                              | JIMMY JOHNS               | \$88.16            | \$359.75        |
|                                         |                    |                              | JIMMY JOHNS               | \$109.14           |                 |
|                                         |                    |                              | IL TOLLWAY                | \$62.45            |                 |
|                                         |                    |                              | JIMMY JOHNS               | \$100.00           |                 |
|                                         | 101-3001-511.30-05 |                              | AMAZON.COM                | \$253.73           | \$4,466.25      |
|                                         |                    |                              | AMAZON MKTPLACE           | \$227.99           |                 |
|                                         |                    |                              | AMAZON.COM                | \$332.06           |                 |
|                                         |                    |                              | AMAZON.COM                | \$137.41           |                 |
|                                         |                    |                              | AMAZON.COM                | \$406.08           |                 |
|                                         |                    |                              | AMAZON MKTPLACE           | \$223.80           |                 |
|                                         |                    |                              | AMAZON.COM                | \$362.47           |                 |
|                                         |                    |                              | AMAZON.COM                | \$94.29            |                 |
|                                         |                    |                              | AMAZON.COM                | \$346.22           |                 |
|                                         |                    |                              | BAUDVILLE INC             | \$125.85           |                 |
|                                         |                    |                              | AMAZON.COM                | \$488.22           |                 |
|                                         |                    |                              | THE WEBSTAUANT STORE      | \$1,468.13         |                 |
|                                         | 101-3001-511.30-20 |                              | OFFICE DEPOT              | \$35.98            | \$200.88        |
|                                         |                    |                              | BH PHOTO                  | \$164.90           |                 |
|                                         | 101-3001-511.30-35 |                              | ARMS UNLIMITED            | \$40.00            | \$176.08        |
|                                         |                    |                              | ROBERTSON MARKETING       | \$136.08           |                 |

**WARRANT REGISTER - GM0002**

| Check #   | Account Number     | Payee                          | Description 1             | Transaction Amount | Total Trans Amt |
|-----------|--------------------|--------------------------------|---------------------------|--------------------|-----------------|
| 204082... | 101-3001-511.33-05 | HARRIS TRUST & SAVINGS BANK... | TIF AMLINGS FLOWERLAND    | \$75.00            | \$571.69        |
|           |                    |                                | JEWEL                     | \$34.99            |                 |
|           |                    |                                | GRAND FRAME               | \$400.00           |                 |
|           |                    |                                | TORTORICES PIZZERIA       | \$61.70            |                 |
|           | 101-3001-511.33-25 |                                | LAERDALMEDICAL            | \$594.45           | \$3,762.99      |
|           |                    |                                | AMAZON MKTPLACE           | \$22.99            |                 |
|           |                    |                                | WHEELDOCK LIC             | \$1,076.00         |                 |
|           |                    |                                | AW DIRECT                 | \$148.88           |                 |
|           |                    |                                | AMAZON MKTPLACE           | \$14.89            |                 |
|           |                    |                                | TUSCAN MARKET             | \$57.09            |                 |
|           |                    |                                | CITY LIMITS HARLEY DAV    | \$287.98           |                 |
|           |                    |                                | AMAZON.COM DISPUTE        | (\$34.64)          |                 |
|           |                    |                                | DOLLAMUR SPORT DISPUTE    | (\$214.99)         |                 |
|           |                    |                                | AMAZON.COM                | \$34.64            |                 |
|           |                    |                                | DOLLAMUR SPORTS           | \$214.99           |                 |
|           |                    |                                | AMAZON.COM                | \$34.64            |                 |
|           |                    |                                | DOLLAMUR SPORTS           | \$214.99           |                 |
|           |                    |                                | TACTICAL MEDICAL          | \$715.40           |                 |
|           |                    |                                | AMAZON MARKETPLACE PMTS   | \$349.75           |                 |
|           |                    |                                | BEST BUY                  | \$161.49           |                 |
|           |                    |                                | CALIFORNIA PIZZA KITCHEN  | \$84.44            |                 |
|           | 101-3001-511.33-30 |                                | MARIANOS FRESH            | \$46.78            | \$46.78         |
|           | 401-3001-572.50-15 |                                | DMI DELL HIGHER EDUCATION | \$7,085.24         | \$7,085.24      |
| 204085    | 101-3001-511.22-10 | HEART PRINTING INC             | SERVICE PRINTING          | \$72.00            | \$72.00         |
| 204086    | 101-3001-511.30-35 | HERNANDEZ MIGUEL               | UNIFORM CLOTHING          | \$411.70           | \$411.70        |
| 204094    | 101-3001-511.22-03 | BRANDON HUNSAKER               | TRAINING                  | \$870.00           | \$870.00        |
| 204104    | 101-3001-511.30-35 | JG UNIFORMS                    | UNIFORM CLOTHING          | \$4,813.00         | \$11,530.14     |
|           |                    |                                | UNIFORM CLOTHING          | \$174.75           |                 |
|           |                    |                                | UNIFORM CLOTHING          | \$138.00           |                 |
|           |                    |                                | UNIFORM CLOTHING          | \$215.60           |                 |
|           |                    |                                | UNIFORM CLOTHING          | \$187.00           |                 |
|           |                    |                                | UNIFORM CLOTHING          | \$200.08           |                 |
|           |                    |                                | UNIFORM CLOTHING          | \$188.50           |                 |
|           |                    |                                | UNIFORM CLOTHING          | \$138.00           |                 |

**WARRANT REGISTER - GM0002**

| Check #   | Account Number        | Payee                               | Description 1          | Transaction Amount | Total Trans Amt |
|-----------|-----------------------|-------------------------------------|------------------------|--------------------|-----------------|
| 204104... | 101-3001-511.30-35... | JG UNIFORMS...                      | UNIFORM CLOTHING       | \$109.50           | \$11,530.14...  |
|           |                       |                                     | UNIFORM CLOTHING       | \$58.30            |                 |
|           |                       |                                     | UNIFORM CLOTHING       | \$983.30           |                 |
|           |                       |                                     | UNIFORM CLOTHING       | \$5.95             |                 |
|           |                       |                                     | UNIFORM CLOTHING       | \$35.99            |                 |
|           |                       |                                     | UNIFORM CLOTHING       | \$100.99           |                 |
|           |                       |                                     | UNIFORM CLOTHING       | \$187.65           |                 |
|           |                       |                                     | UNIFORM CLOTHING       | \$88.95            |                 |
|           |                       |                                     | UNIFORM CLOTHING       | \$35.00            |                 |
|           |                       |                                     | UNIFORM CLOTHING       | \$304.00           |                 |
|           |                       |                                     | UNIFORM CLOTHING       | \$335.00           |                 |
|           |                       |                                     | UNIFORM CLOTHING       | \$340.00           |                 |
|           |                       |                                     | UNIFORM CLOTHING       | \$170.00           |                 |
|           |                       |                                     | UNIFORM CLOTHING       | \$135.95           |                 |
|           |                       |                                     | UNIFORM CLOTHING       | \$432.45           |                 |
|           |                       |                                     | UNIFORM CLOTHING       | \$135.95           |                 |
|           |                       |                                     | UNIFORM CLOTHING       | \$12.00            |                 |
|           |                       |                                     | UNIFORM CLOTHING       | \$32.00            |                 |
|           |                       |                                     | UNIFORM CLOTHING       | \$28.00            |                 |
|           |                       |                                     | UNIFORM CLOTHING       | \$171.13           |                 |
|           |                       |                                     | UNIFORM CLOTHING       | \$548.00           |                 |
|           |                       |                                     | UNIFORM CLOTHING       | \$268.00           |                 |
|           |                       |                                     | UNIFORM CLOTHING       | \$218.85           |                 |
|           |                       |                                     | UNIFORM CLOTHING       | \$268.00           |                 |
|           |                       |                                     | UNIFORM CLOTHING       | \$180.50           |                 |
|           |                       |                                     | UNIFORM CLOTHING       | \$174.75           |                 |
|           |                       |                                     | UNIFORM CLOTHING       | \$115.00           |                 |
| 204106    | 101-3001-511.21-65    | JP MORGAN CHASE                     | PROCESSING FEE         | \$532.91           | \$532.91        |
| 204110    | 101-3001-511.22-02    | LAW ENFORCEMENT RECORDS MNGRS OF IL | DUES                   | \$25.00            | \$25.00         |
| 204124    | 101-3001-511.21-65    | METRO-WESTERN COOK CREDIT           | SERVICE MISCELLANEOUS  | \$36.00            | \$36.00         |
| 204129    | 101-3001-511.33-25    | MOORE MEDICAL LLC                   | SUPPLIES               | \$136.30           | \$2,254.41      |
|           |                       |                                     | SUPPLIES               | \$106.40           |                 |
|           |                       |                                     | SUPPLIES               | \$2,011.71         |                 |
| 204138    | 101-3001-511.30-35    | NELSON ALEXANDRA                    | CLOTHING REIMBURSEMENT | \$322.50           | \$322.50        |

**WARRANT REGISTER - GM0002**

| Check # | Account Number     | Payee                            | Description 1         | Transaction Amount | Total Trans Amt |
|---------|--------------------|----------------------------------|-----------------------|--------------------|-----------------|
| 204141  | 101-3001-511.21-65 | NORTHERN IL FUNERAL SERVICES INC | SERVICE MISCELLANEOUS | \$480.00           | \$960.00        |
|         |                    |                                  | SERVICE MISCELLANEOUS | \$480.00           |                 |
| 204146  | 101-3001-511.30-05 | OFFICE DEPOT                     | OFFICE SUPPLIES       | \$63.72            | \$647.01        |
|         |                    |                                  | OFFICE SUPPLIES       | \$63.72            |                 |
|         |                    |                                  | OFFICE SUPPLIES       | \$419.60           |                 |
|         |                    |                                  | OFFICE SUPPLIES       | \$38.95            |                 |
|         |                    |                                  | OFFICE SUPPLIES       | \$61.02            |                 |
| 204154  | 101-3001-511.33-05 | PETTY CASH/POLICE                | SUPPLIES              | \$96.49            | \$296.49        |
|         |                    |                                  | SUPPLIES              | \$100.00           |                 |
|         |                    |                                  | SUPPLIES              | \$100.00           |                 |
|         | 101-3001-511.33-25 |                                  | SUPPLIES              | \$80.00            | \$158.56        |
|         |                    |                                  | SUPPLIES              | \$60.00            |                 |
|         |                    |                                  | SUPPLIES              | \$18.56            |                 |
| 204156  | 101-3001-511.21-02 | PORTER LEE CORP                  | MAINTENANCE SUPPORT   | \$1,250.00         | \$1,250.00      |
|         | 101-3001-511.21-65 |                                  | OTHER SERVICES        | \$675.00           | \$675.00        |
| 204166  | 101-3001-511.30-35 | RAY O'HERRON                     | UNIFORM CLOTHING      | \$156.00           | \$4,808.72      |
|         |                    |                                  | UNIFORM CLOTHING      | \$8.00             |                 |
|         |                    |                                  | UNIFORM CLOTHING      | \$207.00           |                 |
|         |                    |                                  | UNIFORM CLOTHING      | \$294.93           |                 |
|         |                    |                                  | UNIFORM CLOTHING      | \$82.00            |                 |
|         |                    |                                  | UNIFORM CLOTHING      | \$187.95           |                 |
|         |                    |                                  | UNIFORM CLOTHING      | \$77.00            |                 |
|         |                    |                                  | UNIFORM CLOTHING      | \$107.96           |                 |
|         |                    |                                  | UNIFORM CLOTHING      | \$467.85           |                 |
|         |                    |                                  | UNIFORM CLOTHING      | \$219.95           |                 |
|         |                    |                                  | UNIFORM CLOTHING      | \$138.00           |                 |
|         |                    |                                  | UNIFORM CLOTHING      | \$36.55            |                 |
|         |                    |                                  | UNIFORM CLOTHING      | \$93.99            |                 |
|         |                    |                                  | UNIFORM CLOTHING      | \$46.00            |                 |
|         |                    |                                  | UNIFORM CLOTHING      | \$1,333.30         |                 |
|         |                    |                                  | UNIFORM CLOTHING      | \$134.45           |                 |
|         |                    |                                  | UNIFORM CLOTHING      | \$51.99            |                 |
|         |                    |                                  | UNIFORM CLOTHING      | \$26.95            |                 |
|         |                    |                                  | UNIFORM CLOTHING      | \$78.00            |                 |



**WARRANT REGISTER - GM0002**

| Check #         | Account Number        | Payee                       | Description 1             | Transaction Amount | Total Trans Amt |
|-----------------|-----------------------|-----------------------------|---------------------------|--------------------|-----------------|
| 204166...       | 101-3001-511.30-35... | RAY O'HERRON...             | UNIFORM CLOTHING          | \$61.00            | \$4,808.72...   |
|                 |                       |                             | UNIFORM CLOTHING          | \$39.00            |                 |
|                 |                       |                             | UNIFORM CLOTHING          | \$39.00            |                 |
|                 |                       |                             | UNIFORM CLOTHING          | \$205.94           |                 |
|                 |                       |                             | UNIFORM CLOTHING          | \$37.95            |                 |
|                 |                       |                             | UNIFORM CLOTHING          | \$35.99            |                 |
|                 |                       |                             | UNIFORM CLOTHING          | \$241.00           |                 |
|                 |                       |                             | UNIFORM CLOTHING          | \$15.00            |                 |
|                 |                       |                             | UNIFORM CLOTHING          | \$141.98           |                 |
|                 |                       |                             | UNIFORM CLOTHING          | \$78.00            |                 |
|                 |                       |                             | UNIFORM CLOTHING          | \$108.00           |                 |
|                 |                       |                             | UNIFORM CLOTHING          | \$57.99            |                 |
|                 | 101-3001-511.33-25    |                             | UNIFORM CLOTHING          | \$1,596.00         | \$3,381.13      |
|                 |                       |                             | UNIFORM CLOTHING          | \$1,785.13         |                 |
| 204174          | 101-3001-511.30-35    | MARK J RUGE                 | UNIFORM CLOTHING          | \$7.43             | \$7.43          |
| 204199          | 101-3001-511.22-10    | SUMMIT PRINT SOLUTIONS      | BUSINESS CARDS            | \$363.00           | \$363.00        |
| 204205          | 101-3001-511.33-25    | TJ CONEVERA'S               | POLICE EQUIPMENT & SUPPLY | \$6,031.00         | \$6,031.00      |
| 204206          | 101-3001-511.22-10    | TOTAL PRINT SOLUTIONS       | DAILY ACTIVITY REPORTS    | \$296.00           | \$364.25        |
|                 |                       |                             | ANNUAL SHIFT BID          | \$68.25            |                 |
| 204210          | 101-3001-511.30-35    | MICHAEL TURANO              | CLOTHING REIMBURSEMENT    | \$20.16            | \$20.16         |
| 204213          | 101-3001-511.21-65    | VERIZON WIRELESS            | INV 9777577829            | \$1,435.26         | \$1,435.26      |
| 204227          | 101-3001-511.21-65    | VERIZON WIRELESS            | 686824930-00001           | \$1,472.75         | \$1,472.75      |
| 204232          | 101-3001-511.21-65    | WALGREEN COMPANY            | SERVICE MISCELLANEOUS     | \$70.27            | \$70.27         |
| 901203          | 101-3001-511.22-05    | CITIBANK                    | POSTAGE                   | \$792.95           | \$792.95        |
| Total Division: |                       |                             |                           | \$65,188.48        |                 |
| Division:       | 3                     |                             |                           |                    |                 |
| 204017          | 231-3003-511.40-11    | BUCZYNSKI CHARLES           | TRAINING                  | \$150.00           | \$150.00        |
| 204029          | 231-3003-511.40-11    | CMS ACCOUNTING              | SERVICE PROFESSIONAL      | \$132.81           | \$132.81        |
| 204078          | 231-3003-511.40-11    | HAJEK DOUGLAS               | MEAL REIMBURSEMENT        | \$300.00           | \$300.00        |
| 204082          | 231-3003-511.40-01    | HARRIS TRUST & SAVINGS BANK | BRECHBUHLER SCALES        | \$150.00           | \$150.00        |
| Total Division: |                       |                             |                           | \$732.81           |                 |

Check Date: 2017 - 1 - 15

**WARRANT REGISTER - GM0002**

Date: Wednesday, January 11, 2017  
Page 18

| Check #           | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amt |
|-------------------|----------------|-------|---------------|--------------------|-----------------|
| Total Department: |                |       |               | \$65,921.29        |                 |

**WARRANT REGISTER - GM0002**

| Check #                    | Account Number     | Payee                         | Description 1             | Transaction Amount | Total Trans Amt |
|----------------------------|--------------------|-------------------------------|---------------------------|--------------------|-----------------|
| <b>Department: 35 Fire</b> |                    |                               |                           |                    |                 |
| <b>Division: 1</b>         |                    |                               |                           |                    |                 |
| 2079                       | 101-3501-512.22-02 | NORTHEASTERN IL PUBLIC SAFETY | 2017 ANNUAL DUES          | \$17,762.00        | \$17,762.00     |
| 203982                     | 101-3501-512.31-65 | ABT ELECTRONICS               | REFRIGERATOR - EOC        | \$348.00           | \$348.00        |
| 203985                     | 101-3501-512.21-02 | AIR ONE EQUIPMENT             | HYDROTEST                 | \$380.00           | \$380.00        |
|                            | 101-3501-512.30-35 |                               | SHOES AND BOOTS           | \$831.58           | \$2,700.41      |
|                            |                    |                               | SHOES AND BOOTS           | \$1,640.88         |                 |
|                            |                    |                               | HELMETS                   | \$227.95           |                 |
| 203986                     | 101-3501-512.22-03 | MARK ALECKSON                 | TRAVEL & TRAINING ADVANCE | \$100.00           | \$100.00        |
| 204012                     | 101-3501-512.33-50 | BOUND TREE MEDICAL LLC        | BATTERIES                 | \$1,771.96         | \$2,009.76      |
|                            |                    |                               | MEDICAL SUPPLIES          | \$148.60           |                 |
|                            |                    |                               | MEDICAL SUPPLIES          | \$89.20            |                 |
| 204070                     | 101-3501-512.31-65 | GLOBAL EQUIPMENT COMPANY      | MASK BAGS                 | \$111.60           | \$111.60        |
| 204073                     | 101-3501-512.31-65 | GRAINGER W W INC              | BUILDING SUPPLIES         | \$90.24            | \$90.24         |
| 204082                     | 101-3501-512.22-02 | HARRIS TRUST & SAVINGS BANK   | SAMS CLUB                 | \$11.25            | \$11.25         |
|                            | 101-3501-512.30-05 |                               | AMAZON.COM                | \$123.01           | \$680.84        |
|                            |                    |                               | AMAZON.COM                | \$530.84           |                 |
|                            |                    |                               | AMAZON MARKETPLACE PMTS   | \$26.99            |                 |
|                            | 101-3501-512.30-35 |                               | NOBLE GIFT PACKAGING      | \$55.30            | \$624.31        |
|                            |                    |                               | BULWARK ONLINE.COM        | \$569.01           |                 |
|                            | 101-3501-512.31-65 |                               | AMAZON MKTPLACE           | \$53.98            | \$431.25        |
|                            |                    |                               | DIVE RESCUE               | \$326.30           |                 |
|                            |                    |                               | SPORTSMANS GUIDE          | \$50.97            |                 |
|                            | 101-3501-512.31-85 |                               | SKEDCO                    | \$64.64            | \$64.64         |
|                            | 101-3501-512.33-05 |                               | GFS STORE                 | \$47.46            | \$478.68        |
|                            |                    |                               | GFS STORE                 | \$61.12            |                 |
|                            |                    |                               | SAMS CLUB                 | \$37.26            |                 |
|                            |                    |                               | JEWEL                     | \$6.20             |                 |
|                            |                    |                               | GFS STORE                 | \$54.34            |                 |
|                            |                    |                               | SAMS CLUB                 | \$76.70            |                 |
|                            |                    |                               | SAMS CLUB                 | \$195.60           |                 |
|                            | 101-3501-512.33-50 |                               | WALMART.COM               | (\$28.79)          | \$-28.79        |

**WARRANT REGISTER - GM0002**

| Check #           | Account Number     | Payee                  | Description 1          | Transaction Amount | Total Trans Amt |
|-------------------|--------------------|------------------------|------------------------|--------------------|-----------------|
| 204099            | 101-3501-512.22-10 | INNERWORKINGS LLC      | BUSINESS CARDS         | \$54.05            | \$54.05         |
| 204104            | 101-3501-512.30-35 | JG UNIFORMS            | SHOES AND BOOTS        | \$230.00           | \$446.90        |
|                   |                    |                        | CLOTHING & APPAREL     | \$19.95            |                 |
|                   |                    |                        | SHOES AND BOOTS        | \$70.00            |                 |
|                   |                    |                        | SHOES AND BOOTS        | \$126.95           |                 |
| 204146            | 101-3501-512.30-05 | OFFICE DEPOT           | OFFICE SUPPLIES        | \$24.38            | \$769.58        |
|                   |                    |                        | OFFICE SUPPLIES        | \$24.68            |                 |
|                   |                    |                        | OFFICE SUPPLIES        | \$10.99            |                 |
|                   |                    |                        | OFFICE SUPPLIES        | \$35.50            |                 |
|                   |                    |                        | OFFICE SUPPLIES        | \$231.95           |                 |
|                   |                    |                        | OFFICE SUPPLIES        | \$182.16           |                 |
|                   |                    |                        | OFFICE SUPPLIES        | \$152.40           |                 |
|                   |                    |                        | OFFICE SUPPLIES        | \$107.52           |                 |
| 204173            | 101-3501-512.31-60 | ROUTE 12 RENTAL CO INC | KEROSENE               | \$65.00            | \$97.50         |
|                   |                    |                        | KEROSENE               | \$32.50            |                 |
| 204189            | 101-3501-512.31-65 | SHERWIN ACE HARDWARE   | MAINTENANCE SUPPLIES   | \$23.97            | \$23.97         |
| 204191            | 101-3501-512.31-65 | SKALSKI JOE            | SUPPLIES REIMBURSEMENT | \$33.00            | \$33.00         |
| 204208            | 101-3501-512.31-65 | TRUE VALUE             | HARDWARE               | \$13.15            | \$13.15         |
| 204225            | 101-3501-512.21-65 | VERIZON WIRELESS       | 442058978-00001        | \$975.67           | \$975.67        |
| 204238            | 101-3501-512.31-65 | WS DARLEY & CO         | HARDWARE               | \$59.39            | \$59.39         |
| 204239            | 101-3501-512.22-15 | XEROX CORPORATION      | NOV BASE CHARGE        | \$26.00            | \$26.00         |
| 204241            | 101-3501-512.31-45 | ZEP MANUFACTURING CO   | CLEANING SUPPLIES      | \$579.20           | \$579.20        |
| 901203            | 101-3501-512.22-05 | CITIBANK               | POSTAGE                | \$44.72            | \$44.72         |
| Total Division:   |                    |                        |                        | \$28,887.32        |                 |
| Total Department: |                    |                        |                        | \$28,887.32        |                 |

Check Date: 2017 - 1 - 15

**WARRANT REGISTER - GM0002**

Date: Wednesday, January 11, 2017  
Page 21

| Check #                               | Account Number     | Payee               | Description 1  | Transaction Amount | Total Trans Amt |
|---------------------------------------|--------------------|---------------------|----------------|--------------------|-----------------|
| Department: 37 Foreign Fire Insurance |                    |                     |                |                    |                 |
| Division: 1                           |                    |                     |                |                    |                 |
| 204168                                | 227-3701-512.30-35 | RED WING SHOE STORE | SHOES & BOOTS  | \$218.43           | \$218.43        |
| 204175                                | 227-3701-512.30-35 | RUNNERS HIGH N TRI  | ATHLETIC SHOES | \$5,000.00         | \$5,000.00      |
| Total Division:                       |                    |                     |                | \$5,218.43         |                 |
| Total Department:                     |                    |                     |                | \$5,218.43         |                 |

**WARRANT REGISTER - GM0002**

| Check #                        | Account Number     | Payee                              | Description 1             | Transaction Amount | Total Trans Amt |
|--------------------------------|--------------------|------------------------------------|---------------------------|--------------------|-----------------|
| <b>Department: 40 Planning</b> |                    |                                    |                           |                    |                 |
| <b>Division: 1</b>             |                    |                                    |                           |                    |                 |
| 203980                         | 101-4001-521.30-05 | A & E RUBBER STAMP CORP            | SUPPLIES                  | \$126.50           | \$126.50        |
| 203991                         | 101-4001-521.22-02 | AMERICAN PLANNING ASSOC            | DUES                      | \$484.00           | \$484.00        |
| 204023                         | 101-4001-521.40-41 | CBS RADIO                          | RADIO & TELECOMMUNICATION | \$8,800.00         | \$8,800.00      |
| 204074                         | 101-4001-521.30-05 | GRAND FRAME INC                    | OFFICE SUPPLIES, GENERAL  | \$172.34           | \$324.43        |
|                                |                    |                                    | OFFICE SUPPLIES, GENERAL  | \$152.09           |                 |
| 204082                         | 101-4001-521.21-65 | HARRIS TRUST & SAVINGS BANK        | APLITUNES.COM             | \$0.99             | \$2.97          |
|                                |                    |                                    | AP ITUNES.COM             | \$0.99             |                 |
|                                |                    |                                    | APLITUNES.COM             | \$0.99             |                 |
|                                | 101-4001-521.22-02 |                                    | AIA PRODUCTS/DUES         | \$652.00           | \$652.00        |
|                                | 101-4001-521.40-40 |                                    | SQ SQ FDI ALLAIMCE        | \$300.00           | \$544.00        |
|                                |                    |                                    | ARL HTS CHAMBER COM       | \$15.00            |                 |
|                                |                    |                                    | ARL HTS CHAMBER COMM      | \$15.00            |                 |
|                                |                    |                                    | ARL HTS CHAMBER COMM      | \$10.00            |                 |
|                                |                    |                                    | IN NORTHERN IL            | \$100.00           |                 |
|                                |                    |                                    | IN NORTHERN IL            | \$100.00           |                 |
|                                |                    |                                    | WENDELLA SIGHTSEEING      | \$4.00             |                 |
| 204101                         | 101-4001-521.22-02 | INTL COUNCIL OF SHOPPING CTRS      | DUES                      | \$100.00           | \$100.00        |
| 204113                         | 101-4001-521.21-65 | LEGRAND REPORTING & VIDEO SERVICES | TRANSCRIPTS               | \$143.50           | \$490.25        |
|                                |                    |                                    | TRANSCRIPTS               | \$346.75           |                 |
| 204146                         | 101-4001-521.30-05 | OFFICE DEPOT                       | OFFICES SUPPLIES          | \$780.49           | \$780.49        |
| 204148                         | 101-4001-521.22-01 | PADDOCK PUBLICATIONS INC           | ADVERTISING               | \$82.35            | \$82.35         |
| 204220                         | 101-4001-521.21-65 | VERIZON WIRELESS                   | 380420027-00001           | \$104.46           | \$104.46        |
| 901203                         | 101-4001-521.22-05 | CITIBANK                           | POSTAGE                   | \$98.36            | \$98.36         |
| <b>Total Division:</b>         |                    |                                    |                           | <b>\$12,589.81</b> |                 |
| <b>Total Department:</b>       |                    |                                    |                           | <b>\$12,589.81</b> |                 |

**WARRANT REGISTER - GM0002**

| Check #                        | Account Number     | Payee                               | Description 1             | Transaction Amount | Total Trans Amt |
|--------------------------------|--------------------|-------------------------------------|---------------------------|--------------------|-----------------|
| <b>Department: 45 Building</b> |                    |                                     |                           |                    |                 |
| <b>Division: 1</b>             |                    |                                     |                           |                    |                 |
| 2076                           | 101-4501-523.20-05 | GOVTEMPSUSA LLC                     | GOVTEMPS - BUILDING       | \$1,271.90         | \$6,118.00      |
|                                |                    |                                     | GOVTEMPS - BUILDING       | \$2,060.80         |                 |
|                                |                    |                                     | GOVTEMPS - BUILDING       | \$1,030.40         |                 |
|                                |                    |                                     | GOVTEMPS - BUILDING       | \$1,754.90         |                 |
| 204065                         | 401-4501-572.50-10 | XEROX BUSINESS SERVICES LLC         | IPAD LICENSE - D. LAY     | \$750.00           | \$750.00        |
| 204082                         | 101-4501-523.22-02 | HARRIS TRUST & SAVINGS BANK         | IAEI                      | \$120.00           | \$120.00        |
|                                | 101-4501-523.22-03 |                                     | ICC ONLINE TRAINING       | \$158.00           | \$158.00        |
|                                | 101-4501-523.30-05 |                                     | COUNTRYSIDE FLOWER        | \$56.49            | \$56.49         |
|                                | 101-4501-523.33-05 |                                     | SHUBEES                   | \$144.10           | \$1,177.09      |
|                                |                    |                                     | CORPORATE CASUALS         | \$213.60           |                 |
|                                |                    |                                     | AMAZON MARKETPLACE PMTS   | \$14.99            |                 |
|                                |                    |                                     | AMAZON MARKETPLACE PMTS   | \$804.40           |                 |
| 204095                         | 101-4501-523.22-02 | IL PLUMBING INSPECTORS ASSOC        | 2017 MEMBERSHIP L.SOEST   | \$70.00            | \$70.00         |
| 204100                         | 101-4501-523.22-02 | INTL ASSOC OF ELECTRICAL INSPECTORS | MEMBERSHIP - B. ALLEN     | \$120.00           | \$240.00        |
|                                |                    |                                     | D.PIERCE 2017 MEMBERSHIP  | \$120.00           |                 |
| 204146                         | 101-4501-523.30-05 | OFFICE DEPOT                        | OFFICE SUPPLIES           | \$512.41           | \$512.41        |
| 204168                         | 101-4501-523.33-05 | RED WING SHOE STORE                 | CLOTHING & APPAREL        | \$107.99           | \$107.99        |
| 204184                         | 101-4501-523.22-03 | JAMIE SCHMIDT                       | INTERN'L CODE BOOKS J.SCH | \$249.63           | \$448.63        |
|                                |                    |                                     | J.SCHMIDT -COMM.BLDG.INS  | \$199.00           |                 |
| 204189                         | 101-4501-523.30-05 | SHERWIN ACE HARDWARE                | MAINTENANCE SUPPLIES      | \$16.98            | \$16.98         |
|                                | 101-4501-523.33-05 |                                     | HARDWARE SUPPLIES         | \$14.99            | \$14.99         |
| 204202                         | 101-4501-523.21-65 | THOMPSON ELEVATOR INSPECTION        | ELEVATOR INSPECTIONS      | \$114.00           | \$114.00        |
| 204223                         | 101-4501-523.21-65 | VERIZON WIRELESS                    | 542097478-00002           | \$145.44           | \$145.44        |
| 204224                         | 101-4501-523.21-65 | VERIZON WIRELESS                    | 542097478-00001           | \$584.59           | \$584.59        |
| 901203                         | 101-4501-523.22-05 | CITIBANK                            | POSTAGE                   | \$99.76            | \$99.76         |
| <b>Total Division:</b>         |                    |                                     |                           | <b>\$10,734.37</b> |                 |
| <b>Division: 2</b>             |                    |                                     |                           |                    |                 |
| 204064                         | 101-4502-523.33-10 | FFF ENTERPRISES INC                 | FLU VACCINE               | \$504.60           | \$504.60        |

**WARRANT REGISTER - GM0002**

| Check # | Account Number     | Payee                       | Description 1            | Transaction Amount | Total Trans Amt |
|---------|--------------------|-----------------------------|--------------------------|--------------------|-----------------|
| 204071  | 101-4502-523.33-10 | GORDON STOWE                | HEALTH RELATED SUPPLIES  | \$2,180.00         | \$2,180.00      |
| 204082  | 101-4502-523.21-65 | HARRIS TRUST & SAVINGS BANK | J2 MYFAX SERVICES        | \$10.00            | \$30.00         |
|         |                    |                             | J2 MYFAX SERVICES        | \$10.00            |                 |
|         |                    |                             | J2 MYFAX SERVICE         | \$10.00            |                 |
|         | 101-4502-523.22-03 |                             | NRA TRADE SHOW           | \$220.00           | \$220.00        |
|         | 101-4502-523.30-01 |                             | DISABILITY SCOOP LLC     | \$50.00            | \$50.00         |
|         | 101-4502-523.30-05 |                             | KEURIG GREEN MOUNTAIN    | \$142.33           | \$142.33        |
|         | 101-4502-523.33-05 |                             | AMAZON.COM               | \$39.56            | \$55.61         |
|         |                    |                             | BULK APOTHECARY          | \$16.05            |                 |
|         | 101-4502-523.33-10 |                             | MOORE MEDICAL LLC        | \$821.12           | \$1,004.21      |
|         |                    |                             | HOPKINS MEDICAL PRODUCTS | \$51.95            |                 |
|         |                    |                             | AMAZON MARKETPLACE PMTS  | \$36.30            |                 |
|         |                    |                             | WAYNES PIZZA             | \$94.84            |                 |
|         | 101-4502-523.40-53 |                             | NICOR GAS                | \$453.03           | \$3,335.19      |
|         |                    |                             | RED CARPET INN           | \$62.04            |                 |
|         |                    |                             | RED CARPET INN           | \$112.98           |                 |
|         |                    |                             | COMFORT INN              | \$88.48            |                 |
|         |                    |                             | COMFORT INN              | \$88.48            |                 |
|         |                    |                             | COMED PAYMENT            | \$246.80           |                 |
|         |                    |                             | MEDICAL BUSINESS OFFICE  | \$400.00           |                 |
|         |                    |                             | NICOR GAS                | \$213.71           |                 |
|         |                    |                             | COMED PAYMENT            | \$433.89           |                 |
|         |                    |                             | COMFORT INN              | \$88.48            |                 |
|         |                    |                             | INSURE ON THE SPT SERV   | \$108.95           |                 |
|         |                    |                             | PUBLIC STORAGE           | \$128.80           |                 |
|         |                    |                             | COMP UROLOGIS CARE S/C   | \$440.00           |                 |
|         |                    |                             | MAG BUSINESS OFFICE      | \$49.45            |                 |
|         |                    |                             | COMED PAYMENT            | \$167.27           |                 |
|         |                    |                             | COMED PAYMENT            | \$252.83           |                 |
|         | 101-4502-523.40-57 |                             | MOTEL 6                  | \$55.99            | \$596.01        |
|         |                    |                             | COMED PAYMENT            | \$540.02           |                 |
| 204136  | 101-4502-523.22-02 | NATL ENVIRONMENTAL HEALTH   | MCCALISTER MEMBERSHIP    | \$95.00            | \$95.00         |
| 204146  | 101-4502-523.30-05 | OFFICE DEPOT                | OFFICE SUPPLIES          | \$293.04           | \$302.62        |
|         |                    |                             | OFFICE SUPPLIES          | \$9.58             |                 |



**WARRANT REGISTER - GM0002**

| Check #                | Account Number     | Payee                       | Description 1             | Transaction Amount | Total Trans Amt |
|------------------------|--------------------|-----------------------------|---------------------------|--------------------|-----------------|
| 204187                 | 101-4502-523.30-01 | SCIENTIFIC AMERICAN         | SUBSCRIPTION              | \$27.94            | \$27.94         |
| 204196                 | 101-4502-523.21-65 | STACY SHEIN STAPLETON       | INTERPRETING SERVICES     | \$90.00            | \$90.00         |
| 204209                 | 101-4502-523.33-05 | TUNDRA SPECIALTIES          | CHLORINE TEST STRIPS EH   | \$187.31           | \$187.31        |
| 204219                 | 101-4502-523.21-65 | VERIZON WIRELESS            | 885567122-00001           | \$119.16           | \$119.16        |
| 204239                 | 101-4502-523.22-15 | XEROX CORPORATION           | OFFICE MACHINES & ACCESS  | \$85.00            | \$85.00         |
| 901203                 | 101-4502-523.22-05 | CITIBANK                    | POSTAGE                   | \$63.45            | \$63.45         |
| <b>Total Division:</b> |                    |                             |                           | <b>\$9,088.43</b>  |                 |
| <b>Division: 3</b>     |                    |                             |                           |                    |                 |
| 2074                   | 101-4503-523.21-65 | RON EKEBERG                 | SENIOR EVENT ENTERTAINMNT | \$200.00           | \$200.00        |
| 2077                   | 101-4503-523.31-65 | HANSEN KAREN                | SUPPLIES REIMBURSEMENT    | \$294.31           | \$294.31        |
| 203989                 | 101-4503-523.22-40 | AMERICAN CHARGE SERVICE     | TAXI PRGRM/22 TRIPS @\$3  | \$66.00            | \$117.00        |
|                        |                    |                             | TAXI PRGRM/17 TRIPS @\$3  | \$51.00            |                 |
| 204045                 | 101-4503-523.21-65 | BRUCE CRUZ                  | OCT/DEC 2016              | \$100.00           | \$100.00        |
| 204059                 | 101-4503-523.21-02 | ECOSTEAM NOW                | STEAM CLEANING            | \$828.00           | \$828.00        |
| 204063                 | 101-4503-523.21-02 | EXPERT POOL TABLE REPAIR    | POOL TABLE REPAIRS        | \$1,500.00         | \$1,500.00      |
|                        | 101-4503-523.31-65 |                             | POOL TABLE SUPPLIES       | \$175.00           | \$175.00        |
| 204082                 | 101-4503-523.21-02 | HARRIS TRUST & SAVINGS BANK | MUELLER POOL              | \$176.28           | \$176.28        |
|                        | 101-4503-523.21-65 |                             | VOLGISTRICS INC           | \$61.00            | \$61.00         |
|                        | 101-4503-523.30-05 |                             | VOLGISTICS INC            | \$61.00            | \$930.42        |
|                        |                    |                             | AMAZON MARKETPLACE PMTS   | \$110.00           |                 |
|                        |                    |                             | AMAZON MARKETPLACE PMTS   | \$132.48           |                 |
|                        |                    |                             | AMAZON MARKETPLACE PMTS   | \$94.00            |                 |
|                        |                    |                             | VOLGISTICS INC            | \$61.00            |                 |
|                        |                    |                             | AMAZON MARKETPLACE PMTS   | \$82.99            |                 |
|                        |                    |                             | AMAZON MARKETPLACE PMTS   | \$137.04           |                 |
|                        |                    |                             | CAN CANONUSE DIRECT       | \$153.96           |                 |
|                        |                    |                             | AMAZON MKTPLACE           | \$97.95            |                 |
|                        | 101-4503-523.31-65 |                             | SAMS CLUB #8198           | \$250.81           | \$1,940.89      |
|                        |                    |                             | GIACOMO S RISTORANTE      | \$285.00           |                 |
|                        |                    |                             | AMAZON MARKETPLACE PMTS   | \$70.48            |                 |
|                        |                    |                             | AMAZON.COM                | \$15.49            |                 |
|                        |                    |                             | GFS STORE #1913           | \$257.83           |                 |

**WARRANT REGISTER - GM0002**

| Check #           | Account Number        | Payee                            | Description 1             | Transaction Amount | Total Trans Amt |
|-------------------|-----------------------|----------------------------------|---------------------------|--------------------|-----------------|
| 204082...         | 101-4503-523.31-65... | HARRIS TRUST & SAVINGS BANK...   | WAL-MART #2815            | \$78.46            | \$1,940.89...   |
|                   |                       |                                  | WAL-MART #2815            | \$33.36            |                 |
|                   |                       |                                  | WAL MART                  | \$23.44            |                 |
|                   |                       |                                  | PANERA BREAD              | \$115.96           |                 |
|                   |                       |                                  | PARTY CITY                | \$271.97           |                 |
|                   |                       |                                  | SAMS CLUB #8198           | \$466.09           |                 |
|                   |                       |                                  | DOLLAR TREE               | \$72.00            |                 |
| 204127            | 101-4503-523.21-02    | MIDWEST AUDIO VIDEO SERVICES INC | REPAIR JUKEBOX            | \$413.50           | \$413.50        |
| 204146            | 101-4503-523.30-05    | OFFICE DEPOT                     | OFFICE SUPPLIES           | \$79.20            | \$79.20         |
|                   | 101-4503-523.31-65    |                                  | OFFICE SUPPLIES           | \$265.15           | \$937.45        |
|                   |                       |                                  | OFFICE SUPPLIES           | \$16.49            |                 |
|                   |                       |                                  | OFFICE SUPPLIES           | \$20.18            |                 |
|                   |                       |                                  | OFFICE SUPPLIES           | \$608.65           |                 |
|                   |                       |                                  | OFFICE SUPPLIES           | \$26.98            |                 |
| 204157            | 101-4503-523.22-05    | POSTMASTER ARLINGTON HEIGHTS     | PERMIT 2594 - SC LETTER   | \$454.24           | \$454.24        |
| 204204            | 101-4503-523.22-40    | THREE O THREE TAXI FLASH CAB     | TAXI PROGRAM 10-1 TO 10-3 | \$12.00            | \$24.00         |
|                   |                       |                                  | TAXI PROGRAM 9-1 TO 9-30/ | \$12.00            |                 |
| 901203            | 101-4503-523.22-05    | CITIBANK                         | POSTAGE                   | \$30.54            | \$30.54         |
| Total Division:   |                       |                                  |                           | \$8,261.83         |                 |
| Total Department: |                       |                                  |                           | \$28,084.63        |                 |

**WARRANT REGISTER - GM0002**

| Check #                           | Account Number     | Payee                         | Description 1          | Transaction Amount | Total Trans Amt |
|-----------------------------------|--------------------|-------------------------------|------------------------|--------------------|-----------------|
| <b>Department: 50 Engineering</b> |                    |                               |                        |                    |                 |
| <b>Division: 1</b>                |                    |                               |                        |                    |                 |
| 204024                            | 426-5001-571.50-25 | CHRISTOPHER B BURKE LTD       | STORM WATER STUDY      | \$3,194.00         | \$3,194.00      |
| 204028                            | 101-5001-524.30-20 | CLIFFORD WALD                 | PLOTTER SUPPLIES       | \$1,020.00         | \$1,020.00      |
| 204077                            | 426-5001-571.50-25 | HAEGER ENGINEERING LLC        | SERVICE MISCELLANEOUS  | \$14,820.00        | \$14,820.00     |
| 204079                            | 401-5001-571.50-30 | HAMPTON LENZINI & RENWICK INC | SERVICE PROFESSIONAL   | \$29,492.42        | \$29,492.42     |
| 204082                            | 101-5001-524.22-03 | HARRIS TRUST & SAVINGS BANK   | U Of II ONLINE PAYMENT | \$145.00           | \$215.00        |
|                                   |                    |                               | AMERICAN PUBLIC WORKS  | \$35.00            |                 |
|                                   |                    |                               | AMERICAN PUBLIC WORKS  | \$35.00            |                 |
|                                   | 101-5001-524.30-05 |                               | AMAZON.COM             | \$38.26            | \$70.55         |
|                                   |                    |                               | ACCO BRANDS            | \$32.29            |                 |
| 204107                            | 101-5001-524.22-03 | NANCI JULIUS                  | TRAINING               | \$464.90           | \$464.90        |
| 204222                            | 101-5001-524.20-05 | VERIZON WIRELESS              | 985478501-00002        | \$550.33           | \$550.33        |
| 204231                            | 401-5001-571.50-30 | ROGER VLIET                   | SIDEWALK REIMBURSEMENT | \$150.00           | \$150.00        |
| 901203                            | 101-5001-524.22-05 | CITIBANK                      | POSTAGE                | \$29.76            | \$29.76         |
| <b>Total Division:</b>            |                    |                               |                        | <b>\$50,006.96</b> |                 |
| <b>Total Department:</b>          |                    |                               |                        | <b>\$50,006.96</b> |                 |

**WARRANT REGISTER - GM0002**

| Check #                            | Account Number     | Payee                           | Description 1            | Transaction Amount | Total Trans Amt |
|------------------------------------|--------------------|---------------------------------|--------------------------|--------------------|-----------------|
| <b>Department: 71 Public Works</b> |                    |                                 |                          |                    |                 |
| <b>Division: 1</b>                 |                    |                                 |                          |                    |                 |
| 203981                             | 101-7101-531.22-70 | A T & T                         | NPA NNX LINE CUS         | \$1,751.90         | \$1,751.90      |
| 203983                             | 101-7101-531.31-55 | ACTIVE ELECTRICAL SUPPLY CO     | STREET LIGHT SUPPLIES    | \$461.55           | \$461.55        |
|                                    | 101-7101-531.31-75 |                                 | STREET LIGHT SUPPLIES    | \$10,780.00        | \$10,780.00     |
| 203984                             | 101-7101-531.31-55 | ADDISON BUILDING MATERIAL CO    | MAINTENANCE SUPPLIES     | \$34.45            | \$34.45         |
|                                    | 101-7101-531.31-65 |                                 | MAINTENANCE SUPPLIES     | \$171.92           | \$171.92        |
| 203988                             | 101-7101-531.21-11 | ALPHA BUILDING MAINTENANCE SRVS | SERVICE BLDG MAINT       | \$3,987.50         | \$3,987.50      |
| 203990                             | 101-7101-531.21-11 | AMERICAN DOOR & DOCK            | OH DOOR REPAIR           | \$1,067.21         | \$1,067.21      |
| 204003                             | 101-7101-531.31-90 | ARROW ROAD CONSTRUCTION CO      | STREET/SIDEWALK SUPPLIES | \$5,700.76         | \$5,700.76      |
| 204004                             | 101-7101-531.22-70 | AT & T LONG DISTANCE            | LONG DISTANCE SERVICE    | \$3,167.15         | \$3,167.15      |
| 204009                             | 401-7101-571.50-30 | BARCO PRODUCTS CO               | FURNITURE, NON OFFICE    | \$4,153.85         | \$4,153.85      |
| 204013                             | 101-7101-531.30-39 | BP                              | FUEL CHARGES             | \$83.42            | \$83.42         |
| 204015                             | 401-7101-571.50-20 | BRONNER'S COMMERCIAL DISPLAY    | HOLIDAY DECOR REPL.      | \$2,999.00         | \$4,447.00      |
|                                    |                    |                                 | HOLIDAY DECOR REPL.      | \$1,448.00         |                 |
| 204016                             | 101-7101-531.31-55 | BTU COMPANY INC                 | MAINTENANCE SUPPLIES     | \$353.54           | \$353.54        |
| 204026                             | 101-7101-531.21-11 | CINTAS CORP                     | BUILDING MAINTENANCE     | \$25.32            | \$157.26        |
|                                    |                    |                                 | BUILDING MAINTENANCE     | \$21.37            |                 |
|                                    |                    |                                 | BUILDING MAINTENANCE     | \$87.01            |                 |
|                                    |                    |                                 | BUILDING MAINTENANCE     | \$23.56            |                 |
|                                    | 101-7101-531.30-35 |                                 | UNIFORM CLOTHING         | \$43.29            | \$86.56         |
|                                    |                    |                                 | UNIFORM CLOTHING         | \$43.27            |                 |
| 204031                             | 101-7101-531.22-70 | COMCAST CABLE                   | 8771 10 072 0048980      | \$2.10             | \$186.95        |
|                                    |                    |                                 | 8771 10 072 0175502      | \$184.85           |                 |
| 204033                             | 101-7101-531.21-50 | COMMONWEALTH EDISON COMPANY     | 4103039009               | \$240.78           | \$240.78        |
| 204035                             | 101-7101-531.21-50 | COMMONWEALTH EDISON COMPANY     | 3291084013               | \$4,345.80         | \$4,345.80      |
| 204038                             | 101-7101-531.21-50 | COMMONWEALTH EDISON COMPANY     | 2278061084               | \$103.98           | \$103.98        |
| 204039                             | 101-7101-531.21-50 | COMMONWEALTH EDISON COMPANY     | 1851137062               | \$80.26            | \$80.26         |
| 204041                             | 101-7101-531.31-90 | COMPASS MINERALS AMERICA        | STREET/SIDEWALK SUPPLIES | \$8,505.64         | \$113,354.47    |
|                                    |                    |                                 | STREET/SIDEWALK SUPPLIES | \$32,115.53        |                 |
|                                    |                    |                                 | STREET/SIDEWALK SUPPLIES | \$30,670.48        |                 |
|                                    |                    |                                 | STREET/SIDEWALK SUPPLIES | \$1,372.46         |                 |

**WARRANT REGISTER - GM0002**

| Check #   | Account Number        | Payee                           | Description 1             | Transaction Amount | Total Trans Amt |
|-----------|-----------------------|---------------------------------|---------------------------|--------------------|-----------------|
| 204041... | 101-7101-531.31-90... | COMPASS MINERALS AMERICA...     | BULK HIGHWAY COARSE W/YPS | \$16,973.70        | \$113,354.47... |
|           |                       |                                 | BULK HIGHWAY COARSE W/YPS | \$6,727.53         |                 |
|           |                       |                                 | BULK HIGHWAY COARSE W/YPS | \$1,391.90         |                 |
|           |                       |                                 | BULK HIGHWAY COARSE W/YPS | \$4,670.74         |                 |
|           |                       |                                 | STREET/SIDEWALK SUPPLIES  | \$10,926.49        |                 |
| 204042    | 101-7101-531.21-11    | COMPLETE CLEANING CO INC        | SERVICE BLDG MAINT        | \$4,438.00         | \$4,438.00      |
| 204046    | 101-7101-531.21-11    | CRYSTAL MAINTENANCE & MGMT SRVS | SERVICE BLDG MAINT        | \$9,745.00         | \$9,745.00      |
| 204047    | 101-7101-531.21-02    | CURRENT TECHNOLOGIES CORP       | CCTV REPAIRS @ SENIOR CTR | \$232.50           | \$232.50        |
| 204056    | 101-7101-531.31-55    | DYNAMIC HEATING & PIPING CO     | MAINTENANCE SUPPLIES      | \$151.00           | \$151.00        |
| 204058    | 101-7101-531.21-50    | DYNEGY ENERGY SERVICES          | 1627055057                | \$866.77           | \$866.77        |
| 204072    | 101-7101-531.22-02    | GRACIA SERGE                    | CDL REIMBURSEMENT         | \$50.00            | \$50.00         |
| 204080    | 101-7101-531.31-85    | HARBOR FREIGHT TOOLS            | MAINTENANCE SUPPLIES      | \$33.59            | \$83.07         |
|           |                       |                                 | MAINTENANCE SUPPLIES      | \$49.48            |                 |
| 204081    | 101-7101-531.21-15    | HARD ROCK CONCRETE CUTTERS INC  | SERVICE CONSTRUCTION      | \$14,400.00        | \$14,400.00     |
| 204082    | 101-7101-531.21-15    | HARRIS TRUST & SAVINGS BANK     | MEIJER                    | \$32.31            | \$32.31         |
|           | 101-7101-531.22-02    |                                 | NATL SAFETY COU           | \$450.00           | \$1,145.00      |
|           |                       |                                 | INTL SOC ARBORICULTURE    | \$175.00           |                 |
|           |                       |                                 | INTL SOC ARBORICULTURE    | \$175.00           |                 |
|           |                       |                                 | INTL SOC ARBORICULTURE    | \$175.00           |                 |
|           |                       |                                 | INTL SOC ARBORICULTURE    | \$170.00           |                 |
|           | 101-7101-531.22-03    |                                 | U OF IL ONLINE PAYMENT    | \$84.50            | \$246.00        |
|           |                       |                                 | U OF IL ONLINE PAYMENT    | \$61.50            |                 |
|           |                       |                                 | U Of II ONLINE PAYMENT    | \$100.00           |                 |
|           | 101-7101-531.30-01    |                                 | INTL SOC ARBORICULTURE    | \$190.14           | \$489.14        |
|           |                       |                                 | PROGRESSOVE BUSINESS      | \$299.00           |                 |
|           | 101-7101-531.31-55    |                                 | HOME DEPOT                | \$34.79            | \$129.90        |
|           |                       |                                 | SHERWIN WILLIAMS          | (\$9.51)           |                 |
|           |                       |                                 | SHERWIN WILLIAMS          | \$104.62           |                 |
|           | 101-7101-531.31-65    |                                 | IN PERFORMANCE LIGHTING   | \$157.18           | \$1,582.02      |
|           |                       |                                 | ARLINGTON CAKE BOX        | \$192.00           |                 |
|           |                       |                                 | GFS STORE                 | \$83.72            |                 |
|           |                       |                                 | THURINGER MEATS           | \$402.30           |                 |
|           |                       |                                 | GFS STORE                 | \$56.06            |                 |
|           |                       |                                 | GFS STORE                 | \$290.76           |                 |

**WARRANT REGISTER - GM0002**

| Check #   | Account Number        | Payee                             | Description 1                | Transaction Amount | Total Trans Amt |
|-----------|-----------------------|-----------------------------------|------------------------------|--------------------|-----------------|
| 204082... | 101-7101-531.31-65... | HARRIS TRUST & SAVINGS BANK...    | EDDIES REST                  | \$400.00           | \$1,582.02...   |
|           | 101-7101-531.31-90    |                                   | DAYTON BURLAP CO             | \$381.00           | \$381.00        |
|           | 101-7101-531.33-05    |                                   | INL SUPPLIES INC             | \$328.70           | \$389.82        |
|           |                       |                                   | AMAZON MKTPLACE PYMTS        | \$61.12            |                 |
|           | 401-7101-571.50-20    |                                   | PAYPAL                       | \$731.35           | \$731.35        |
|           | 401-7101-572.50-15    |                                   | AMAZON MKTPLACE PMTS         | \$71.92            | \$255.84        |
|           |                       |                                   | AMZONN MKTPLACE              | \$183.92           |                 |
| 204083    | 101-7101-531.21-02    | HAYES MECHANICAL                  | SERVICE BUILDING MAINTENANCE | \$362.71           | \$3,581.06      |
|           |                       |                                   | SERVICE BUILDING MAINTENANCE | \$1,069.43         |                 |
|           |                       |                                   | SERVICE BUILDING MAINTENANCE | \$1,577.88         |                 |
|           |                       |                                   | SERVICE BUILDING MAINTENANCE | \$571.04           |                 |
|           | 101-7101-531.21-11    |                                   | SERVICE BUILDING MAINTENANCE | \$1,960.30         | \$1,960.30      |
|           | 101-7101-531.31-55    |                                   | SERVICE BUILDING MAINTENANCE | \$6,057.11         | \$6,057.11      |
|           | 401-7101-571.50-20    |                                   | SERVICE BUILDING MAINTENANCE | \$13,152.89        | \$13,152.89     |
| 204092    | 101-7101-531.21-50    | HOMEFIELD ENERGY                  | 3291084013                   | \$13,802.44        | \$13,802.44     |
| 204102    | 101-7101-531.21-11    | INTL EXTERMINATORS INC            | PEST CONTROL                 | \$432.00           | \$552.00        |
|           |                       |                                   | PEST CONTROL                 | \$120.00           |                 |
| 204108    | 101-7101-531.31-55    | JUST FAUCETS                      | MAINTENANCE SUPPLIES         | \$475.66           | \$475.66        |
| 204116    | 101-7101-531.31-55    | LIEBOVICH STEEL & ALUMINUM CO     | MAINTENANCE SUPPLIES         | \$273.90           | \$637.69        |
|           |                       |                                   | MAINTENANCE SUPPLIES         | \$363.79           |                 |
| 204120    | 101-7101-531.30-39    | MANSFIELD OIL COMPANY             | DIESEL FUEL INV 954611       | \$13,161.48        | \$13,161.48     |
| 204123    | 101-7101-531.31-55    | MECOR INC                         | INT. LIGHTING                | \$847.30           | \$847.30        |
| 204126    | 101-7101-531.21-02    | MID AMERICAN ELEVATOR CO INC      | SEPT. PREV. MAINT.           | \$1,376.50         | \$3,216.50      |
|           |                       |                                   | PRESSURE SWITCH INSTALL      | \$1,840.00         |                 |
| 204133    | 101-7101-531.20-05    | MUNICIPAL SERVICES ASSOCIATES INC | CELL SITE REVIEW             | \$170.00           | \$170.00        |
| 204137    | 101-7101-531.31-90    | NEENAH FOUNDRY COMPANY            | SIDEWALK - TREE GRATES       | \$3,419.00         | \$3,419.00      |
| 204144    | 101-7101-531.31-55    | NORTHWEST ELECTRICAL SUPPLY CO    | ELECTRICAL SUPPLIES          | \$157.99           | \$1,392.54      |
|           |                       |                                   | ELECTRICAL SUPPLIES          | \$76.44            |                 |
|           |                       |                                   | ELECTRICAL SUPPLIES          | \$184.37           |                 |
|           |                       |                                   | ELECTRICAL SUPPLIES          | \$410.73           |                 |
|           |                       |                                   | ELECTRICAL SUPPLIES          | \$32.35            |                 |
|           |                       |                                   | ELECTRICAL SUPPLIES          | \$435.20           |                 |
|           |                       |                                   | ELECTRICAL SUPPLIES          | \$95.46            |                 |
|           | 101-7101-531.31-75    |                                   | ELECTRICAL SUPPLIES          | \$16.33            | \$16.33         |

**WARRANT REGISTER - GM0002**

| Check # | Account Number     | Payee                       | Description 1             | Transaction Amount | Total Trans Amt |
|---------|--------------------|-----------------------------|---------------------------|--------------------|-----------------|
| 204146  | 101-7101-531.31-65 | OFFICE DEPOT                | OFFICE SUPPLIES           | \$513.11           | \$513.11        |
| 204155  | 101-7101-531.31-90 | POROUS PAVE                 | ROCK, RUBBER CHIPS        | \$2,612.72         | \$2,612.72      |
| 204158  | 101-7101-531.21-55 | POWELL TREE CARE INC        | SERVICE TREES             | \$551.60           | \$1,549.10      |
|         |                    |                             | SERVICE TREES             | \$997.50           |                 |
| 204159  | 401-7101-572.50-15 | PRECISE MRM LLC             | COMMUNICATION EQUIPMENT   | \$10,796.07        | \$10,796.07     |
| 204161  | 101-7101-531.30-35 | PROSTAR                     | CLOTHING                  | \$287.08           | \$287.08        |
| 204163  | 101-7101-531.31-65 | R A ADAMS ENTERPRISES INC   | INV 794394                | \$6,239.20         | \$6,239.20      |
| 204165  | 401-7101-571.50-20 | RAINCOAT ROOFING SYSTEMS    | BUILDING MAINTENANCE      | \$1,041.00         | \$1,041.00      |
| 204170  | 401-7101-572.50-10 | RITTER GIS                  | LICENSE AGREEMENT         | \$21,500.00        | \$21,500.00     |
| 204182  | 101-7101-531.21-11 | SARGES RANGE SERVICE INC    | BUILDING MAINTENANCE      | \$1,350.00         | \$1,350.00      |
| 204183  | 101-7101-531.22-02 | JAMES SCHMID                | CDL REIMBURSEMENT         | \$50.00            | \$50.00         |
| 204189  | 101-7101-531.31-55 | SHERWIN ACE HARDWARE        | PLUMBING SUPPLIES         | \$20.27            | \$64.23         |
|         |                    |                             | MAINTENANCE SUPPLIES      | \$43.96            |                 |
|         | 101-7101-531.31-85 |                             | MAINTENANCE SUPPLIES      | \$31.98            | \$31.98         |
| 204192  | 101-7101-531.22-70 | SOUND INCORPORATED          | WARRANTY EXTENSION JAN 17 | \$72.73            | \$72.73         |
| 204194  | 101-7101-531.22-70 | SPRINT                      | 840280811                 | \$167.04           | \$167.04        |
| 204195  | 101-7101-531.22-70 | SPRINT                      | 352372920                 | \$20.72            | \$20.72         |
| 204197  | 101-7101-531.31-75 | STEINER ELECTRIC            | STREET LIGHTING           | \$866.40           | \$1,187.99      |
|         |                    |                             | STREET LIGHTING           | \$321.59           |                 |
| 204207  | 101-7101-531.31-70 | TRAFFIC CONTROL CORP        | TRAFFIC SIGNAL SUPPLIES   | \$550.00           | \$550.00        |
| 204211  | 101-7101-531.21-65 | TYCO INTEGRATED SECURITY    | ALARM SERVICE             | \$90.00            | \$900.00        |
|         |                    |                             | ALARM SERVICE             | \$90.00            |                 |
|         |                    |                             | ALARM SERVICE             | \$90.00            |                 |
|         |                    |                             | ALARM SERVICE             | \$90.00            |                 |
|         |                    |                             | ALARM SERVICE             | \$90.00            |                 |
|         |                    |                             | ALARM SERVICE             | \$90.00            |                 |
|         |                    |                             | ALARM SERVICE             | \$90.00            |                 |
|         |                    |                             | ALARM SERVICE             | \$90.00            |                 |
|         |                    |                             | ALARM SERVICE             | \$90.00            |                 |
| 204218  | 101-7101-531.22-70 | VERIZON WIRELESS            | 586753035-00001           | \$2,398.02         | \$2,398.02      |
| 204229  | 101-7101-531.22-70 | VERIZON WIRELESS            | 642024864-00001           | \$2,048.12         | \$2,048.12      |
| 204242  | 101-7101-531.20-05 | RYAN ZIMMERMAN              | WINTER WEATHER SERVICE    | \$618.75           | \$618.75        |
| 801605  | 101-7101-531.21-50 | COMMONWEALTH EDISON COMPANY | 8752043011                | \$56.11            | \$9,556.25      |

**WARRANT REGISTER - GM0002**

| Check #           | Account Number        | Payee                          | Description 1 | Transaction Amount | Total Trans Amt |
|-------------------|-----------------------|--------------------------------|---------------|--------------------|-----------------|
| 801605...         | 101-7101-531.21-50... | COMMONWEALTH EDISON COMPANY... | 0533073031    | \$9,500.14         | \$9,556.25...   |
| 801606            | 101-7101-531.22-70    | AT & T                         | 847439786810  | \$82.01            | \$4,178.79      |
|                   |                       |                                | 847255350512  | \$2,293.60         |                 |
|                   |                       |                                | 847342153612  | \$40.99            |                 |
|                   |                       |                                | 847392086611  | \$63.79            |                 |
|                   |                       |                                | 847392086610  | \$63.74            |                 |
|                   |                       |                                | 847259612411  | \$40.99            |                 |
|                   |                       |                                | 847259612410  | \$40.95            |                 |
|                   |                       |                                | 847577545310  | \$66.42            |                 |
|                   |                       |                                | 847577579510  | \$239.80           |                 |
|                   |                       |                                | 847577579511  | \$240.18           |                 |
|                   |                       |                                | 847577545311  | \$66.45            |                 |
|                   |                       |                                | 847797132111  | \$40.99            |                 |
|                   |                       |                                | 847342153611  | \$40.99            |                 |
|                   |                       |                                | 847590600011  | \$857.89           |                 |
| 801607            | 101-7101-531.21-50    | NICOR                          | 06802945268   | \$24.06            | \$6,871.55      |
|                   |                       |                                | 38096400007   | \$149.90           |                 |
|                   |                       |                                | 73488600005   | \$2,337.58         |                 |
|                   |                       |                                | 95407400001   | \$822.88           |                 |
|                   |                       |                                | 58401600000   | \$300.58           |                 |
|                   |                       |                                | 25422686599   | \$2,088.40         |                 |
|                   |                       |                                | 97034457784   | \$647.91           |                 |
|                   |                       |                                | 38178600003   | \$130.36           |                 |
|                   |                       |                                | 28178600004   | \$305.10           |                 |
|                   |                       |                                | 40178600009   | \$64.78            |                 |
| 901203            | 101-7101-531.22-05    | CITIBANK                       | POSTAGE       | \$66.92            | \$66.92         |
| Total Division:   |                       |                                |               | \$327,178.70       |                 |
| Total Department: |                       |                                |               | \$327,178.70       |                 |



**WARRANT REGISTER - GM0002**

| Check #                               | Account Number     | Payee                        | Description 1             | Transaction Amount | Total Trans Amt |
|---------------------------------------|--------------------|------------------------------|---------------------------|--------------------|-----------------|
| <b>Department: 72 Water and Sewer</b> |                    |                              |                           |                    |                 |
| <b>Division: 1</b>                    |                    |                              |                           |                    |                 |
| 203984                                | 505-7201-561.31-65 | ADDISON BUILDING MATERIAL CO | MAINTENANCE SUPPLIES      | \$27.29            | \$76.90         |
|                                       |                    |                              | MAINTENANCE SUPPLIES      | \$49.61            |                 |
|                                       | 505-7201-561.31-85 |                              | MAINTENANCE SUPPLIES      | \$43.04            | \$43.04         |
| 203987                                | 505-7201-561.31-60 | ALEXANDER CHEMICAL CORP      | CHLORINE                  | \$1,335.00         | \$1,335.00      |
| 204000                                | 505-7201-561.21-36 | ARLINGTON RENTAL INC         | RENTAL                    | \$651.85           | \$651.85        |
| 204033                                | 505-7201-561.21-50 | COMMONWEALTH EDISON COMPANY  | 0528113037                | \$2,819.25         | \$2,819.25      |
| 204034                                | 505-7201-561.21-50 | COMMONWEALTH EDISON COMPANY  | 1092085063                | \$100.20           | \$100.20        |
| 204035                                | 505-7201-561.21-50 | COMMONWEALTH EDISON COMPANY  | 0441087047                | \$161.24           | \$161.24        |
| 204036                                | 505-7201-561.21-50 | COMMONWEALTH EDISON COMPANY  | 00841080033               | \$1,755.09         | \$2,708.55      |
|                                       |                    |                              | 1257044037                | \$953.46           |                 |
| 204037                                | 505-7201-561.21-50 | COMMONWEALTH EDISON COMPANY  | 0117046072                | \$245.88           | \$245.88        |
| 204040                                | 505-7201-561.21-50 | COMMONWEALTH EDISON COMPANY  | 0831076049                | \$161.90           | \$161.90        |
| 204044                                | 505-7201-561.21-02 | CORRPRO WATERWORKS           | SERVICE EQUIPMENT         | \$4,500.00         | \$12,800.00     |
|                                       |                    |                              | SERVICE EQUIPMENT         | \$4,500.00         |                 |
|                                       |                    |                              | SERVICE BLDG CONSTRUCT    | \$3,800.00         |                 |
| 204048                                | 505-7201-561.50-15 | DAHME MECHANICAL INDUSTRIES  | SERVICE MAINTENANCE       | \$1,750.00         | \$9,800.00      |
|                                       |                    |                              | SERVICE CONSTRUCTION      | \$8,050.00         |                 |
| 204057                                | 505-7201-561.21-50 | DYNEGY ENERGY SERVICES       | 0297160055                | \$375.38           | \$375.38        |
| 204082                                | 505-7201-561.30-05 | HARRIS TRUST & SAVINGS BANK  | ERGOOD DIRECT             | (\$197.10)         | \$-197.10       |
|                                       | 505-7201-561.31-65 |                              | DMI DELL HIGHER EDUCATION | \$1,285.66         | \$1,575.81      |
|                                       |                    |                              | HOME DEPOT                | \$290.15           |                 |
|                                       | 505-7201-561.31-85 |                              | ZORO INC                  | (\$9.79)           | \$-9.79         |
| 204084                                | 505-7201-561.21-35 | HBK WATER METER SERVICE INC  | FIELD TESTING             | \$1,798.38         | \$1,798.38      |
|                                       | 505-7201-561.31-02 |                              | WATER SEWER SYSTEM SUPPLY | \$5,245.92         | \$13,640.52     |
|                                       |                    |                              | FIRE METER REGISTERS      | \$1,823.68         |                 |
|                                       |                    |                              | METER PARTS               | \$1,325.00         |                 |
|                                       |                    |                              | WATER SEWER SYSTEM SUPPLY | \$5,245.92         |                 |
| 204088                                | 505-7201-561.21-50 | HOMEFIELD ENERGY             | 0300013030                | \$3,989.40         | \$3,989.40      |
| 204089                                | 505-7201-561.21-50 | HOMEFIELD ENERGY             | 0441087047                | \$163.71           | \$163.71        |
| 204090                                | 505-7201-561.21-50 | HOMEFIELD ENERGY             | 0081080033                | \$586.91           | \$586.91        |

**WARRANT REGISTER - GM0002**

| Check #           | Account Number     | Payee                          | Description 1             | Transaction Amount | Total Trans Amt |
|-------------------|--------------------|--------------------------------|---------------------------|--------------------|-----------------|
| 204091            | 505-7201-561.21-50 | HOMEFIELD ENERGY               | 0522082015                | \$478.35           | \$478.35        |
| 204093            | 505-7201-561.21-50 | HOMEFIELD ENERGY               | 0528113037                | \$1,914.31         | \$1,914.31      |
| 204098            | 505-7201-561.50-15 | INDUSTRIAL NETWORK SYSTEMS     | WATER SEWER SYSTEM SUPPLY | \$11,464.57        | \$11,464.57     |
| 204117            | 505-7201-561.21-36 | LO VERDE CONSTRUCTION CO INC   | MED. EXCAVATOR RENTAL     | \$2,900.00         | \$2,900.00      |
| 204132            | 505-7201-561.33-05 | MUNICIPAL MARKING DIST INC     | MARKING FLAGS             | \$595.84           | \$595.84        |
| 204144            | 505-7201-561.31-55 | NORTHWEST ELECTRICAL SUPPLY CO | ELECTRICAL SUPPLIES       | \$85.68            | \$85.68         |
| 204146            | 505-7201-561.31-65 | OFFICE DEPOT                   | OFFICE SUPPLIES           | \$513.11           | \$532.11        |
|                   |                    |                                | OFFICE SUPPLIES           | \$19.00            |                 |
| 204147            | 505-7201-561.31-90 | OZINGA READY MIX CONCRETE INC  | STREET/SIDEWALK SUPPLIES  | \$3,210.00         | \$3,210.00      |
| 204170            | 505-7201-561.50-10 | RITTER GIS                     | LICENSE AGREEMENT         | \$21,500.00        | \$21,500.00     |
| 204178            | 505-7201-561.31-85 | RUSSO'S POWER EQUIPMENT INC    | CART                      | \$268.00           | \$268.00        |
| 204188            | 505-7201-561.22-30 | SERVPRO                        | WATER DAMAGE REPAIRS      | \$1,961.40         | \$1,961.40      |
| 204190            | 505-7201-561.22-03 | SCOTT SHIRLEY                  | CASH ADVANCE FOR TRAINING | \$2,435.00         | \$2,435.00      |
| 204218            | 505-7201-561.22-70 | VERIZON WIRELESS               | 586753035-00001           | \$1,598.68         | \$1,598.68      |
| 204228            | 505-7201-561.22-70 | VERIZON WIRELESS               | 786351162-00001           | \$633.46           | \$633.46        |
| 204234            | 505-7201-561.31-85 | WATER PRODUCTS CO              | MAINTENANCE SUPPLIES      | \$798.00           | \$798.00        |
|                   | 505-7201-561.50-15 |                                | MAINTENANCE SUPPLIES      | \$629.55           | \$629.55        |
| 801605            | 505-7201-561.21-50 | COMMONWEALTH EDISON COMPANY    | 0368380009                | \$29.30            | \$124.30        |
|                   |                    |                                | 1104021044                | \$94.58            |                 |
|                   |                    |                                | 0645171017                | \$0.42             |                 |
| 801606            | 505-7201-561.22-70 | AT & T                         | 847437468410              | \$40.95            | \$1,233.10      |
|                   |                    |                                | 847437468411              | \$40.99            |                 |
|                   |                    |                                | 847437468511              | \$40.99            |                 |
|                   |                    |                                | 847590808511              | \$173.72           |                 |
|                   |                    |                                | 847590210511              | \$936.45           |                 |
| 801607            | 505-7201-561.21-50 | NICOR                          | 76830700001               | \$107.13           | \$197.13        |
|                   |                    |                                | 16797600000               | \$90.00            |                 |
| 801608            | 505-7201-561.22-70 | AMERICAN MESSAGING             | U1109311QL                | \$127.83           | \$127.83        |
| Total Division:   |                    |                                |                           | \$105,514.34       |                 |
| Total Department: |                    |                                |                           | \$105,514.34       |                 |

**WARRANT REGISTER - GM0002**

| Check #                                            | Account Number     | Payee                        | Description 1             | Transaction Amount | Total Trans Amt |
|----------------------------------------------------|--------------------|------------------------------|---------------------------|--------------------|-----------------|
| <b>Department: 73                      Parking</b> |                    |                              |                           |                    |                 |
| <b>Division: 1</b>                                 |                    |                              |                           |                    |                 |
| 204139                                             | 235-7301-532.31-90 | NEW DEAL DEICING             | STREET/SIDEWALK SUPPLIES  | \$4,995.66         | \$4,995.66      |
| 204212                                             | 235-7301-532.21-40 | UNION PACIFIC RAILROAD       | 4TH QTR PAY LOT P         | \$3,427.45         | \$3,427.45      |
| 801605                                             | 235-7301-532.21-50 | COMMONWEALTH EDISON COMPANY  | 4286290000                | \$604.49           | \$775.24        |
|                                                    |                    |                              | 5231622008                | \$72.59            |                 |
|                                                    |                    |                              | 5231622008                | \$78.17            |                 |
|                                                    |                    |                              | 4643715006                | \$19.99            |                 |
| <b>Total Division:</b>                             |                    |                              |                           | <b>\$9,198.35</b>  |                 |
| <b>Division: 2</b>                                 |                    |                              |                           |                    |                 |
| 204126                                             | 235-7302-532.21-02 | MID AMERICAN ELEVATOR CO INC | EMERGENCY ELEVATOR REPAIR | \$1,232.00         | \$1,232.00      |
| 204139                                             | 235-7302-532.31-90 | NEW DEAL DEICING             | STREET/SIDEWALK SUPPLIES  | \$4,994.17         | \$4,994.17      |
| <b>Total Division:</b>                             |                    |                              |                           | <b>\$6,226.17</b>  |                 |
| <b>Division: 3</b>                                 |                    |                              |                           |                    |                 |
| 204087                                             | 235-7303-532.21-50 | HOMEFIELD ENERGY             | 4643395004                | \$2,675.60         | \$2,675.60      |
| 204126                                             | 235-7303-532.21-02 | MID AMERICAN ELEVATOR CO INC | INSTALL PARKING SEALS     | \$3,410.00         | \$3,938.00      |
|                                                    |                    |                              | EMERGENCY ELEVATOR REPAIR | \$528.00           |                 |
| 204139                                             | 235-7303-532.31-90 | NEW DEAL DEICING             | STREET/SIDEWALK SUPPLIES  | \$4,994.17         | \$4,994.17      |
| <b>Total Division:</b>                             |                    |                              |                           | <b>\$11,607.77</b> |                 |
| <b>Division: 4</b>                                 |                    |                              |                           |                    |                 |
| 204126                                             | 235-7304-532.21-02 | MID AMERICAN ELEVATOR CO INC | PARKING SEAL REPLACEMENT  | \$6,477.00         | \$6,477.00      |
| 801607                                             | 235-7304-532.21-50 | NICOR                        | 92296400002               | \$82.29            | \$82.29         |
| <b>Total Division:</b>                             |                    |                              |                           | <b>\$6,559.29</b>  |                 |

Check Date: 2017 - 1 - 15

**WARRANT REGISTER - GM0002**

Date: Wednesday, January 11, 2017  
Page 36

| Check #           | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amt |
|-------------------|----------------|-------|---------------|--------------------|-----------------|
| Total Department: |                |       |               | \$33,591.58        |                 |

**WARRANT REGISTER - GM0002**

| Check #                                        | Account Number     | Payee                        | Description 1            | Transaction Amount | Total Trans Amt |
|------------------------------------------------|--------------------|------------------------------|--------------------------|--------------------|-----------------|
| <b>Department: 75 Municipal Fleet Services</b> |                    |                              |                          |                    |                 |
| <b>Division: 1</b>                             |                    |                              |                          |                    |                 |
| 203994                                         | 621-7501-551.21-36 | AMERIGAS-PALATINE            | CYLINDER RENTAL          | \$197.85           | \$197.85        |
| 203999                                         | 621-7501-551.21-08 | ARLINGTON HTS FORD INC       | VEH MAINTENANCE SUPPLIES | \$479.00           | \$479.00        |
|                                                | 621-7501-551.31-51 |                              | VEH MAINTENANCE SUPPLIES | \$189.15           | \$630.11        |
|                                                |                    |                              | VEH MAINTENANCE SUPPLIES | \$79.82            |                 |
|                                                |                    |                              | VEH MAINTENANCE SUPPLIES | \$11.86            |                 |
|                                                |                    |                              | VEH MAINTENANCE SUPPLIES | \$324.21           |                 |
|                                                |                    |                              | VEH MAINTENANCE SUPPLIES | \$25.07            |                 |
| 204001                                         | 621-7501-551.21-07 | ARLINGTON SIGNS & BANNERS    | DIGITAL PRINT GRAPHICS   | \$50.00            | \$50.00         |
| 204005                                         | 621-7501-551.31-51 | AUTO ZONE                    | VEH MAINTENANCE SUPPLIES | \$38.99            | \$38.99         |
| 204006                                         | 621-7501-551.21-02 | B & K EQUIPMENT              | FUEL PUMP REPAIR         | \$167.50           | \$167.50        |
| 204010                                         | 621-7501-551.31-51 | BATTERIES PLUS               | BATTERIES                | \$130.75           | \$293.47        |
|                                                |                    |                              | BATTERIES                | \$162.72           |                 |
| 204020                                         | 621-7501-551.21-07 | CAR PRETTY                   | CAR DETAILING            | \$100.00           | \$100.00        |
| 204021                                         | 621-7501-551.31-51 | CAR QUEST                    | VEH MAINTENANCE SUPPLIES | \$170.23           | \$774.66        |
|                                                |                    |                              | VEH MAINTENANCE SUPPLIES | \$97.74            |                 |
|                                                |                    |                              | VEH MAINTENANCE SUPPLIES | \$44.93            |                 |
|                                                |                    |                              | VEH MAINTENANCE SUPPLIES | \$8.39             |                 |
|                                                |                    |                              | VEH MAINTENANCE SUPPLIES | \$140.52           |                 |
|                                                |                    |                              | VEH MAINTENANCE SUPPLIES | \$5.99             |                 |
|                                                |                    |                              | VEH MAINTENANCE SUPPLIES | \$72.24            |                 |
|                                                |                    |                              | VEH MAINTENANCE SUPPLIES | \$89.04            |                 |
|                                                |                    |                              | VEH MAINTENANCE SUPPLIES | \$16.78            |                 |
|                                                |                    |                              | VEH MAINTENANCE SUPPLIES | \$128.80           |                 |
| 204022                                         | 621-7501-551.21-07 | CASSIDY TIRE & SERVICE       | TIRE DISMOUNT/MOUNT      | \$60.00            | \$60.00         |
|                                                | 621-7501-551.31-51 |                              | TIRES                    | \$839.26           | \$839.26        |
| 204026                                         | 621-7501-551.30-35 | CINTAS CORP                  | UNIFORM CLOTHING         | \$43.30            | \$86.57         |
|                                                |                    |                              | UNIFORM CLOTHING         | \$43.27            |                 |
| 204027                                         | 621-7501-551.21-36 | CITY WELDING SALES & SERVICE | TECHNIWELD               | \$130.20           | \$130.20        |
| 204060                                         | 621-7501-551.31-51 | EJ EQUIPMENT INCORPORATED    | VEH MAINTENANCE SUPPLIES | \$951.06           | \$1,231.37      |
|                                                |                    |                              | VEH MAINTENANCE SUPPLIES | \$280.31           |                 |

**WARRANT REGISTER - GM0002**

| Check # | Account Number     | Payee                             | Description 1             | Transaction Amount | Total Trans Amt |
|---------|--------------------|-----------------------------------|---------------------------|--------------------|-----------------|
| 204073  | 621-7501-551.31-51 | GRAINGER W W INC                  | VEH MAINTENANCE SUPPLY    | (\$50.96)          | \$-222.13       |
|         |                    |                                   | VEH MAINTENANCE SUPPLY    | (\$99.00)          |                 |
|         |                    |                                   | VEH MAINTENANCE SUPPLY    | (\$72.17)          |                 |
| 204082  | 621-7501-551.21-02 | HARRIS TRUST & SAVINGS BANK       | SOI SBS ROCHESTER HILL    | \$505.00           | \$505.00        |
|         | 621-7501-551.21-65 |                                   | 4TE IL SOS VS NSG CHECK   | \$160.00           | \$283.76        |
|         |                    |                                   | 4TE IL SOS VS NSF CHECK   | \$3.76             |                 |
|         |                    |                                   | IL TOLLWAY AUTO REPLENISH | \$40.00            |                 |
|         |                    |                                   | II TOLLWAY AUTO REPLEN    | \$40.00            |                 |
|         |                    |                                   | II TOLLWAY SUOT REPLEN    | \$40.00            |                 |
|         | 621-7501-551.22-03 |                                   | PASS UST TRAINING         | \$150.00           | \$150.00        |
|         | 621-7501-551.31-51 |                                   | UNITY SCHOOL BUS PARTS    | \$270.13           | \$842.91        |
|         |                    |                                   | WEATHERTECGH DIRECT       | \$122.45           |                 |
|         |                    |                                   | DIAMONED ROLLUPDOOR       | \$118.95           |                 |
|         |                    |                                   | FERGUSON ENT              | \$90.38            |                 |
|         |                    |                                   | CROSS COMPANY             | \$241.00           |                 |
|         | 621-7501-551.31-65 |                                   | LAZZARS HCRCNOW COM       | \$62.17            | \$62.17         |
|         | 621-7501-551.31-85 |                                   | AMAZON MKTPLACE PMTS      | \$56.99            | \$56.99         |
| 204096  | 621-7501-551.21-62 | IL RECOVERY GROUP INC             | PART WASHER SERVICE       | \$270.00           | \$270.00        |
| 204097  | 621-7501-551.21-07 | IL SECRETARY OF STATE             | VEHICLE REGISTRATIONS     | \$202.00           | \$202.00        |
| 204111  | 621-7501-551.31-51 | LEACH ENTERPRISES INC             | VEH MAINTENANCE SUPPLIES  | \$41.25            | \$41.25         |
| 204115  | 621-7501-551.31-51 | LIBERTY GLASS TECHS INC           | VEH MAINTENANCE SUPPLIES  | \$175.00           | \$175.00        |
| 204121  | 621-7501-551.21-07 | MASTER HYDRAULICS & MACHINE CO    | VEH MAINTENANCE SUPPLIES  | \$570.00           | \$570.00        |
|         | 621-7501-551.31-51 |                                   | VEH MAINTENANCE SUPPLIES  | \$285.00           | \$285.00        |
| 204128  | 621-7501-551.21-07 | MONROE TRUCK EQUIPMENT            | VEH MAINTENANCE SUPPLIES  | \$195.13           | \$195.13        |
|         | 621-7501-551.31-51 |                                   | VEH MAINTENANCE SUPPLIES  | \$727.80           | \$727.80        |
| 204131  | 621-7501-551.31-51 | MPC COMMUNICATIONS & LIGHTING INC | VEH MAINTENANCE SUPPLIES  | \$618.50           | \$618.50        |
| 204135  | 621-7501-551.31-51 | NATL CAP & SET SCREW CO           | VEH MAINTENANCE SUPPLIES  | \$264.46           | \$1,080.75      |
|         |                    |                                   | VEH MAINTENANCE SUPPLIES  | \$816.29           |                 |
| 204142  | 621-7501-551.21-07 | NORTHWEST AUTO WASH               | CAR WASHES                | \$819.70           | \$819.70        |
| 204150  | 621-7501-551.31-51 | PATLIN INC                        | VEH MAINTENANCE SUPPLIES  | \$128.43           | \$128.43        |
|         | 621-7501-551.31-85 |                                   | VEH MAINTENANCE SUPPLIES  | \$394.73           | \$394.73        |
| 204152  | 621-7501-551.31-51 | PATTEN INDUSTRIES INC             | VEH MAINTENANCE SUPPLY    | \$186.70           | \$186.70        |
| 204160  | 621-7501-551.31-51 | PRECISION SERVICE PARTS           | VEH MAINTENANCE SUPPLIES  | \$69.10            | \$216.60        |
|         |                    |                                   | VEH MAINTENANCE SUPPLIES  | \$111.46           |                 |

**WARRANT REGISTER - GM0002**

| Check #           | Account Number        | Payee                              | Description 1             | Transaction Amount | Total Trans Amt |
|-------------------|-----------------------|------------------------------------|---------------------------|--------------------|-----------------|
| 204160...         | 621-7501-551.31-51... | PRECISION SERVICE PARTS...         | VEH MAINTENANCE SUPPLIES  | \$36.04            | \$216.60...     |
| 204164            | 621-7501-551.21-07    | RACEWAY CARWASH                    | CAR WASHES                | \$78.00            | \$78.00         |
| 204167            | 621-7501-551.31-51    | RAYMAR HYDRAULIC REPAIR SRVC       | EQUIPMENT MAINTENANCE     | \$915.36           | \$915.36        |
| 204169            | 621-7501-551.21-07    | REX RADIATOR & WELDING CO          | EQUIPMENT MAINTENANCE     | \$260.00           | \$260.00        |
| 204171            | 621-7501-551.21-07    | ROLAND MACHINERY CO                | SERVICE CALL              | \$1,341.52         | \$1,341.52      |
|                   | 621-7501-551.31-51    |                                    | VEH MAINTENANCE SUPPLIES  | \$1,046.81         | \$1,046.81      |
| 204176            | 621-7501-551.31-51    | RUSH TRUCK CENTERS OF ILLINOIS INC | VEH MAINTENANCE SUPPLIES  | \$514.55           | \$4,591.33      |
|                   |                       |                                    | VEH MAINTENANCE SUPPLIES  | \$2,690.97         |                 |
|                   |                       |                                    | VEH MAINTENANCE SUPPLIES  | \$91.88            |                 |
|                   |                       |                                    | VEH MAINTENANCE SUPPLIES  | \$1,293.93         |                 |
| 204177            | 621-7501-551.31-51    | INTERSTATE BILLING SERVICE INC     | VEH MAINTENANCE SUPPLIES  | \$146.04           | \$153.71        |
|                   |                       |                                    | VEH MAINTENANCE SUPPLIES  | \$7.67             |                 |
| 204179            | 621-7501-551.21-08    | S & J AUTOMOTIVE LTD               | SERVICE VEHICLE PARTS     | \$6,881.50         | \$6,881.50      |
| 204193            | 621-7501-551.21-07    | SPRING ALIGN                       | VEH EQUIPMENT MAINTENANCE | \$1,452.69         | \$1,452.69      |
| 204201            | 621-7501-551.31-51    | TERMINAL SUPPLY CO                 | VEH MAINTENANCE SUPPLIES  | \$252.33           | \$252.33        |
| 204235            | 621-7501-551.31-51    | WEST SIDE TRACTOR SALES CO         | VEH MAINTENANCE SUPPLIES  | \$971.96           | \$971.96        |
| 204237            | 621-7501-551.21-07    | WIRFS INDUSTRIES INC               | VEHICLE REPAIRS           | \$9,305.00         | \$9,305.00      |
| 204240            | 621-7501-551.31-51    | ZARNOTH BRUSH WORKS INC            | VEH MAINTENANCE SUPPLIES  | \$873.00           | \$873.00        |
| 204241            | 621-7501-551.31-51    | ZEP MANUFACTURING CO               | VEH MAINTENANCE SUPPLIES  | \$661.15           | \$661.15        |
| Total Division:   |                       |                                    |                           | \$41,453.63        |                 |
| Total Department: |                       |                                    |                           | \$41,453.63        |                 |

Check Date: 2017 - 1 - 15

**WARRANT REGISTER - GM0002**

Date: Wednesday, January 11, 2017  
Page 40

| Check #                       | Account Number     | Payee                 | Description 1          | Transaction Amount  | Total Trans Amt |
|-------------------------------|--------------------|-----------------------|------------------------|---------------------|-----------------|
| <b>Department: 90 Capital</b> |                    |                       |                        |                     |                 |
| <b>Division: 1</b>            |                    |                       |                        |                     |                 |
| 204053                        | 505-9001-571.50-25 | DIXON ENGINEERING INC | SERVICE CONSULTING     | \$217.50            | \$217.50        |
| 204134                        | 505-9001-571.50-25 | MUNICIPAL WELL & PUMP | SERVICE BLDG CONSTRUCT | \$14,174.00         | \$14,174.00     |
| 204200                        | 505-9001-571.50-25 | TECORP INC            | SERVICE CONSTRUCTION   | \$157,716.00        | \$157,716.00    |
| <b>Total Division:</b>        |                    |                       |                        | <b>\$172,107.50</b> |                 |
| <b>Division: 13</b>           |                    |                       |                        |                     |                 |
| 204112                        | 431-9013-571.20-05 | LEGAT ARCHITECTS      | SERVICE CONSULTING     | \$11,219.19         | \$11,219.19     |
| <b>Total Division:</b>        |                    |                       |                        | <b>\$11,219.19</b>  |                 |
| <b>Total Department:</b>      |                    |                       |                        | <b>\$183,326.69</b> |                 |



Check Date: 2017 - 1 - 15

**WARRANT REGISTER - GM0002**

Date: Wednesday, January 11, 2017  
Page 41

| Check #                      | Account Number     | Payee                            | Description 1             | Transaction Amount | Total Trans Amt |
|------------------------------|--------------------|----------------------------------|---------------------------|--------------------|-----------------|
| Department: 99 Non Operating |                    |                                  |                           |                    |                 |
| Division: 1                  |                    |                                  |                           |                    |                 |
| 204125                       | 515-9901-525.40-83 | METROPOLIS COMMERCIAL CONDO ASSN | CAM CHARGE 01-17          | \$5,776.42         | \$5,776.42      |
|                              | 515-9901-525.40-92 |                                  | BLDG RESERVE CHARGE 01-17 | \$1,199.90         | \$1,199.90      |
| Total Division:              |                    |                                  |                           | \$6,976.32         |                 |
| Total Department:            |                    |                                  |                           | \$6,976.32         |                 |
| TOTAL ALL FUNDS:             |                    |                                  |                           | \$1,089,566.68     |                 |



**Item:** Report of the Committee-of-the-Whole Meeting of January 17, 2017

**Department:** Village Manager's Office

Report of the Committee-of-the-Whole Meeting of January 17, 2017

Interview of Tom Hutchison for Appointment to the Electrical Commission - Term Ending: 4/30/20

---

### **Bid Section**

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



**Item:** Conducted Electrical Taser Weapon

**Department:** Police

### **BACKGROUND**

In 2008, the Police Department acquired an initial inventory of Taser X26 Conducted Electrical Weapons (CEW) using asset forfeiture funding. The eight-year-old devices are well beyond warranty. A quantity of X26 units were sent for service and returned with estimates that suggest they are not cost effective to repair. Taser's latest version, the X26P smart weapon is manufactured with enhanced technology. The Police Department agrees with Taser's position that a CEW promotes officer safety, reduces suspect injury, decreases opportunity for Workers Comp incidents and lessens civil liability concerns.

Taser International is the sole source distributor of this specific product. Acquiring 87 units will provide a sufficient inventory to issue each officer a new CEW. It will complement the existing inventory of identical devices and make training as well as accessories universal within the Department.

This project is being funded through asset forfeiture monies. Taser International currently offers a purchasing program that provides a trade-in allowance which is included in the total price. It carries a provision that requires the maintenance agreement span for a period of five years, with the first year covered at no cost. The total purchase amount of \$106,140 would be spread equally over Calendar Year 2017 and 2018 at \$53,070 per year. The first year payment will provide for the purchase of 87 CEWs totaling \$14,268 and two additional years' maintenance totaling \$38,802. The Village is receiving a \$15,834 discount which is reflected in the purchase amount.

### **RECOMMENDATION**

It is recommended that the Village Board waive competitive bidding requirements and authorize Staff to enter into an agreement with Taser International, Scottsdale, AZ for the purchase and maintenance of 87 Conducted Electrical Weapons at a total cost of \$106,140 to be funded equally in 2017 and 2018.

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### **Bid Section**

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



**Item:** New Fire Engine

**Department:** Fire

The approved FY 2017 capital budget includes \$750,000 for the replacement of one fire engine. The Fire Department is seeking approval to move forward with the purchase of a 2017 Pierce Velocity fire engine, a 750-gallon, 2,000 gpm pumper. This fire engine will replace a 1997 Pierce Quantum 1500 gpm pumper, which will be sold when the new engine is delivered. The new engine will have several features designed to reduce injury, e.g., reduced cab and step-in height; lowered hose beds; increased cabinet accessibility.

The engine will be purchased through the CO-OP Helping Governments Across the Country Buy (HGACBuy), a nationwide government procurement service. HGACBuy offers a joint purchasing program and bidding services to local governments and has a fire service apparatus contract with Pierce Manufacturing of Appleton, Wisconsin, the manufacturer of all the department's fire apparatus.

We will receive a discount of \$23,220 for pre-paying 100%, bringing the total cost of the engine to \$680,028. Also, by completing the order prior to February 1, 2017, we will avoid the manufacturer's 3% price increase. A performance bond will be issued by the manufacturer to insure that the specifications and performance requirements for the new fire engine are met.

### **RECOMMENDATION**

It is recommended that the Village Board approve the purchase of a 2017 Pierce Velocity pumper for a total cost of \$680,028 from Pierce Manufacturing.

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### **Bid Section**

|                                 |                                  |
|---------------------------------|----------------------------------|
| Item:                           | 2017 Pierce Velocity fire pumper |
| Bid Opening Date:               | Joint Purchasing Program         |
| Account Numbers:                | 621-9003-572.50-05               |
| Total Budget for Specific Item: | \$750,000.00                     |
| Bid Amount:                     | \$680,028.00                     |



**Item:** Resolution - Intergovernmental Agreement - Euclid Avenue Bikepath

**Department:** Planning/Legal

### **BACKGROUND**

The City of Rolling Meadows has secured an Illinois Transportation Enhancement Program grant to construct a new bike path along Euclid Avenue from Salt Creek to Rohlwing Road. The City asked the Village of Arlington Heights to share in the local match of funding the grant, which is 20% of the design engineering and construction costs. The City and Village previously entered into an agreement in 2015 to provide matching funds for Phase 1 preliminary engineering totaling \$5,575 each. The City is now asking the Village to pay 50% of the local match for additional Phase 1 engineering (\$4,270 per community); Phase 2 design engineering (\$7,504 per community); Phase 3 construction engineering (\$5,575 per community); and construction costs (\$73,117 per community). The additional funds will total \$90,500 per community. Village funding shall utilize park land contribution funds previously collected from the developer of the Arlington Downs residential development.

The Agreement does allow for either municipality to withdraw its commitment at any time, with the municipalities sharing in any costs incurred up to the date of termination.

### **RECOMMENDATION**

It is recommended that the Village Board approve the attached Resolution Approving an Intergovernmental Agreement for "Euclid Avenue" Bikepath. The Village share shall not exceed \$90,500.

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### **Bid Section**

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

**ATTACHMENTS:**

| Description                                           | Type       |
|-------------------------------------------------------|------------|
| Resolution                                            | Resolution |
| Intergovernmental Agreement "Euclid Avenue" Bike Path | Agreement  |

**A RESOLUTION APPROVING AN INTERGOVERNMENTAL  
AGREEMENT WITH THE CITY OF ROLLING MEADOWS FOR  
“EUCLID AVENUE” BIKEPATH**

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

SECTION ONE: A certain Intergovernmental Agreement by and between the Village of Arlington Heights, and the City of Rolling Meadows, for the “Euclid Avenue” Bikepath, a true and correct copy of which is attached hereto, be and the same is hereby approved.

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

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

AYES:

NAYS:

PASSED AND APPROVED this 17th day of January, 2017.

ATTEST:

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Village Clerk

AGREEMENTS: Intergovernmental Agreement – Euclid Avenue Bikepath Phase II Engineering



**INTERGOVERNMENTAL AGREEMENT FOR "EUCLID AVENUE" -  
BIKEPATH PHASE II ENGINEERING SERVICES, PHASE III  
ENGINEERING SERVICES, AND CONSTRUCTION COSTS**

**THIS AGREEMENT** entered into by and between the Village of Arlington Heights, a municipal corporation of the County of Cook, State of Illinois ("Village") and the City of Rolling Meadows, a municipal corporation of the County of Cook, State of Illinois ("City").

**WITNESSETH**

**WHEREAS**, the Village and City are home rule communities as provided in the 1970 Illinois Constitution; and

**WHEREAS**, the Illinois Constitution and Illinois Compiled Statutes provide authority for intergovernmental cooperation; and

**WHEREAS**, the City has obtained an Illinois Transportation Enhancement Program (ITEP), State and federal funding assistance grant for the installation of a bikepath along the roadway known as "Euclid Avenue" (between Rohlwing Road and the Arlington Heights branch of Salt Creek); and

**WHEREAS**, Euclid Avenue roadway is located within the corporate limits of the City of Rolling Meadows, immediately adjacent to the Village of Arlington Heights, and the roadway provides access benefits to the Arlington Park, Arlington Downs, and other commercial properties, and for residents of both communities; and

**WHEREAS**, the necessary engineering services for the proposed bikepath improvements may be approached more effectively and economically with both municipalities cooperating and using their joint efforts and resources; and

**WHEREAS**, the Village and the City want to improve Euclid Avenue right-of-way for safe bikeway and pedestrian use; and

**WHEREAS**, the City of Rolling Meadows has completed the services required to perform Phase II Preliminary Engineering work for the proposed bikepath, by the use of an Engineering consultant; and

**WHEREAS**, the City and the Village previously executed an Intergovernmental Agreement (December 2014) for said Euclid Avenue Bike Path Phase I Engineering Services; and

**WHEREAS**, it is believed to be in the best interests of the Village of Arlington Heights and the City of Rolling Meadows to share equally in the cost of Phase II engineering design services, Phase III construction engineering services, and Phase III construction costs for the proposed improvements to construct a bikepath within the

Euclid Avenue right-of-way; and

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

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

**SECTION ONE:** All matter set forth in the Recitals of this Agreement, are expressly made a part of this Agreement.

**SECTION TWO:** The City, in consideration for this Agreement, hereby agrees as follows:

- A. To enter into a contract for Phase II design engineering services for the proposed Euclid Avenue bikepath development, at an estimated cost of \$75,041. Of this cost, 80% is eligible for reimbursement by the ITEP federal funding assistance, resulting in anticipated local costs to be \$7,504 to each municipality.
- B. To enter into a contract for Phase III construction engineering services at a future date (estimated October 2017 to July 2018) and at an estimated cost of \$55,750. Of this cost, 80% is to be eligible for reimbursement by the ITEP federal funding assistance (\$44,600), resulting in an estimated local cost to be \$11,150 to be split 50% (\$5,575) to each municipality.
- C. To agree to share equally in the local agency share of construction costs, currently estimated to be \$690,500. Per ITEP agreement and per IDOT project program information document, dated 1/5/17 (attached), the local share would be 20% (\$146,233), and by which the two municipalities would share equally with \$73,116.50 (10%) shares of the construction costs, payable to IDOT as a reimbursement after completion of construction.
- D. Additional Phase I engineering work includes a) exhibits, meetings, and minutes for the two land acquisition parcels (\$4,939) at 2100 Swan and 3100 Fremont, and b) plat of temporary easement (\$3,600) at Arlington Downs, totaling \$8,539, to be split equally (\$4,269.50) between the municipalities.
- E. To ensure that all work is performed properly.
- F. That the scope of all work is per project specifications, and scope of services; as presented within written proposal for services, unit prices, and quantities; and acceptable and agreed to by both the Village and City Engineers.

G. The City will indemnify and save harmless the Village and its officers, agents, employees from any and all liability, losses or damages, including attorneys' fees and costs of defense, the Village may suffer as a result of claims, demands, suits, actions, or proceedings of any kind or nature, including worker's compensation claims in any way resulting from or arising out of any wrongful or negligent act or omission from the operations of the City under this Agreement, including operations of subcontractors; and the City will, at its own expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising there from, or incurred in connection therewith; and, if any judgements will be rendered against the Village in any such act, the City will, at its own expense, satisfy and discharge same. The City expressly understands and agrees that any performance bond or insurance protection required by the Agreement, or otherwise provided by the City, will in no way limit the responsibility to indemnify, keep and save harmless and defend the Village as herein provided.

**SECTION THREE:** The Village, in consideration for this Agreement, hereby agrees to pay for its 50% portion as the Local Agency share (20%) of the engineering services, (Phase II and Phase III) and construction costs, to the City of Rolling Meadows, upon receipt of appropriate documentation from the contractor and approval by the Village Engineer; said approvals shall not be unreasonably withheld.

**SECTION FOUR:** All notices required to be sent to the Village shall be served by United States certified mail, postage prepaid, return receipt requested, to the Village Manager at the following address:

Village Manager  
Village of Arlington Heights  
33 South Arlington Heights Road  
Arlington Heights, Illinois 60005

or by personal delivery of any such notice delivered to an employee of the Village at its administration offices during the regular business hours of the office.

All notices required hereunder, to be sent to the City shall be served in writing by United States certified mail, postage prepaid, return receipt requested, to the Village Manager at the following address:

City Manager  
City of Rolling Meadows  
3600 Kirchoff Road  
Rolling Meadows, Illinois 60008

or by personal delivery of any such notice delivered to an employee of the City at its administration offices during the regular business hours of the office.

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

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

**SECTION SEVEN:** This Agreement sets forth the entire understanding of the parties and may only be amended or modified by a written instrument signed by the parties except as otherwise provided herein.

**SECTION EIGHT:** If any provisions of this agreement are invalid for any reason, such invalidation shall not render invalid any provisions of this agreement which can be given effect without the invalid provision.

**SECTION NINE:** This agreement shall be in effect and this agreement shall be established when executed by the Village and the City. Unless otherwise terminated, this agreement shall be effective until December 31, 2018, or terminated earlier if said project engineering is completed and closed prior to said date, or if the projects are terminated by mutual agreement of both parties.

**SECTION TEN:** This agreement may be terminated by a majority vote of the corporate authorities of either municipality and sending a copy of the terminating resolution to the other municipality. Costs incurred by the City up until the date of termination are to be shared equally and paid by the Village as described in Section Three of this Agreement.

**SECTION ELEVEN:** This agreement shall be construed in accordance with the law and constitution of the State of Illinois.

**IN WITNESS WHEREOF,** the parties hereto have caused this Agreement to be executed by their duly authorized officers this \_\_\_\_ day of January 2017.

**CITY OF ROLLING MEADOWS**

**VILLAGE OF ARLINGTON HEIGHTS**

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Village President**

**ATTEST:**

**ATTEST:**

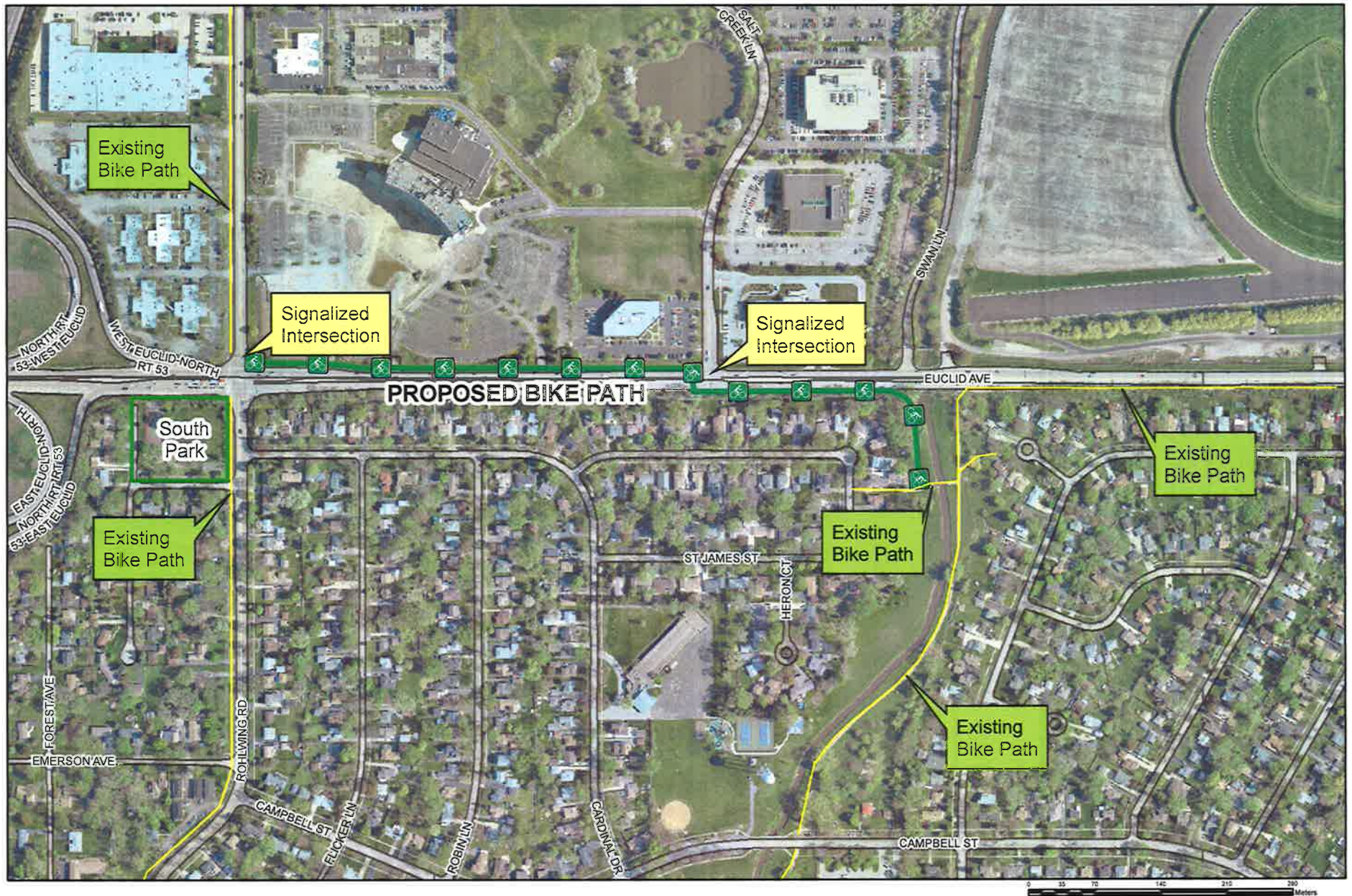
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**Deputy City Clerk**

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**Village Clerk**





City of Rolling Meadows

Date: 1/4/2017

# **EUCLID AVE BIKE PATH** **Rohlwing Rd to Salt Creek**

Sheet No.

1

**Proposed Bike Path**

Requested by: Fred Vogt

Drawn By: D. Wenzel





**Item:** Ordinance - Chapter 13 - Class "A" liquor license

**Department:** Manager/Legal

An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code  
(Making available a Class "A" liquor license)

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### **Bid Section**

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

### **ATTACHMENTS:**

| <b>Description</b>                    | <b>Type</b> |
|---------------------------------------|-------------|
| Chapter 13 - Class "A" liquor license | Ordinance   |

**AN ORDINANCE AMENDING CHAPTER 13 OF THE**  
**ARLINGTON HEIGHTS MUNICIPAL CODE**

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

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

| <b>CLASS OF<br/>LICENSE</b> | <b>ANNUAL<br/>LICENSE FEE</b> | <b>NUMBER OF LICENSES<br/>AUTHORIZED</b> |
|-----------------------------|-------------------------------|------------------------------------------|
| A                           | \$3,800.00                    | 33                                       |

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

AYES:

NAYS:

PASSED AND APPROVED this 17th day of January, 2017.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk





**Item:** Ordinance - Land Use Variation - Arlington Heights Animal Hospital

**Department:** Planning/Legal

An Ordinance Granting a Land Use Variation, Amending Ordinance Number 92-009 and Granting Certain Variations from Chapter 28 of the Arlington Heights Municipal Code  
(Arlington Heights Animal Hospital, 412 W. Algonquin Road)

---

### **Bid Section**

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

### **ATTACHMENTS:**

| <b>Description</b>                | <b>Type</b> |
|-----------------------------------|-------------|
| Arlington Heights Animal Hospital | Ordinance   |

**AN ORDINANCE GRANTING A LAND USE VARIATION,  
AMENDING ORDINANCE NUMBER 92-009 AND  
GRANTING CERTAIN VARIATIONS FROM CHAPTER 28  
OF THE VILLAGE OF ARLINGTON HEIGHTS**

WHEREAS, on December 14, 2016, in Petition Number 16-023, the Plan Commission of the Village of Arlington Heights, pursuant to notice, has conducted a public hearing on the application of Arlington Heights Animal Hospital for a land use variation to allow a commercial kennel within a B-2 General Business District, an amendment to Ordinance Number 92-009 and certain variations from Chapter 28 of the Arlington Heights Municipal Code for the property located at 412 W. Algonquin Road; and

WHEREAS, the Plan Commission has recommended the granting of a land use variation, amendment to Ordinance Number 92-009 and variations from Chapter 28 of the Arlington Heights Municipal Code for the subject property; and

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

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

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

That part of Lot 7 in subdivision of Joseph A. Barnes' Farm in Section 16, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows:

Beginning at the point of intersection of the North line of that part of Lot 7 lying Northeasterly of Algonquin Road, and the center line of said road; thence East along said North line of Lot 7 a distance of 373.03 feet; thence South at right angles to said North line of Lot 7, a distance of 454.97 feet to the center line of Algonquin Road; thence Northwesterly along said center line being a curve to the right of radius 2491.29 feet the tangent of said curve forming an angle of 43 degrees 33 minutes 45 seconds with the last course measured from North to

Northwest a distance of 226.96 feet to a point of tangency; thence Northwesterly along said center line of road; being tangent to said curve 361.55 feet to the point of beginning; (excepting from said part of Lot 7 that part thereof lying Westerly of a line described as follows: commencing at the point of intersection of the North line of that part of Lot 7 lying Northeasterly of Algonquin Road and the center line of said road; thence Southeasterly along said center line 361.55 feet to a point of tangency with a curve to the left of radius 2491.29 feet; thence Southeasterly along said curve of radius 2491.29 feet 7.90 feet to the point of beginning; thence Northeasterly on a straight line to a point on the North line of said Lot 7, said point being 273.03 feet East of the intersection of said North line of Lot 7 with the center line of Algonquin Road, in Cook County, Illinois.

P.IN 08-16-203-006-0000

and commonly described as 412 W. Algonquin Road, Arlington Heights, Illinois. This approval shall be in substantial compliance with the following plans:

The following plans have been prepared by Linden Group:

**Site Plan**, dated November 30, 2016, consisting of sheets A-0.0 and A-0.0A;  
**As Built Floor Plan**, dated November 30, 2016, consisting of sheet A-1.0;  
**Proposed Floor Plan**, dated November 30, 2016, consisting of sheet A-1.1;  
**As Built Elevations**, dated October 19, 2016, with revisions through November 30, 2016, consisting of sheet A-2.0;  
**Proposed Elevations**, dated October 19, 2016, with revisions through November 30, 2016, consisting of sheet A-2.1;

**Preliminary Site Development Plan**, prepared by Advantage Consulting Engineers, LLC, dated October 20, 2016, consisting of sheet SP1;

**Landscape Plan**, prepared by Eriksson Engineering Associates, Ltd., dated November 28, 2016, consisting of one sheet,

copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That Ordinance Number 92-009 is hereby amended by deleting condition number one in Section Two of the Ordinance, which prohibited any outdoor dog runs and/or outside facilities for animals located on the premises.

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

1. A variation from Section 11.4-2, Schedule of Parking Requirements, Retail – Commercial and Services Uses, to allow a reduction in the required number of parking spaces from 31 parking spaces to 29 parking spaces.

2. A variation from Section 5.1-11.6, Required Minimum Yards, to allow a reduction in the minimum side yard setback on the east side yard, from 53.3 feet to 40.3 feet;

3. A variation from Section 6.6-5.1, Table of Permitted Obstructions, to allow a reduction in the side yard setback for an air conditioning unit from the east side yard lot line from 53.3 feet to 46 feet.

SECTION FOUR: That the Land Use Variation, amendment to Ordinance Number 92-009 and variations from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance, are subject to the following conditions, to which the Petitioner has agreed:

1. The Petitioner shall obtain a kennel license from the Village of Arlington Heights.
2. Dog walking shall be permitted in the areas to the side and rear of the existing building; however, no outdoor dog run(s) and/or exterior recreation/exercise area(s) meant for multiple animals shall be permitted on the subject property.
3. The parking variation is only valid while the subject property is used as an animal hospital/veterinary clinic. The variation shall become null and void in the event the property is used for any other purpose.
4. The Petitioner shall comply with all applicable Federal, State and Village codes, regulations and policies.

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

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

AYES:

NAYS:

PASSED AND APPROVED this 17th day of January, 2017.

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Village President

ATTEST:

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Village Clerk

LAND USE/Arlington Animal Hospital



**Item:** Ordinance - Traffic - Yield Signs

**Department:** Engineering/Legal

### **BACKGROUND**

A resident request has been received about the intersection of Evergreen Avenue and Cedar Street asking for additional traffic control. Traffic studies were conducted to determine if additional stop signs could be justified, but based upon these reviews, neither the traffic volumes or the accident data justified the installation of all-way traffic control. However, based upon a field visit, the homes on the north side are built very close to the street. Originally these homes were built in Cook County, which had different setback standards when constructed, and before being annexed to the Village. Based upon motorists' sight distance being hampered by the location of the homes on the northeast and northwest corners of the intersection, yield signs to control Evergreen Avenue are justified. Therefore we would recommend that two way yield signs for Evergreen Avenue be posted at Cedar Street to control north and south bound traffic.

### **RECOMMENDATION**

It is recommended that the Village Board approved the attached Ordinance designating the Cedar Street and Evergreen Avenue intersection as a yield right-of-way intersection.

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### **Bid Section**

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

### **ATTACHMENTS:**

| <b>Description</b>               | <b>Type</b> |
|----------------------------------|-------------|
| Yiel Signs - Evergreen and Cedar | Ordinance   |

**AN ORDINANCE DESIGNATING A  
CERTAIN INTERSECTION AS A YIELD  
RIGHT-OF-WAY INTERSECTION**

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

SECTION ONE: The following intersection is hereby designated as a yield right-of-way intersection:

**EVERGREEN AVENUE AND CEDAR STREET (Evergreen Avenue to yield to Cedar Street)**

SECTION TWO: All persons operating motor vehicles are required to yield the right-of-way to traffic, in accordance with yield signs to be posted at said intersection.

SECTION THREE: The Village Manager is hereby directed to install appropriate signs as indicated in this Ordinance to effectuate the purposes of this Ordinance.

SECTION FOUR: Any person, firm or corporation violating any of the terms of this Ordinance shall be fined not more than \$750.00 for each such offense.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage, approval, publication in pamphlet form and the posting of said signs at the intersection in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 17th day of January, 2017.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk



**Item:** Resolution - Intergovernmental Agreement - Northeastern Illinois Regional Crime Laboratory

**Department:** Police/Legal

### **BACKGROUND**

The Northeastern Illinois Regional Crime Lab (NIRCL) was established in 1968 and is located in Vernon Hills, Illinois. There are 45 member agencies that comprise laboratory membership. The Police Department is proposing the Village enter into an Agreement for membership to spend a year evaluating the benefits of membership. Prior to the end of the year, the Department will be able to determine whether it makes sense to continue the membership. While the Agreement does automatically renew, it can be terminated by the Village at any time after providing 90 day's notice.

The NIRCL boasts a much more desired "turnaround time" for submitted evidence compared to the Illinois State Police crime lab. For example, the average examination time for fingerprint evidence is approximately 49 days compared to several months or in cases, considerably longer. Another equally important and frequent submission is toxicology examinations. NIRCL completes examinations in less than 3-weeks, far less time than ISP, which, in some cases, jeopardizes the prosecution of DUI defendants.

Unlike ISP, NIRCL offers 24-hour assistance to member agencies who encounter complex processing issues. On-call laboratory staff is available for consultation or technical oversight at a crime scene. Additionally, NIRCL offers training at their facility for forensic technicians and provides expert speakers for Department sponsored instruction.

NIRCL serves as a repository for narcotics and weapons that are no longer required as evidence. Currently, the Department travels to a foundry near the Wisconsin border where confiscated weapons are melted down. Likewise, the cost of narcotics disposal will be omitted.

Laboratory transition will be seamless. NIRCL uses the same evidence tracking software program in place at AHPD. This will reduce any scribe error and support the chain-of-custody with a digital record.

NIRCL calculates membership fees based on the most recent US Census. The

current assessment is \$1.333 per resident plus a \$3,000 building maintenance fee. Therefore, based on 75,801 AH residents, AHPD will be assessed \$104,042 ( $1.333 \times 75,801 + 3,000$ ) annually.

This project is designed to improve laboratory responsiveness thereby enhancing criminal investigations and traffic related prosecutions. Asset forfeiture funding is allocated for the anticipated expense.

### **RECOMMENDATION**

It is recommended that the Village Board adopt the attached Resolution Approving an Intergovernmental Agreement with the Northeastern Illinois Regional Crime Lab, for a membership fee of \$104,042 for 2017.

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### **Bid Section**

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

### **ATTACHMENTS:**

| <b>Description</b>                              | <b>Type</b> |
|-------------------------------------------------|-------------|
| Northeastern Illinois Regional Crime Laboratory | Resolution  |
| Northeastern Illinois Regional Crime Laboratory | Agreement   |



**A RESOLUTION APPROVING AN**  
**INTERGOVERNMENTAL AGREEMENT WITH THE**  
**NORTHEASTERN ILLNOIS REGIONAL CRIME LABORATORY**

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

SECTION ONE: A certain Intergovernmental Agreement by and between the Village of Arlington Heights and the Northeastern Illinois Regional Crime Laboratory, related to Arlington Heights' membership, a true and correct copy of which is attached hereto, be and the same is hereby approved.

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

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

AYES:

NAYS:

PASSED AND APPROVED this 17th day of January, 2017.

ATTEST:

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Village Clerk

AGREEMENTRES: Intergovernmental Agreement – Northeastern Illinois Regional Crime Laboratory

# **INTERGOVERNMENTAL AGREEMENT AMONG THE MEMBER AGENCIES OF THE NORTHEASTERN ILLINOIS REGIONAL CRIME LABORATORY**

**THIS AGREEMENT** made and entered into by and among the member agencies or units of local government (hereinafter called Members) of the Northeastern Illinois Regional Crime Laboratory (hereinafter called the Crime Lab):

## **WITNESSETH:**

**WHEREAS**, the Members recognize that the enforcement of laws, statutes, and ordinances and the investigation of criminal and quasi-criminal activity requires the use of certain forensic services for the analysis and identification of physical evidence; and

**WHEREAS**, the Members desire to utilize such forensic services and resources during the enforcement of laws, statutes, and ordinances and the investigation of criminal and quasi-criminal activity; and

**WHEREAS**, the Members are entering into this Intergovernmental Cooperative Agreement (the "Agreement") pursuant to Article VII, Section 10 of the Illinois Constitution of 1970; the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.); Article 5, Sections 1-4-6 and 11-1-2.1 of the Illinois Municipal Code (65 ILCS 5/1-4-6 and 5/11-1-2.1); and other applicable authority;

**NOW, THEREFORE, the Members agree as follows:**

## **SECTION 1 – PURPOSE OF AGREEMENT; RECITALS**

This agreement is made in recognition of the fact that criminal investigations and other law enforcement efforts are greatly enhanced when agencies have access to the resources and the support of a specialized forensic organization. It is the purpose of this Agreement to provide the means whereby assistance is provided to the Member by the Crime Lab pursuant to the conditions of this agreement. The foregoing recitals are hereby incorporated into this Agreement as findings of the Members and the Crime Lab.

## **SECTION 2 – DEFINITIONS**

For the purposes of this Agreement, the following terms shall be defined as set forth in this Section.

1. **Forensic Services:** Those services provided by the Crime Lab to a Member pursuant to this Agreement that pertain to the collection, packaging, identification, and analysis of physical evidence pursuant to the investigation or prosecution of a crime.

2. **Annual Assessment:** The fee provided for by this agreement to serve as compensation to the Crime Lab to offset the cost of operation. Costs of operation include any costs incurred by the Crime Lab in the furtherance of its operation including costs for personnel, training, facilities, fixtures, equipment, supplies, and utilities.

An annual assessment shall be levied against all Members in accordance with the duly adopted Constitution and Bylaws of the Crime Lab.

A basic requirement of continued membership under this Agreement is the timely payment of the Annual Assessment and other established fees by the Member.

### **SECTION 3 – TERM**

The initial term of this Agreement shall be for a period commencing on the date of execution of the Agreement by the Chief Executive Officer of the Member and concluding on the December 31 immediately following such date of execution.

### **SECTION 4 – ADMINISTRATION AND OPERATIONS**

The administration and operation of the Crime Lab shall be in conformance with the precepts set forth in the Constitution and Bylaws of the Crime Lab and any Standard Operating Guidelines established under the authority of those bylaws.

### **SECTION 5 – SCOPE OF RESPONSE**

The Crime Lab shall provide for forensic services as outlined in the Scope (Forensic Services) for any official investigation conducted by the law enforcement department of a Member within or immediately adjacent to its corporate boundaries.

In addition to the Scope of Services, the Crime Lab will also aid agencies with the destruction of drugs and firearms. Such destruction will be completed with compliance the policies set by the Crime Lab.

### **SECTION 6 – DIRECTION OF PERSONNEL AND EQUIPMENT**

The Crime Lab Executive Director shall be responsible for supervising and directing the actions of all Crime Lab personnel and for determining the use of all equipment and resources of the Crime Lab.

### **SECTION 7 – AUTHORITY OF CRIME LAB PERSONNEL**

Each employee of the Crime Lab shall be fully authorized by the Member to perform their official duties pursuant to any official investigation conducted under the terms of this Agreement.

### **SECTION 8 – REIMBURSEMENT TO CRIME LAB**

Members shall be responsible for paying such annual fees, facility occupation and maintenance fees, capital improvement fees, and service fees as me be established from time to time pursuant to the Constitution and Bylaws of the Northeast Illinois Regional Crime Lab.

## **SECTION 9 – INDEMNIFICATION**

To the greatest extent permissible by law, the Crime Lab shall assume full and complete responsibility for the actions of its employees acting pursuant to this Agreement, including without limitation, insurance, indemnification and protection of such personnel.

## **SECTION 10 – EFFECTIVENESS; TERM**

This agreement shall be in full force and effect and legally binding on the Crime Lab and the Member as of the date written below. This Agreement shall automatically renew for a period of twelve (12) months on the January 1 immediately following such effective date, and each January 1 thereafter for a like period of twelve (12) months.

## **SECTION 11 – AMENDMENTS**

This Agreement may be amended from time to time in writing approved by resolution of the corporate authorities of each Member. Any proposed amendment shall not be effective until adopted and approved by the corporate authorities of each Member.

## **SECTION 12 – TERMINATION**

The Member may terminate this Agreement by resolution of its corporate authorities. Certified copies of any such terminating resolution shall be filed with the Executive Director of the Crime Lab and the President of its Executive Board within thirty (30) days after its passage. In the event of termination as to one Member, this Agreement shall remain binding as to the remaining Members.

Termination shall not be effective, however, until ninety (90) days after filing of certified copies of the Executive Director and President of the Executive Board. Moreover, notwithstanding such termination, a terminating Member shall remain liable and responsible for paying all fees for services provided by the Crime Lab prior to the effective date of such termination.

Further, a terminating Member shall not be entitled to any refund or return, in whole or in part, of fees or assessments paid by such Member prior to the effective date of such termination nor shall the terminating Member be entitled to receive or hold any interest in any equipment or other assets or interests of the Crime Lab.

IN WITNESS THEREOF, this Agreement has been duly executed this \_\_\_\_\_ day  
of \_\_\_\_\_, \_\_\_\_\_.

**For the Northeastern Illinois Regional Crime Laboratory**

By: \_\_\_\_\_  
President

By: \_\_\_\_\_  
Chief Executive Officer of Member

\_\_\_\_\_ Member Agency Name



**Item:** Medical Office - 1519 S. Arlington Heights Rd. - PC#16-022

**Department:** Planning & Community Development

### **Requested Action**

1. Rezoning from R-1 (One Family Dwelling District) and I (Institutional District) to O-T (Office Transitional District).
2. Preliminary Plat of Subdivision approval to consolidate the subject property into one lot.
3. Preliminary PUD to allow a 26,664 sq. ft. medical office building.
4. Amendment to PUD Ordinance #13-063 to remove "Parcel 6" from the Autumn Leaves PUD.

### **Variations Identified**

1. Variation from Section 5.1-21.1(b) of Chapter 28 to allow a 47.5' side yard (north) setback for the existing Autumn Leaves facility where code requires a 100' setback (to be incorporated into the amendment to PUD Ordinance #13-063)
2. Variation from Section 6.13-3(a) to allow a 4' tall open fence in the front yard

### **Recommendation**

A public hearing was held by the Plan Commission on December 14, 2016 where Commissioner Green moved and Commissioner Sigalos seconded:

A motion to recommend to the Village Board of Trustees approval of PC #16-022, a Rezoning from R-1 (One-Family Dwelling District) and I (Institutional District) to O-T (Office-Transitional District); a Preliminary Plat of Subdivision approval to consolidate the subject property into one lot; a Preliminary PUD to allow 26,664 square-foot medical office building; an Amendment to PUD Ordinance #13-063 to remove 'Parcel 6' from the Autumn Leaves PUD; a Variation from Section 5.1-21.1(B) of Chapter 28 to allow a 47.5-foot side yard (north) setback from the existing Autumn Leaves facility where code requires a 100-foot setback (to be incorporated into the Amendment to PUD Ordinance #13-063); and a Variation from Section 6.13-3(A) to allow a four-foot

tall open fence in the front yard.

This approval shall be subject to the following conditions:

1. Approval of the Final Plat of Subdivision and Final PUD.
2. IDOT review and approval of the proposed site access onto S. Arlington Heights Road.
3. Compliance with all Design Commission conditions of approval.
4. The Petitioner must comply with Section 11.6-1 of the Zoning Code and provide a code-compliant screen around the southern loading berth.
5. As part of the Final PUD approval, the Applicant must revise the landscape plan to address the landscape comments as summarized within the Staff report.
6. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.

Roll Call Vote: Commissioners Dawson, Drost, Ennes, Green, Jensen, Sigalos, Warskow and Chairman Lorenzini voted in favor. Motion carried.

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### **Bid Section**

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

### **ATTACHMENTS:**

| <b>Description</b>                     | <b>Type</b>                |
|----------------------------------------|----------------------------|
| Memo to VB - Explanation of cul-du-sac | Memorandum                 |
| Staff Report                           | Board or Commission Report |
| Minutes 12/14/16 - DRAFT               | Minutes                    |
| Aerial                                 | Exhibits                   |
| Plat of Survey - 1 of 2                | Exhibits                   |
| Plat of Survey - 2 of 2                | Exhibits                   |
| Project Narrative                      | Correspondence             |
| Architectural Plans                    | Exhibits                   |
| Engineering Plans                      | Exhibits                   |
| Fire Truck Turning Exhibit             | Exhibits                   |
| Landscape Plans                        | Exhibits                   |
| Market Study                           | Exhibits                   |
| Photometric Plan                       | Exhibits                   |

|                                                         |                |
|---------------------------------------------------------|----------------|
| Preliminary Plat of Subdivision                         | Exhibits       |
| Rendering                                               | Exhibits       |
| Traffic Study                                           | Exhibits       |
| Department Comments - Round 1                           | Correspondence |
| Petitioner Response to Department<br>Comments - Round 1 | Correspondence |
| Department Comments - Round 2                           | Correspondence |
| Petitioner Response to Department<br>Comments - Round 2 | Correspondence |
| PC Timeline Tracker                                     | Exhibits       |





# Memorandum

**To:** Charles Witherington-Perkins, Director of Planning and Community Development

**From:** Sam Hubbard, Development Planner

**Date:** 1/12/2017

**Re:** PC #16-022 – 1519 S. Arlington Heights Rd. Medical Office Development

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## **Proposed Cul-du-sac Issue:**

The Plan Commission held a public hearing on 12/14/16 to discuss application PC #16-022, which is a proposed medical office development along South Arlington Heights Road north of Council Trail. During the hearing there was discussion pertaining to a cul-du-sac in the northeast corner of the subject property. The current plans show how a cul-du-sac could be constructed in this area and the proposed Plat of Subdivision contains the required land dedication to accommodate the portion of this cul-du-sac that would be constructed on the subject property. Although Code requires the construction of the cul-du-sac at this time, the Village has made the petitioner (who is also the property owner) aware that they are willing to allow them to defer this construction under a condition of approval that is added to Final PUD approval, which condition would require the property owner to pay for their share of the cost of construction of said cul-du-sac if and when the cul-du-sac is deemed necessary. The petitioner has stated their objection to this potential condition, which condition could be added during Final PUD approval for the subject property. In an effort to provide further clarification to the Board on this issue, staff is providing this summary memo.

## **Requirements and Facts:**

- Section 29-304(j) of Chapter 29 of the Municipal Code requires a cul-du-sac to be constructed when public ROW terminates in a dead-end, in this instance along Emerson Street where the street currently dead-ends at the subject property.
- Section 29-501 of Chapter 29 of the Municipal Code requires the construction of the cul-de-sac as part of the subdivision process, and Section 29-304(c) requires the dedication of the ROW for the cul-du-sac as part of the subdivision process.
- Section 29-503 of Chapter 29 of the Municipal Code requires the developer to provide a deposit guaranteeing the installation of the required public improvements.
- Emerson Street, which was built prior to being incorporated into the Village, is currently a rural-type cross section, with no curbs, ditch drainage, no sidewalks and a pavement width around 20-feet.
- There are no short or long term plans for reconstructing Emerson Street to current Village standards. A project like this would usually be done via a Special Assessment.
- At the request of the Village and per Code requirements, the applicant has provided the necessary land dedication to allow for the future construction of this cul-du-sac.
- Because installation of the cul-de-sac by itself is impractical, Staff considers it is in the best interest of all parties to defer the construction until full improvements to Emerson Street are planned.

- The Engineering Department has asked for a condition of approval requiring the subject property owner to pay for their share of the construction of this cul-du-sac if and when the cul-du-sac is deemed necessary. The Village will evaluate this need at such time in the future when new developments are proposed along Emerson Street west of Belmont Avenue, or at such time as the property owners along Emerson Street west of Belmont Avenue request the Village to improve the Emerson Street ROW.
- The petitioner is aware that this condition of approval will be recommended by staff at time of Final PUD approval.
- Since the applicant was aware of the future inclusion of this condition, they stated their objection at the Plan Commission meeting on 12/14/16.

**Options:**

In order to accomplish the future construction of this cul-du-sac, the Village has three options:

1. The Village can require the developer to construct the cul-du-sac as part of the proposed development, which would be in compliance with code requirements. Alternatively, the Village can require the developer to submit a deposit for the cost of construction of this public improvement, which would be held in escrow. This would also fulfil the developer's obligation under the Code. At such time in future when the cul-de-sac is constructed, the Village would utilize the escrow funds as that properties' share of the cost.
2. As part of Final PUD approval, a condition of approval can be added which requires the developer (or future owner of the subject property) to pay for their portion of the cost of construction of this cul-du-sac. Alternatively, a condition of approval can be added to Final PUD approval that requires the subject property owner to enter into an Estoppel Agreement with the Village, which agreement would state that the petitioner will not object to the establishment of a Special Assessment for construction of the cul-du-sac.
3. In lieu of the above two options, the Village can simply move forward with establishment of a Special Assessment if and when construction of the cul-du-sac is deemed necessary. All parties to be affected by this Special assessment, including the subject property owner, have legal rights to object to the Special Assessment.

**Staff Recommendation:**

Typically, if public improvements are not contemplated in the foreseeable future, Option 2 has been the preferred approach.

C: Mike Pagones, Deputy Director of Engineering

**STAFF DEVELOPMENT COMMITTEE REPORT**

To: Plan Commission  
 Prepared By: Sam Hubbard, Development Planner  
 Meeting Date: December 14, 2016  
 Date Prepared: December 9, 2016  
 Project Title: 1519 S. Arlington Heights Rd – Medical Office  
 Address: 1519-1625 S. Arlington Heights Rd.

**BACKGROUND INFORMATION**

Petitioner: John Kosich  
 Address: 1519 AHR Medical LLC  
 1111 E. Touhy, Suite 230  
 Des Plaines, IL 60018

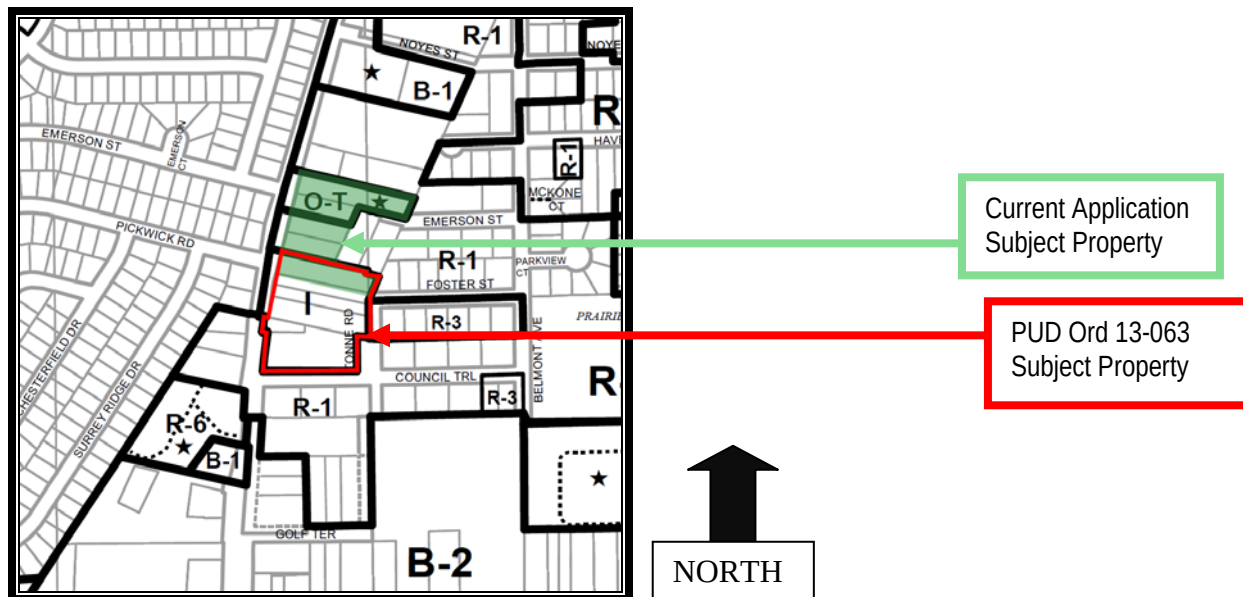
Existing Zoning: O-T: Office Transitional District, R-1: One Family Dwelling District, and I: Institutional District

**Requested Action:**

- Rezoning from R-1 (One Family Dwelling District) and I (Institutional District) to O-T (Office Transitional District)
- Preliminary Plat of Subdivision approval to consolidate the subject property into one lot
- Preliminary PUD
- Amendment to PUD Ordinance #13-063 to remove "Parcel 6" from the Autumn Leaves PUD

**Variations Identified:**

- Variation from Section 5.1-21.1(b) of Chapter 28 to allow a 47.5' side yard (north) setback for the existing Autumn Leaves facility where code requires a 100' setback (to be incorporated into the amendment to PUD Ordinance #13-063)
- Variation from Section 6.13-3(a) to allow a 4' tall open fence in the front yard

**Surrounding Properties:**

| Direction | Zoning                                | Existing Land-Use                                | Comprehensive Plan     |
|-----------|---------------------------------------|--------------------------------------------------|------------------------|
| North     | R-1, One Family Dwelling              | Vacant Land                                      | Offices Only           |
| South     | I, Institutional                      | Residential Memory Care Facility (Autumn Leaves) | Offices Only           |
| East      | R-1, One Family Dwelling and R-3, One | Single Family Homes                              | Single Family Detached |

|      |                          |                     |                        |
|------|--------------------------|---------------------|------------------------|
|      | Family Dwelling          |                     |                        |
| West | R-3, One Family Dwelling | Single Family Homes | Single Family Detached |

### Project Summary

The subject property is approximately 3.86 acres in size and currently undeveloped. It is located just north of the Autumn Leaves memory care facility, which is at the northeast corner of Council Trail Road and S. Arlington Heights Road. The subject property is within multiple zoning districts, including the I (Institutional) District on the southern portion, and the R-1 (One Family Dwelling) District and O-T (Office Transitional) on the north side of the site. 1519 AHR Medical, LLC (the “petitioner”), is proposing to purchase the northern parcel of the Autumn Leaves property and incorporate it within their development site, which parcel is currently used for a portion of the detention for Autumn Leaves and also contains a part of the drive aisle that provides access onto S. Arlington Heights Road. The location of the drive aisle will remain unchanged, and the petitioner is proposing to expand and tie into the existing detention basin on the Autumn Leaves site, which would provide detention for both properties.

The proposed development consists of a single-story 26,664 square foot medical office building which would be built in one phase. The developer has a tenant (Access Community Health) signed for the 14,786 square foot unit on the southern side of the building. The remaining unit on the northern side of the building would be constructed but the interior would not be built out until a tenant is signed. Access Community Health is a healthcare network whose primary services include family practice, internal medicine, pediatrics, school and sports physicals, obstetric/gynecological and midwifery services. They are estimating 24 employees will work out of the proposed location, and hours of operation would be 8:30am - 5:00pm on Mondays thru Fridays, and 8:30am – 12:30pm on Saturdays.

Parking would be provided on the northern, western, and southern sides of the building. An additional “right-in, right-out” access point would be constructed on the northern side of the site, which would provide access to S. Arlington Heights Road. The developer would also tie into the existing northern access drive currently located on the Autumn Leaves site, which provides full access to S. Arlington Heights Road. A single-lane drive aisle will connect to Emerson Street at the rear of the site, which will be restricted to emergency vehicles only and will be blocked with bollards to restrict access.

### Zoning and Comprehensive Plan

Since the proposed plan involves the purchase of a small part of the Autumn Leaves property, the existing PUD that governs the Autumn Leaves site will need to be amended to remove that part from the PUD, allowing it to be incorporated into the petitioner’s development. Furthermore, all developments within the O-T, Office Transitional District must proceed as a PUD, so the Subject Property is required to develop as its own PUD. Additionally, as portions of the Subject Property are currently in the R-1 and I Districts, these areas must be rezoned into the O-T District. The proposed use as medical offices is a permitted use within the O-T District. Finally, as the subject property is made up of multiple lots, the petitioner is required to consolidate these lots in one lot of record via a Plat of Subdivision. The applicant is only proceeding with preliminary PUD and preliminary Plat of Subdivision at this time, and a future appearance before the Plan Commission for Final PUD and Final Plat of Subdivision approval will be required.

The Comprehensive Plan classifies the entire Subject Property as “Offices Only” and therefore the proposed development conforms with the Comprehensive Plan.

Two Variations have been requested in conjunction with this development and will be discussed later within this report.

### Plat and Subdivision Committee

The Plat and Subdivision Committee met on April 13, 2016, to discuss the proposed development. At that time, the project was proposed as two phases with the second phase remaining completely unbuilt until a tenant was signed. The development would have been slightly larger (approximately 38,400 sq. ft.) and would have incorporated a small Walgreens within one of the medical offices. Although these aspects have since been revised, the subcommittee was generally supportive of the development at that time and was excited to see a medical office development that was consistent with the Comprehensive Plan. The subcommittee encouraged the applicant to move forward and suggested that they hold a neighborhood meeting with area residents prior to appearing before the Plan Commission.

### Neighborhood Meeting

The developer held a neighborhood meeting on December 6, 2016, which was only attended by one couple who lives in the single-family home that abuts the site to the east. According to the developer, one of their primary concerns was with the construction process and what impact it would have on their property. A summary of this meeting was prepared by the developer and is attached.

### Design Commission

The Design Commission met on November 29, 2016, to consider the building architecture and design. The project received a recommendation of approval, subject to the following conditions:

1. A requirement to improve the regularity of the spacing of the exterior wall sconce light fixtures.
2. A requirement to eliminate the EIFS and provide brick all the way up to the soffit of the roof eave.
3. A requirement to omit the roof dormers on the west elevation.
4. A requirement to incorporate a mix of perennials and ground cover throughout the site.
5. A requirement to provide specialty paving at the building entrances and crosswalks.

Although the Design Commission did not make it a requirement, they made a strong recommendation that one or both of the main building entrances be revised to face west (currently they face to the north and to the south), which they believed would provide a better functional entrance for customers and allow the building to have at least one architectural front facing the street. This was not made a condition of approval due to the impacts to the site layout and landscaping, although if made a condition of approval, changes to the final site layout and landscaping can be reviewed during Final PUD approval.

### Site and Building

As previously mentioned, the application has requested two Variations, one relative to the height of a fence and the other relative to a setback on the Autumn Leaves site. With regards to the fence, the Zoning Code limits the height of all fences within a front yard to a maximum of three feet in height. The applicant has proposed a four foot tall black aluminum "open" fence at the top of the retaining wall along the northern property line. As part of this retaining wall extends past the front plane of the building and towards the street, a portion of this four foot tall fence will be located in the front yard where only a three foot tall fence is permitted. Therefore, a Variation is required. Staff supports this Variation as the fence will help to provide a safety barrier on the top of the retaining wall. Additionally, the fence will be an "open" fence, which will help to reduce its visual impact.

The second Variation is for the Autumn Leaves site, which is required to have a 100' side yard (north) building setback. The site currently meets this requirement, however, when the northern part of their property is sold to the petitioner and removed from the Autumn Leaves site, the resulting side yard setback will be measured to their new property boundary, which provides only a 47.5 foot side yard setback. Staff supports this Variation request as the portion of the northern property that will be acquired by the petitioner will remain as open space and mostly be used for detention. This preserves the building setback and separation between the two buildings, although it will not technically meet the code requirement. The applicant has provided their justification for Variation approval within their response to the second round of Village review comments (attached). Staff concurs that the necessary criteria for approval have been met.

With respect to F.A.R. regulations, height regulations, and all other setback and bulk standards, both the subject property and Autumn Leave site are compliant with the Zoning Code. Although the O-T District allows for 30 foot tall buildings up to two stories, the applicant has proposed a 19 foot tall single-story building, which will help to minimize the appearance of this building in relation to the residential homes to the east. Additionally, the developer will construct a six foot tall solid wood fence along the eastern property boundary, and at the request of staff, the building has been pushed slightly west to allow for increased separation between the subject property and neighboring residential homes to the east. Furthermore, the applicant has also pulled back the northern and southern parking rows, which originally extended further east and would have brought vehicular traffic closer to the two residential homes abutting the subject property.

A photometric plan has been submitted for review and a preliminary analysis shows that the site is compliant with code requirements. A formal review will be completed prior to the Plan Commission hearing, and if necessary, conditions of approval can be added.

Section 11.6-1 of the Zoning Code requires that “no loading berth for vehicles over two ton capacity shall be closer than 50 feet to any property in a Residence District unless completely enclosed by building wall, or a uniformly painted solid fence or wall, or any combination thereof, not less than six feet in height.” Staff notes that the southern loading space is less than 50 feet from the neighboring residential property to the east. Therefore, a solid screen must be provided around the southern loading space. The applicant has maintained that this loading space will primarily be used for box trucks and vans, and so the screen is not necessary. As the typical weight of a 10’ box truck is just less than three tons, this screening must be added or a Variation must be requested. A condition of approval requiring conformance with this code section has been added.

Two dumpster enclosures have been proposed, one on the north side of the building and one on the south side. These enclosures will be constructed of brick to match the materials on the building. While it is generally preferable to locate dumpster enclosures behind the rear of buildings, to place these areas behind the building would bring them closer to the residential properties to the rear, which is not ideal. Staff believes that the location of the enclosures is acceptable and the utilization of a brick exterior will help to minimize their visual impact. Furthermore, they will be no less than 220 feet setback from S. Arlington Heights Road.

Several retaining walls have been proposed around the parking area along the north side of the building, as well as on the southeast of the building and within the detention area. The largest retaining wall will be just under five feet in height will be located along the northern boundary line. Due to the height and location of this retaining wall, additional landscape screening has been difficult to accommodate, however, the petitioner has incorporated a row of ornamental grass and shrubs along the base of the retaining wall to assist with screening. The retaining walls will be constructed of gray modular blocks with a straight face appearance.

#### Landscape & Tree Preservation

Site landscaping has been reviewed by the Landscape Planner, who has identified areas where additional landscaping should be provided and where alternate species of plantings should be used. These comments are summarized below:

- The petitioner should transplant the 2-4 inch caliper trees along the southern portion of the site, which trees were recently planted by Autumn Leaves (Maples, Spruce Kentucky Coffee Tree, Swamp White Oak, and London Plane). Area in the northeast and northwest corner of the site can accommodate these transplanted trees. Alternatively, if transplanting is not possible, the applicant can replace in kind these trees in the northeast or northwest corner of the site.
- Additional perennials should be added to the top of the northern retaining wall between the retaining wall and the back of the curb on the northern parking lot.
- The Hick Yews in the landscape buffer along the eastern property line should be replaced with Junipers or Arborvitae, and the Alder Trees should be replaced with an evergreen tree. Additional plantings in this area are required to provide a dense landscape screen between the rear of the proposed building and the residential homes to the east.
- In the area north of the southern dumpster enclosure, the Hick Yews should be replaced with upright evergreens such as Arborvitae.
- The parkway trees should be revised so that the species types alternate and no one species is placed next to the same species.

A condition of approval to address these landscaping issues during Final PUD approval has been added.

According to the tree preservation plan there are 150 trees throughout the site that have a trunk caliper size of three-inches or greater. Although the applicant is proposing the removal of all of existing trees, they are also proposing the installation of 171 new trees throughout the site, accounting for a 14% overall increase in the number of trees. In combination with the requested trees to be transplanted as indicated above, staff believes that the tree preservation plan is acceptable.

#### Traffic, Parking, and Access

Pursuant to the Section 6.12-1(2) of the Zoning Code, the applicant has submitted a Traffic and Parking Study prepared by KLOA. This study has evaluated, access (configuration, location, Level of Service), on-site circulation, parking (supply, demand, distribution), trip generation, trip distribution, and impacts to local streets. Based on their evaluation, the KLOA study has concluded that the existing roadway system generally has sufficient reserve capacity to accommodate the traffic anticipated by the proposed development, and the study did not find a need for any new traffic signals or lanes of travel on adjacent streets.

The study has identified the morning traffic peak to be between 7:30am-8:30am and the evening peak to be between 4:45pm-5:45pm. Staff notes that during the evening peak, the intersections of E. Council Trail and S. Arlington Heights Road, as well as the intersection of the shared Autumn Leaves/subject property access drive and S. Arlington Heights Road, will both function at a Level of Service “F” for westbound cars attempting to go either northbound, southbound, or across S. Arlington Heights Road. Although a significant delay for these movements will exist, the traffic study has found that this is typical for unsignalized intersections along higher volume roadways such as Arlington Heights Road. The study notes that there will be gaps in the traffic on S. Arlington Heights Road that will allow both southbound and northbound egress at these intersections, albeit after an initial delay.

Staff notes that the petitioner has not obtained a formal easement to allow vehicular access through the Autumn Leaves site and onto E. Council Trail. This movement is not necessary at this time as the subject property has full access to S. Arlington Heights road via the unsignalized intersection of the access drive which they will be purchasing from Autumn Leaves. Additionally, since a signal is not located at the intersection of E. Council Trail and S. Arlington Heights Road, the ability for the subject property to have access to E. Council Trail is not warranted at this time.

At the request of staff, the petitioner has provided an access easement along their northern property line to the benefit of the property to the north. This easement will allow a future drive aisle connection into the property to the north if and when that property is developed, which will allow that property the ability to utilize the northern access drive on the subject property. It should be noted that the property to the north of the subject property also has easement through the property Northwest Gastro site (1415 S. Arlington Heights Road) which provides full access to S. Arlington Heights Road.

South Arlington Heights road is under the jurisdiction of IDOT, and their review and approval of the proposed access onto S. Arlington Heights Road will be required. The petitioner has stated that a preliminary review from IDOT has been received, which review has indicated that the conceptual layout is viable. A condition of approval requiring formal IDOT review and approval has been added.

With regards to parking, the subject property exceeds the code required parking based on the use of the site as medical offices. Below is a summary of these requirements:

| SPACE                        | PARKING CODE USE | GROSS SQUARE FOOTAGE | PARKING RATIO | PARKING REQUIRED |
|------------------------------|------------------|----------------------|---------------|------------------|
| 1519 S. Arlington Heights Rd | Medical Office   | 26,664               | 1:200         | 133              |
| Total Parking Required       |                  |                      |               | 133              |
| Total Parking Provided       |                  |                      |               | 139              |
| Parking Surplus/(Deficit)    |                  |                      |               | 6                |

### RECOMMENDATION

The Staff Development Committee reviewed the proposed request and recommends approval of the following actions:

- Rezoning from R-1 (One Family Dwelling District) and I (Institutional District) to O-T (Office Transitional District)
- Preliminary Plat of Subdivision approval to consolidate the subject property into one lot.
- Preliminary PUD to allow a 26,664 sq. ft. medical office building.
- Amendment to PUD Ordinance #13-063 to remove “Parcel 6” from the Autumn Leaves PUD and to grant a Variation from Section 5.1-21.1(b) of Chapter 28 to allow a 47.5' side yard (north) setback for the existing Autumn Leaves facility where code requires a 100' setback
- Variation from Section 6.13-3(a) to allow a 4' tall open fence in the front yard

This approval shall be subject to the following conditions:

1. Approval of Final Plat of Subdivision and Final PUD.

2. IDOT review and approval of the proposed site access onto S. Arlington Heights Road.
3. Compliance with all Design Commission conditions of approval.
4. The Petitioner must comply with Section 11.6-1 of the Zoning Code and provide a code compliant screen around the southern loading berth.
5. As part of Final PUD approval, the applicant must revise the landscape plan to address the landscape comments as summarized within this Staff Report.
6. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations and Policies.

December 9, 2016

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager  
All Department Heads



# DRAFT

## PLAN

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

## COMMISSION

RE: MEDICAL OFFICE - 1519 S. ARLINGTON HEIGHTS ROAD - PC#16-022  
REZONING, SUBDIVISION, PUD, AMENDMENT TO PUD

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 December, 2016 at the hour of 7:32 p.m.

### MEMBERS PRESENT:

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

### ALSO PRESENT:

SAM HUBBARD, Development Planner

## DRAFT

CHAIRMAN LORENZINI: Now we'll move on to the next item or the original first item on the agenda. Since we got started early, the next item is the public hearing for the Medical Office Building, PC# 16-022. Have all the proper notices been given, Sam?

MR. HUBBARD: Yes, they have.

CHAIRMAN LORENZINI: Is the Petitioner here? Would you please come forward? Is anybody else going to testify besides you?

MR. KOSICH: My name John Kosich.

CHAIRMAN LORENZINI: Is there anybody else going to testify?

MR. KOSICH: My partner Larry Debb might.

CHAIRMAN LORENZINI: Why don't you come up and I'll swear you both in at the same time? Please raise your right hand.

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. Okay, please state your name and spell it for the court reporter please.

MR. KOSICH: My name is John Kosich. I'm managing partner for 1519 Arlington Heights Road, LLC, which is the owner of the property.

MR. DEBB: I'm Larry Debb.

CHAIRMAN LORENZINI: Could you spell your name please?

MR. DEBB: D-e-b-b.

CHAIRMAN LORENZINI: Thank you. Have you read all the conditions on the Staff report? Do you agree with them?

MR. KOSICH: We did read all the conditions, and there are a couple that we would like to discuss at least.

CHAIRMAN LORENZINI: Okay. All right, why don't you go ahead and give us a brief presentation?

MR. KOSICH: It's a 26,000 square-foot, single story, medical office building that we're proposing to develop for the 1519-25 South Arlington Heights Road site. I'm not really sure how to get this.

MR. HUBBARD: You press the down button.

MR. KOSICH: Down button, okay. All right, so the site plan is showing on the page. I'm sure you guys have had a chance to look at it. We'll be more than welcome to answer any questions at your convenience.

So, these are our civil drawings which detailed much of what's going to happen underground with stormwater detention and utility placements. These are also fire truck lanes and this is where we're holding the water. So, again these are civil drawings, I'm not sure what you want, how much detail you'd like to go through that.

We have a tenant for this southern half of the property which kind of dictated a little bit how this property could lay out for us. Access Community Health Network, they're taking about 15,000 square feet, slightly less, and that's their layout.

The elevations we've worked out with Staff, who has been great to deal with. We set the property back so that we had a jog in the elevation that was facing Arlington Heights Road which was more pleasant to the Design Commission. So, we worked with everybody to accommodate that.

## DRAFT

Our elevations are shown. We really like what it looks like. We think it's a great addition to the community. The Plan Commission felt that the dormers on the west elevation they didn't like, so they have asked that we remove them and that's not an issue.

We're showing two signs on the site because realistically this is a two-building kind of site. We have a tenant for the south side and we have the parking well placed to handle that tenant. Then on the north end of the building, we have spec space of approximately 12,000 square feet. We feel that it's going to be important to get tenants to where they need to go, the customers to their medical office, and so we'd like to work with the Design Commission again and work on two signs for the site, for the entire site.

We have our landscape plans. Staff has had recommendations that we're going to incorporate prior to moving forward.

That's really it on the presentation. There's a significant amount of pdf information that we've provided.

Just really the couple of the recommendation issues that we have, there's a requirement to construct a cul de sac off of Emerson Avenue. What we are using, we've created, we needed to provide a secondary access point or a direct line access point for a fire truck. So, what we came up with was only to be used in the case of emergency on the north end exiting to Emerson Street, we have a fire truck lane that they can get through so they don't ever have to back up on site. Part of our, I guess part of the requirement from the Village is that we need to dedicate the land which we don't have a problem with. We will dedicate the land for the Village and they could take it whenever they need to in terms of building the cul de sac, but we just don't feel that it serves our purpose for us to have to contribute to that cost. So, that's something that we did disagree with.

Really, I think the only other recommendation is that we have a loading space on the southern end of the building which is within 50 feet of our adjacent neighbor to the east. They're requiring a wall to be built around it. The recommendation also was talking about a fence, so I'm not sure, we'd have to work with Staff to finalize that. But we'd like to also have an option to maybe relocate that such that it doesn't affect the design of the site plan and it's 50 feet away. The tenant really isn't going to have that many deliveries that would require a loading space in that location, and that's the other thing that we wanted to discuss.

CHAIRMAN LORENZINI: Okay, is that all?

MR. KOSICH: Are there any questions?

CHAIRMAN LORENZINI: We'll get to Staff report next and then we'll come back to you.

MR. KOSICH: Okay, that's enough for the presentation, yes.

CHAIRMAN LORENZINI: Thank you very much.

MR. DEBB: Thank you.

CHAIRMAN LORENZINI: Sam, Staff report?

MR. HUBBARD: Yes. Good evening, and thank you, Chairman Lorenzini. So, as you've heard, the subject property is a little under four acres in size and it's clearly undeveloped. The Petitioner wants to construct a single story, 26,664 square-foot medical office building on the subject property. The southern, just about the southern half of the building has a tenant lined up. As you've heard, it's Access Community Health, and they would take approximately 14,786 square feet of space within the building. The northern portion of the building would be just under 12,000 square feet, it would be built, as in constructed, but the interior

## DRAFT

wouldn't be built out until a tenant is located for that northern portion.

It should be noted that the southern portion of this site is actually going to be purchased from Autumn Leaves, so the existing, I don't know if you can see it here, the existing drive aisle here, this was part of the Autumn Leaves site and they own all of this property. They're going to be, the subject, or the Petitioner is going to be purchasing that property from Autumn Leaves and incorporating that into their development. So, Autumn Leaves and this development will be sharing that access drive onto Arlington Heights Road.

Portions of the property are within the R-1 District and the I District, other portions are actually in the O-T District. So, the Petitioner is requesting to rezone the entire site into the O-T, Office-Transitional Zoning District, which would allow the proposed medical office development. A number of zoning actions are required in order to facilitate the development starting with preliminary PUD approval. PUDs are required for all developments in the O-T District, and so that is why the Applicant is proceeding as such. I would note that this is only preliminary PUD approval this evening, so the Applicant will be coming back before the Plan Commission and Village Board for final PUD approval.

Also, the Applicant is asking for preliminary plat of subdivision approval to consolidate the lots into one overall lot for this development, and also an amendment to Ordinance 13-063. That's the ordinance that granted approval to Autumn Leaves, and the amendment there would be to remove that portion of the site they're purchasing from Autumn Leaves and then incorporating that into the proposed PUD. They'll also be requesting two variations which I'll get into in a little bit.

Relative to the rezoning, I would point out that the Comprehensive Plan designates this property as offices only. So, the proposed land use is consistent with this designation and with the Village's desire to see office in this location.

On April 13th, the Plat and Subdivision Committee met with the Applicant. The proposal has evolved since then. I think originally the building was a little larger, there was going to be a pharmacy, the parking area extended farther back. So, some things have changed since then, but the Plat and Sub Committee was generally supportive of this project and encouraged the Applicant to move forward and also encouraged them to have a neighborhood meeting with area residents prior to appearing before the Plan Commission.

So, that meeting happened last week I think with the developer. According to his accounts, there was only one couple that showed up. It was from the residents just to the east of the subject property and I think they had some concerns about, you know, construction and how that would impact their home during the construction.

The project also appeared before the Design Commission on November 29th. The project did receive a recommendation of approval there. There were several conditions of approval attached to their motion, mostly dealing with some of the architectural elements, a little bit of landscaping. The Design Commission also made a strong recommendation, it wasn't a requirement but it was a strong recommendation, that the Applicant reorient the entrances to the building. Both entrances are on the north side and south side of the building, and the Design Commission felt that as a manner of practicality and functionality and as well as improvement to the architecture, they thought at least one of the primary entrances should face west towards Arlington Heights Road. But that would have implications to the site plan, maybe implications to the landscaping as well, so they just made it a recommendation, they didn't make it a requirement.

## DRAFT

So, if the Plan Commission would like to make that a requirement of approval this evening, they can, or they can leave it as the Design Commission has and we'll just keep it as their recommendation. So, either alternative is appropriate. We don't have it as a Staff recommended condition of approval, so it would have to be added if that's what the Plan Commission would like to see.

With regards to the site plan, we did review it for conformance to the landscape regulations, all of the setbacks, photometrics, traffic and parking requirements, and two variations have been identified. One variation is for a four-foot tall fence that extends into the front yard. That fence is actually going to be on this northern property line, so it's pretty much like this and goes all the way back. The portion that extends past the front of the building in this area is actually what needs a variation. Code requires only a three-foot, allows only a three-foot tall fence, the proposed fence is four feet tall.

The next variation would be for the Autumn Leaves facility. That's required to have a 100-foot side yard setback. Because a portion of the Autumn Leaves is being purchased and incorporated into this development, their building, as a result their building does not maintain that 100-foot side yard setback. I think it got reduced to something around 80 feet. So, a variation to allow that reduction is necessary. Staff is in support of both of those variations.

I do want to highlight a number of site improvements that the Petitioner made over the course of the two to three months that we've kind of gone back and forth on these plans. As you heard, they did add the drive aisle connection to the east which connects on to Emerson. It would be for emergency vehicles only, it would be blocked off with bollards and would not allow general pedestrian traffic.

The Petitioner also preserved a larger than required landscape buffer along the western side of the site to complement the existing landscape buffer along Arlington Heights Road that the Autumn Leaves facility has done. The Petitioner added the cul de sac to the rear of their property, not necessarily the actual cul de sac but the land dedicated for the required cul de sac. They also provided an easement for a future drive aisle connection to the property to the north. So, if you'll see in this area right here, this will be an easement dedicated to the benefit of this property up here that will allow a future drive aisle connection there.

The Petitioner also redesigned the parking lot orientation to avoid a potential stacking issue in the front. They also moved the building and the parking areas as far away from the eastern property line as possible in order to preserve the maximum buffer and boundary between the rear of the building and the residential properties to the east.

That being said, there are a few areas of the plan that need a little more work. There were some landscaping issues as identified in the Staff report that need to be addressed during final PUD review and approval. Let's see. I guess I do want to note that the final landscaping plan, once installed, there will actually be more trees on the site after construction than there are today. So, that's always a good thing.

Additionally, as you heard the Petitioner mention as well, code requires any loading space that's intended for trucks over two tons in weight that is less than 50 feet away from a residentially zoned property to be screened with either a fence, a solid masonry wall, or a wood screen. The southern loading space, as you can see right here, does not provide that screen. So, a condition of approval recommending compliance with this code requirement has been added.

With regards to traffic and parking, there is not too much to say about

## DRAFT

parking. The site exceeds the minimum required parking spaces based on the uses. Relative to traffic, the Petitioner did submit a traffic and parking analysis as required by code and, you know, I would note that the traffic and parking analysis did find that two intersections will operate at a level of service F. That's going to be westbound cars at this access aisle right here. Any car during the evening that's looking to make either a right turn or left turn onto Arlington Heights Road, that's going to operate at a level of service F. There is going to be a significant delay there, as well as down at the south of the site where Council Trail intersects with Arlington Heights Road. That will also operate in the evening peak at a level of service F.

That being said, the traffic report did not identify any necessary off-site road improvements that would be needed in order to accommodate this development and found that generally the, sorry, generally the road network in the immediate vicinity had the capacity to handle the increased traffic that would result from this development. They did find that there would be enough gaps in the traffic on Arlington Heights Road, that cars would eventually be able to make that right or left. It said, you know, the delay was typical for stop sign intersections along major arterial roads.

Finally, I would note that the ingress and egress will be subject to IDOT review and approval. So, if for some reason they are not comfortable with this, you know, they will require changes.

So, that concludes the Staff presentation. We are supportive of the application and I'm happy to answer any questions.

CHAIRMAN LORENZINI: Thank you, Sam. Can we get a motion to approve the Staff report into the public record?

COMMISSIONER GREEN: So moved.

CHAIRMAN LORENZINI: Second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Now, we'll go to questions from the Plan Commissioners. John, would you like to start from there?

COMMISSIONER SIGALOS: Sam, do we have a site plan that shows this property as well as the Autumn Leaves property? Or is it just this aerial view that we have?

MR. HUBBARD: Yes, I don't think anything shows both buildings.

COMMISSIONER SIGALOS: The question I had is I saw here where, in purchasing this property from Autumn Leaves, that they are going to tie in to the existing detention basin that Autumn Leaves now constructed.

MR. HUBBARD: Correct.

COMMISSIONER SIGALOS: Where is that in relationship to, is that all on this property that the Petitioner is purchasing?

MR. HUBBARD: Yes, so, I don't know if you can look at your screen. The property they're going to purchase from Autumn Leaves is this property that I'm kind of outlining with the cursor here. So, what they're doing, Autumn Leaves has their existing detention in this area. So, they're purchasing part of their detention, and then they're going to be expanding the detention basin here to allow for increased capacity and storage.

## DRAFT

COMMISSIONER SIGALOS: So, they'll both be sharing the same detention basin then?

MR. HUBBARD: Correct.

COMMISSIONER SIGALOS: How will that work? Who will maintain that? Being that that's mainly on the Petitioner's property, it's their responsibility to maintain that detention basin then?

MR. HUBBARD: I believe there is an easement agreement that they've signed with Autumn Leaves that provides the necessary guidelines for the common maintenance of that detention basin. I'm sure the Petitioner can give more details if you'd like.

COMMISSIONER SIGALOS: That's okay. That was really my only question right now.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: The fence, there is no concern about blocking traffic? It isn't, I couldn't tell. Now, this picture is better. Can you show how far it's going to go past?

MR. HUBBARD: Yes, let's see. I think it's going to end around here. The fence is going to be one of those like brushed aluminum style fences. They look like wrought iron fences, so it's going to be an open fence. So, there shouldn't be any visibility problems.

COMMISSIONER DAWSON: But the code doesn't, or the approval doesn't specify what kind of fence it is, does it? It just says four-foot fence.

MR. KOSICH: It talks about an open fence.

COMMISSIONER DAWSON: Oh, open fence, it does say open fence. So, that would be, in your terminology that would be sufficient?

MR. HUBBARD: Correct.

COMMISSIONER DAWSON: Their phrase, okay.

MR. KOSICH: We'd prefer not to --

CHAIRMAN LORENZINI: Excuse me, sir. Mr. Kosich, why don't you come up to the stand, just so the court reporter can hear what you're saying?

MR. KOSICH: We would prefer not to have the fence.

COMMISSIONER DAWSON: Okay. Sam, to the points that they raised regarding areas they want to discuss. Any comments on those points?

MR. HUBBARD: Relative to the cul de sac, I don't think the Engineering Department was requiring you guys to construct the cul de sac. They just wanted the land dedicated. I think if, in the future, it's determined that a cul de sac is needed, you know, they will come to you for your portion of its construction. But at this time, they're just asking for the land to be dedicated which is a code requirement.

MR. KOSICH: Our concern with the expected due date of a cul de sac in the future, it's seems to be, it's sort of a deed restriction such that that's a monetary issue that we would have to account for if we ever had to sell the property or if there was any other, again it doesn't really, we don't benefit from the cul de sac whatsoever. We just felt that, you know, we don't have an issue with donating the land to the Village. But to have to pay for those improvements two years, five years, 20 years down the road, it felt like a deed restriction and it was really going to, it will affect our value forever indefinitely without a true number known. So, it's a very difficult thing to accept in that regard.

MR. HUBBARD: My understanding is that if you were to sell the property to

## DRAFT

a future owner and if the Village were to come back at that time and ask for the construction of the cul de sac, it would be the future owner's responsibility to pay up for that. I don't believe it will be your responsibility.

MR. KOSICH: A prudent buyer is going to, you know, detect those types of things and find that out during any kind of a sale. It would just, it would come up.

COMMISSIONER DAWSON: Sam, can you point out where we're talking about on this map?

MR. HUBBARD: Yes. So, the cul de sac, the land you've dedicated would be basically something like this. Then the cul de sac would come in around like that. So, it's, I mean I'm not, you know, that's an Engineering requirement. It's really not the subject of this hearing. This body doesn't have the ability to waive that requirement. So, you know, we can certainly continue to have dialogue with the Engineering Department and they can clarify, you know, what their requirements are. But, as far as relief from that, we can't offer that this evening.

COMMISSIONER DAWSON: You had one other comment, too, didn't you? Didn't you have two comments?

MR. KOSICH: We wanted to work with Staff to either eliminate that southern loading or relocate it such that it's not within the 50-foot so we don't have to build a wall. Initially, it was a wall that we were told that we would have to build. If it's a fence, that becomes somewhat less costly.

MR. HUBBARD: So, both meet code requirements. I mean I was recommending a masonry wall because I think it would look good and provide the most buffer. But a fence does meet the code, if it's a fence, six feet tall.

MR. KOSICH: I mean we're building a six-foot fence along the eastern border of our property, six-foot high solid fence. Then we're screening it with significant amount of landscaping. Then to build another wall around this loading area that's hardly going to, it will be used for vans from FedEx and whatnot. I mean that's the kind of delivery that they'll be getting after they have their initial move in. Their initial move in, they'll do one big truck in there and they'll get all the equipment in and it will be gone. So, we'd like to work with Staff to either eliminate it, relocate it, or provide less screening to it.

COMMISSIONER DAWSON: Well, this here, the condition just says code compliant screen. So, for purposes of tonight, it seems like that's sufficient. We don't have to worry about adjusting the language.

MR. HUBBARD: Yes, if they're willing to put up a solid, six-foot tall wood fence, that would meet the code.

MR. KOSICH: Or would it be okay to relocate or eliminate?

COMMISSIONER DAWSON: Okay, no further questions.

CHAIRMAN LORENZINI: George?

COMMISSIONER DROST: A question about Access Community Health Care. In the marketing study, it said that there was a vacancy rate of about 25 percent in the community. What you're doing with Access, aren't you just swapping them out in a location that they're at on Central Road and then putting them into the new facility? Then that becomes vacant?

MR. KOSICH: Well, their existing facility is not owned by them and they do not have a long-term lease. So, they were out in the marketplace. What we found in terms of those vacancies was there were no large blocks of space that could accommodate a user of



## DRAFT

15,000 square feet. I think Access is in maybe 7,000, I'm not sure exactly what they're in but I think it's much less than what they're going to be taking at our facility. That's the reason, that's absolutely the reason.

We couldn't find a space large enough within Arlington Heights, or none that they were completely happy with and they wanted new conditions within the premises. So, we thought the best idea was a new development.

COMMISSIONER DROST: What kind of medical services does Access Community provide?

MR. KOSICH: They're a family practice including dentistry, pure family practice orientated group.

COMMISSIONER DROST: Yes, is it dental or medical?

MR. KOSICH: No, it's medical but they do have a dental facility within the space. It's about 2,500 square feet.

COMMISSIONER DROST: Is there some, is there a long-term relationship that they're going to have with Autumn Leaves? Is that a partnering?

MR. KOSICH: No, there's none that I know of. No, Access has about 40 locations in the Chicago market.

COMMISSIONER DROST: 36 according to what the memo had stated.

MR. KOSICH: Right. So, no, I don't think they have a relationship with Autumn Leaves. Not that we, it would be news to me.

COMMISSIONER DROST: I just thought of the dynamic of, you know, of the medical practice was going to serve the community and in what --

MR. KOSICH: I think the entire medical practice will serve the community of Arlington Heights.

COMMISSIONER DROST: Yes, so I mean it wasn't just specific to Autumn Leaves.

MR. KOSICH: No, not at all. No connection whatsoever. Just happened to be next door.

COMMISSIONER DROST: Sam, is there, on the cul de sac and the access, is that something that you guys can continue to talk about? You know, if there's --

MR. HUBBARD: Absolutely, yes. We can continue those discussions with Engineering.

COMMISSIONER DROST: Good, I'm done.

CHAIRMAN LORENZINI: Lynn?

COMMISSIONER JENSEN: I think you've addressed most of the questions. I was going to follow the same line as Commissioner Drost, so I don't really have any more questions about the practice that's going to be there.

I did want to ask, Sam, one question about the cul de sac. If the Village were to determine that you need to do something to improve that flow for the fire truck, anybody who, someone would have to deal with that at any time. So, it really doesn't add an additional burden. If anyone were going to buy it, they'd have to address that issue. So, I don't see that it encumbers you at all because it's going to be an issue that has to be dealt with.

So, you know, I don't know if you're making a major point or not, but it doesn't look like it's going to really be restraining you in any way. I don't have any other questions or comments other than that.

## DRAFT

MR. DEBB: If I may just make a comment about it. We're not opposed to paying our fair share. But what Engineering is doing is putting it entirely on our property even though the street dead ends at our next-door neighbor. So, we think it should be 50-50 at the worst case. Instead, they put it all on our property.

You know, we're happy to donate the land. Originally, we had parking out there so we couldn't even have it. Working with Staff, then we cut the size of the building down and cut our parking down. You know, the fire truck access, that's a street that has nothing to do with the cul de sac. We just want to be fair and we think that Engineering is not being fair to us in that case.

COMMISSIONER JENSEN: Makes sense. I don't have anything else.

CHAIRMAN LORENZINI: Mary Jo?

COMMISSIONER WARSKOW: Hi. First of all, I want to say, you know, from what Sam has said, it sounds like you've been very willing to make accommodations to the Village. So, I think we're appreciative of that.

MR. DEBB: Thank you.

COMMISSIONER WARSKOW: My question has to, once again, do with the market study. A 27 percent vacancy rate, Sam, is that normal for medical office in a community?

MR. HUBBARD: I really don't know. It sounds a little high to me.

COMMISSIONER WARSKOW: It sounds a little high to me, too, so I'm wondering how this --

MR. DEBB: The key is it's old. It's very old space that people can't use anymore. All the new requirements, the HIPAA requirements and whatnot, the cost of renovating it, it would be much cheaper and more economical to move into a brand new building.

COMMISSIONER WARSKOW: So, it's the HIPAA requirements then.

MR. DEBB: So, we're building more medical space in Rolling Meadows right next door to you because there's still a need for medical with your big hospital here. Doctors want new, better, more efficient space.

COMMISSIONER WARSKOW: Do you have anybody lined up for the second section of --

MR. DEBB: There's nobody lined up but we have people that have called us and questioned it. On Golf Road, we're doing another medical building. So, we really feel there's a market here.

COMMISSIONER WARSKOW: Okay, well, that wasn't addressed in your market study which I think would have been helpful to us. If it was, that there really is a need here as a community --

MR. DEBB: We believe that, I mean market studies can say kind of whatever you want them to say, you know what I mean? We think there is. We think Arlington Heights is the perfect place to do medical, and with the hospital nearby it's even better to do it here.

COMMISSIONER WARSKOW: I understand that, but I also feel for the property owners that currently have vacancy that you're adding more space when we already have space. But I understand, I can hear your argument about the HIPAA requirements.

MR. DEBB: Yes, I mean it's all --

COMMISSIONER WARSKOW: My husband is in the medical field, I understand.

## DRAFT

MR. DEBB: Oh, so just ask him.

COMMISSIONER WARSKOW: All of the new requirements being placed on medical offices. How long is the lease with Access?

MR. KOSICH: It's over 10 years.

COMMISSIONER WARSKOW: 10 years, okay. All right, those are all the questions I have.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: I have an additional question in regard to the fence and how close this comes, more from the safety standpoint. If the property to the north gets developed and they have an egress and ingress right along the lot line, you can have two cars pulling in there. Do we know how many feet set back from Arlington Heights Road currently this fence would have, this additional four-foot fence? I'm not crazy about having a four-foot that close to Arlington Heights Road.

MR. HUBBARD: Hard to say specifically. I mean it looks like it's probably at least 20 feet from the curb. There is a generous parkway.

COMMISSIONER ENNES: More than a car length or about a car length, so --

MR. HUBBARD: Right.

COMMISSIONER ENNES: Okay. I might be wrong on this, but my recollection when we approved this property for the PUD was the property owners to the east had a concern about their having to eat the cost or take out of their land this cul de sac because of this improvement. So, I think part of the approval, as I recall, was related to how this was laid out which might be why Engineering has the requirement that they have. The property behind is residential, correct?

MR. HUBBARD: Correct.

MR. DEBB: Single-family.

COMMISSIONER ENNES: And if this development were going to share it as opposed to -- do we have to be, with a planned unit development, I'll defer to attorneys on the Commission, with the shared operating expenses that are going to exist, the detention pond and this access on the bottom of the site, the southern end of the site, that's going to be shared with Autumn Leaves? So, we're going to have shared parking lot maintenance costs?

MR. HUBBARD: Shared, yes. I mean maybe they can --

MR. DEBB: There won't be any parking lot maintenance costs because it's all on our property. The only shared, I mean we'll probably use the same snow removal, same landscaper and stuff like that. But all of our parking is on our property, all theirs is on theirs. The only thing that we're sharing is the detention pond.

COMMISSIONER ENNES: And the drive-in.

MR. DEBB: And the drive-in, but that's on our property and we're going to be, we'll be maintaining that.

COMMISSIONER ENNES: You're going to cover the cost for that, you're not going to be looking for them to share in that.

MR. KOSICH: The agreement says that they're going to have an amount that they pay.

MR. DEBB: We're talking, you know, a couple of thousand a year.

COMMISSIONER ENNES: The agreement says what?

## DRAFT

MR. KOSICH: Yes, the agreement says that there is a minimum amount that they would end up paying. But it's insignificant.

COMMISSIONER ENNES: So, this is already spelled out?

MR. KOSICH: Yes. Yes.

COMMISSIONER ENNES: That's all I have.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: I have a simple question about the front door. Have we ever required anybody to have a front door on the front elevation? I mean that request, I think that's the first time I have ever heard at the Plan Commission here. I mean we usually leave it up to the Design Commission to figure this out.

MR. HUBBARD: I think because of the implications to the site and layout, I think they were deferring to the Plan Commission a little bit because that could impact the layout of the site and they focus I think more on the architecture of the building.

MR. DEBB: I mean the purpose --

COMMISSIONER GREEN: Let me ask you, why do you have the entrances north and south?

MR. DEBB: Fields of parking, more parking is to the north of the property and the building in south of it. So, if we had to, say for instance that north square, if it was facing Arlington Heights Road, you'd have to walk all the way around to the side. This way, if it's on the north side, it's equidistant to all of our parking. Similar to the south side, with the door on the south side, it's equidistant. Then we have four lanes of parking as opposed to just on the one side where we'd only have two. There was some logic in it.

COMMISSIONER GREEN: I follow that. I just, I think I would like to not address that and leave it up to the client and to deal with the Design Commission.

MR. DEBB: We agree with that, sir. Thank you.

COMMISSIONER GREEN: I knew you would. But that's my only question, thank you.

CHAIRMAN LORENZINI: Thank you, our resident architect. Just a simple question, Sam. Condition number three, compliance with a Design Commission conditions of approval, now is that where you're covering the cul de sac issue? Or are there other issues?

MR. HUBBARD: The cul de sac is just shown on their plat of survey and on their plans that are before you. So, by approving their plans, we'll be approving the cul de sac which is reviewed by Engineering. So, the Design Commission conditions of approval are just five conditions that relate mostly with the architecture.

CHAIRMAN LORENZINI: Because usually when, I mean this is just a little odd, but usually when they object to a condition, it's a specific item. They're mentioning cul de sac and I was expecting to see cul de sac here.

MR. HUBBARD: Yes, I guess they're not objecting to a condition in that sense, they are objecting to the layout on the plat of survey that the Village had requested of them.

CHAIRMAN LORENZINI: Well, then, what are you referring to here with compliance with all Design Commission conditions of approval?

MR. HUBBARD: So, the Design Commission required five conditions. They wanted to improve the regularity and spacing of the exterior walls, sconce light fixtures. They wanted to eliminate the EIFS and provide brick all the way up to the soffit of the roof eave, roof

## DRAFT

dormers on the west elevation, and to the landscaping, kind of related comments as well.

CHAIRMAN LORENZINI: Okay, so they are not objecting to number three anyway, okay.

MR. HUBBARD: Correct.

CHAIRMAN LORENZINI: All right, that's really the only question I had. So, the next portion of this hearing is opening it up to any comments from the public. Anybody in the audience, from the public have any questions? If not, we'll close that portion of the meeting and go back to final questions, deliberations, and recommendations by Commissioners. Lynn, do you want to start? Anything?

COMMISSIONER JENSEN: I don't have anything.

CHAIRMAN LORENZINI: Mary Jo?

COMMISSIONER WARSKOW: I also just forgot one comment that I wanted to make. I very much appreciate the permeable pavers that you have provided on the south side of the property near the detention basin. I think that will help with stormwater management as well.

MR. DEBB: I think they finally perfected them. Years ago, the snow plows were chopping them up and they were cracking. They've done a much better job, so we use them more and more.

COMMISSIONER WARSKOW: Yes.

CHAIRMAN LORENZINI: Terry, anything else?

COMMISSIONER ENNES: I have nothing else.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: Nothing.

CHAIRMAN LORENZINI: George, anything?

COMMISSIONER DROST: No, I do not.

CHAIRMAN LORENZINI: Susan? John?

COMMISSIONER DAWSON: No.

COMMISSIONER SIGALOS: No.

CHAIRMAN LORENZINI: Okay, do we have a recommendation or a motion?

COMMISSIONER GREEN: I would like to make a recommendation.

**A motion to recommend to the Village Board of Trustees approval of PC #16-022, a Rezoning from R-1 (One-Family Dwelling District) and I (Institutional District) to O-T (Office-Transitional District); a Preliminary Plat of Subdivision approval to consolidate the subject property into one lot; a Preliminary PUD to allow 26,664 square-foot medical office building; an Amendment to PUD Ordinance #13-063 to remove 'Parcel 6' from the Autumn Leaves PUD; a Variation from Section 5.1-21.1(B) of Chapter 28 to allow a 47.5-foot side yard (north) setback from the existing Autumn Leaves facility where code requires a 100-foot setback (to be incorporated into the Amendment to PUD Ordinance #13-063); a Variation from Section 6.13-3(A) to allow a four-foot tall open fence in the front yard.**

**This approval shall be subject to the following conditions:**

**1. Approval of the Final Plat of Subdivision and Final PUD.**

## DRAFT

2. **IDOT review and approval of the proposed site access onto S. Arlington Heights Road.**
3. **Compliance with all Design Commission conditions of approval.**
4. **The Petitioner must comply with Section 11.6-1 of the Zoning Code and provide a code-compliant screen around the southern loading berth.**
5. **As part of the Final PUD approval, the Applicant must revise the landscape plan to address the landscape comments as summarized within the Staff report.**
6. **The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: Now, before we take a vote, do we need to add any additional language for the cul de sac issue?

COMMISSIONER DAWSON: I think he said it was out of our purview anyhow.

COMMISSIONER GREEN: Yes.

CHAIRMAN LORENZINI: Okay. All right.

MR. HUBBARD: That's Engineering.

CHAIRMAN LORENZINI: Okay, anything? Roll call vote then please, Sam.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Well, congratulations. You received a unanimous approval. Sam, is there a date this is going to the Board of Trustees?

MR. HUBBARD: Yes. There's a tentative date, we're looking at January 3rd, that we're not a hundred percent certain we'll be having a Village Board meeting that evening. But that's the one we're targeting, so if it does happen, that's likely where it will be placed.

MR. KOSICH: Thank you very much.

CHAIRMAN LORENZINI: Okay, so this is a recommendation to the Board of Trustees. They have final approval.

MR. KOSICH: Right, absolutely. Thank you very much. Have a great night.

## **DRAFT**

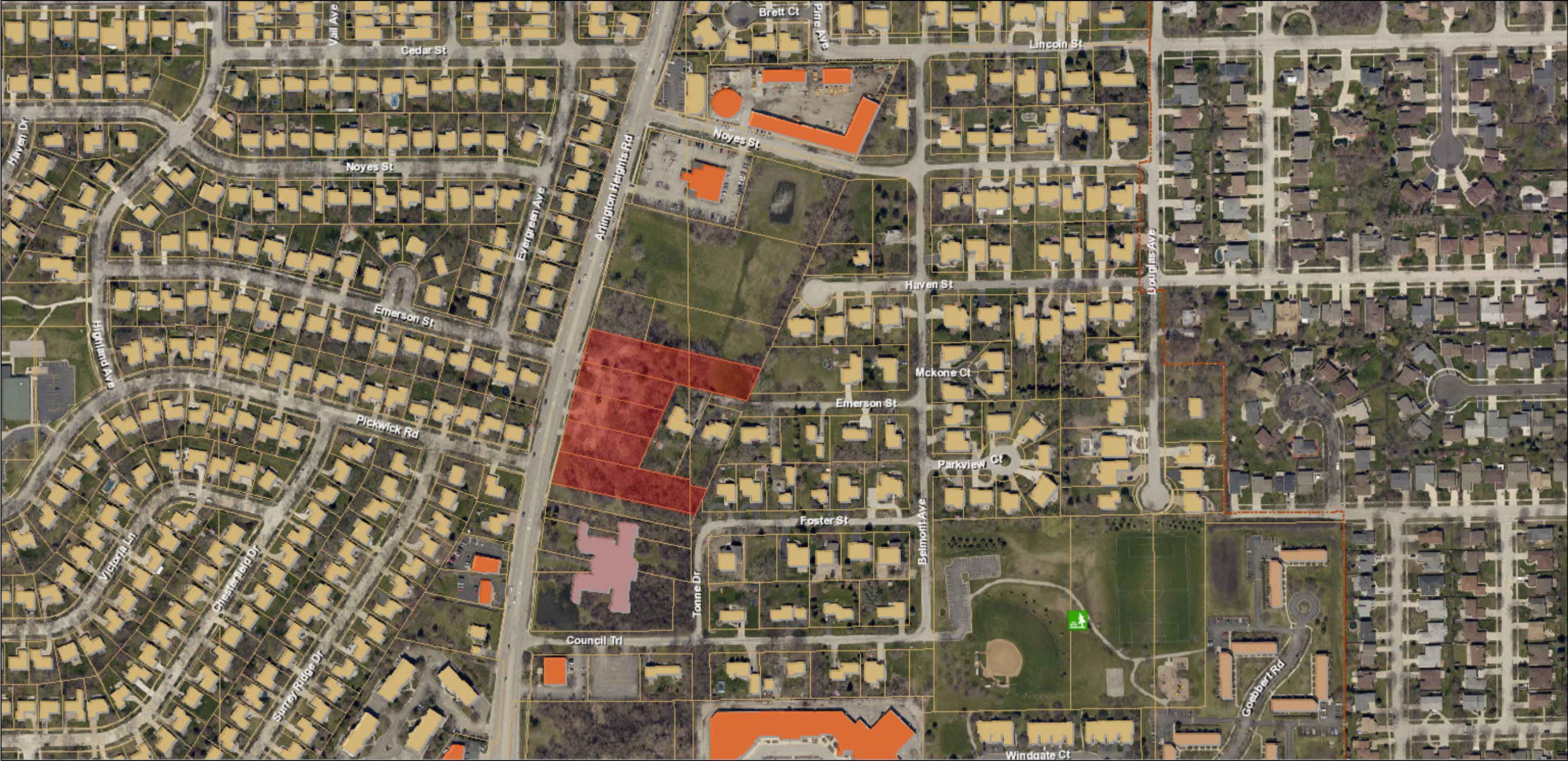
CHAIRMAN LORENZINI: Would you like any of your plans back?

MR. KOSICH: No, that's all right.

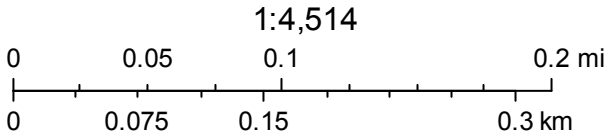
CHAIRMAN LORENZINI: Okay, very good.



1519 S. Arlington Heights Road - Office Project (Temp File 1540)

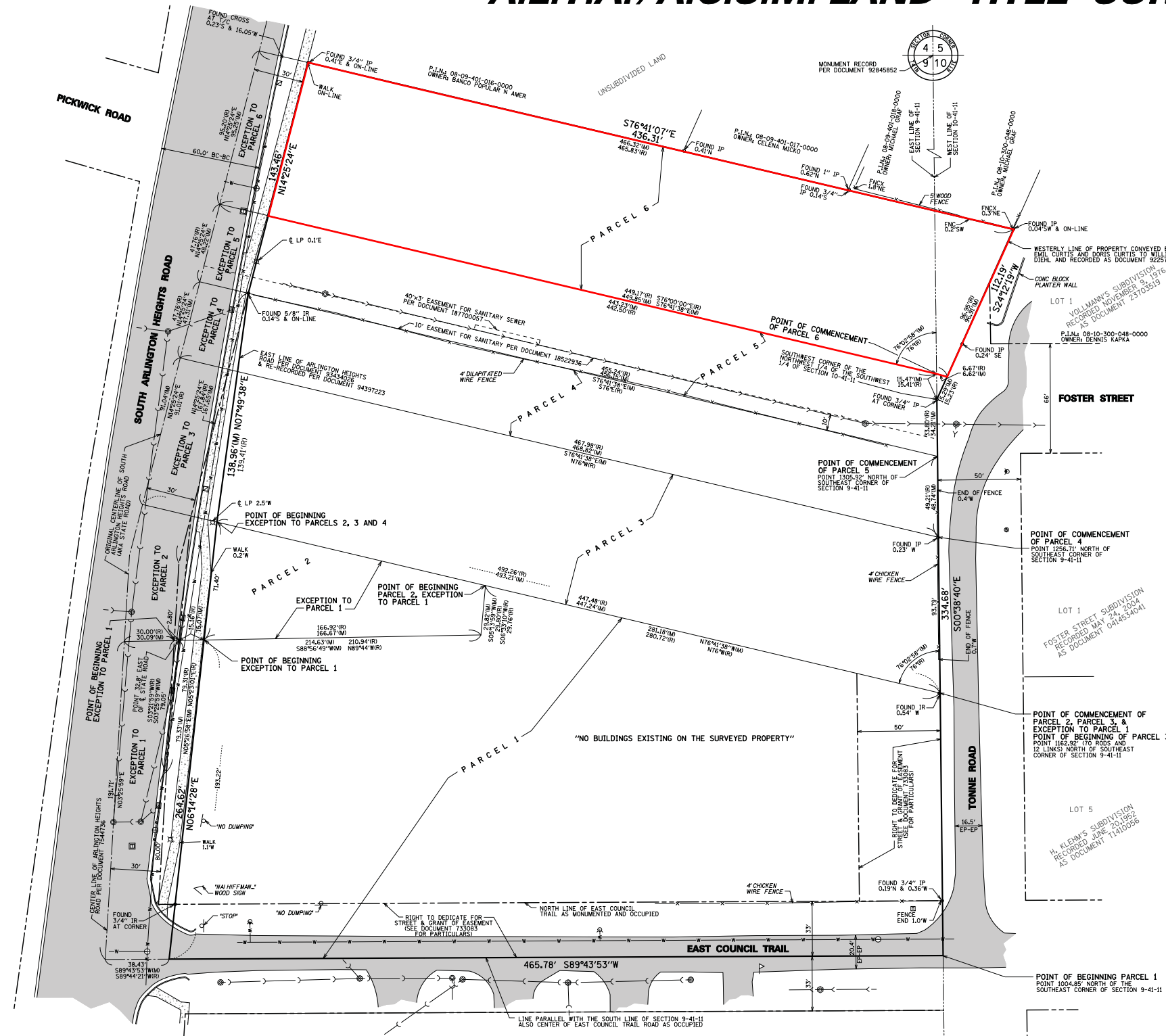


April 6, 2016





# A.L.T.A./A.C.S.M. LAND TITLE SURVEY



**NOTES:**

THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 2011 0500082 USC WITH AN EFFECTIVE DATE OF OCTOBER 3, 2012.

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING DESIGN PLANS. THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE OTHER UTILITIES NOT SHOWN MAY EXIST. NO UNDERGROUND UTILITIES WERE LOCATED. BEFORE DIGGING CALL 811 AT 1-800-892-0123.

THIS SURVEY HAS BEEN PREPARED FOR USE IN CONNECTION WITH THE INSURING OF TITLE TO THE ABOVE REFERENCED PROPERTY AND IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

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

SPACECO, INC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184-001157.

TAX P.L.N. PER TAX MAP:  
08-09-401-027-0000 PARCEL 1  
08-09-401-026-0000 PARCEL 2  
08-09-401-025-0000 PARCEL 3  
08-09-401-024-0000 PARCEL 4  
08-09-401-023-0000 PARCEL 5  
08-09-401-022-0000 PARCEL 6

ADDRESS (PER TITLE COMMITMENT):  
1625 ARLINGTON HEIGHTS ROAD  
ARLINGTON HEIGHTS, IL 60004  
(TABLE A, ITEM 2)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM MAP NUMBER 170310021) MAP REVISED AUGUST 19, 2006, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP.

THE CURRENT ZONING FOR THE SURVEYED PROPERTY IS O-T OFFICE TRANSITIONAL DISTRICT BASED ON THE VILLAGE OF ARLINGTON HEIGHTS ZONING MAP 2013 LAST UPDATED MARCH 2, 2006.  
(TABLE A, ITEM 6A)

**PROPERTY SUBJECT TO:**

J 21. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN AN ORDINANCE NO. 06-029 AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS, RECLASSIFYING FROM AN R-1 ONE FAMILY DWELLING DISTRICT TO AN OT OFFICE TRANSITIONAL DISTRICT, DATED MARCH 19, 2007 AND RECORDED MAY 18, 2007 AS DOCUMENT NO. 0713622054.

(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM)

K 22. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS CONTAINED IN THE REDEVELOPMENT AGREEMENT FOR A PORTION OF THE ARLINGTON HEIGHTS ROAD/GOV. ROAD REDEVELOPMENT PLAN AND PROJECT #47112, DISTRICT #4 OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS DATED DECEMBER 3, 2007, DISCLOSED BY AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT MADE BY AND BETWEEN THE VILLAGE OF ARLINGTON HEIGHTS AND ARLINGTON MEDICAL PARTNERS, LLC RECORDED FEBRUARY 13, 2008 AS DOCUMENT NO. 0804431054.

(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM)

N 23. RIGHTS OF THE PUBLIC, STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR COUNCIL TRAIL.  
(AFFECTS THE SOUTH 33 FEET OF PARCEL 1)

O 24. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES, OTHER THAN ARLINGTON HEIGHTS ROAD AND COUNCIL TRAIL.

P 25. RIGHTS OF THE GRANTOR IN THE DEED REGISTERED AS DOCUMENT LRT33083 AND OTHERS NAMED THEREIN TO CREATE AND EASEMENT OVER OR TO DEDICATE TO THE PUBLIC THE SOUTH 33 FEET AND THE EAST 50 FEET OF THE LAND.  
(AFFECTS PARCEL 1)

(SURVEYOR'S NOTE: SHOWN HEREON, SEE DOCUMENT FOR DETAILS.)

O 26. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) RELATING TO MATERIALS, USE, COST, CONSTRUCTION OF BUILDINGS TO BE ERECTED ON THE PREMISES CONTAINED IN THE DEED REGISTERED AS DOCUMENT NO. LRT33083, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.  
(AFFECTS PARCELS 1 AND 2)

(SURVEYOR'S NOTE: SHOWN HEREON, SEE DOCUMENT FOR DETAILS.)

R 27. RESERVATION OF EASEMENT CONTAINED IN DEED RECORDED AS DOCUMENT LRT33083 FOR THE PURPOSE OF LAYING, EXTENDING, MAINTAINING, OPERATING AND ERECTING, SEWERS AND WATER MAINS, POLES AND WIRES FOR POWER AND LIGHTING SERVICE, CONSULTS FOR TELEPHONE, TELEGRAPH, AND GAS MAINS.  
(AFFECTS PARCELS 1 AND 2)

(SURVEYOR'S NOTE: SHOWN HEREON, SEE DOCUMENT FOR DETAILS.)

S 28. GRANT OF EASEMENT FOR SANITARY SEWER RECORDED AS DOCUMENT 18770057 FROM GERRIT VANDER ZIEL AND WILMA J. VANDER ZIEL, HIS WIFE, TO NOTTINGHAM DEVELOPERS, INC., OVER A STRIP OF LAND 3 FEET IN THE NORTH AND SOUTH DIRECTION BY 40 FEET IN THE EAST AND WEST DIRECTION OVER THAT PART OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
(AFFECTS PARCEL 1)

(SURVEYOR'S NOTE: SHOWN HEREON)

T 29. GRANT OF EASEMENT FROM VANDER ZIEL TO NOTTINGHAM DEVELOPERS, INC., FOR SANITARY SEWER RECORDED JULY 3, 1992 AS DOCUMENT 18522936 OVER AN IRREGULAR STRIP OF LAND (APPROXIMATELY 10 FEET BY 452.24 FEET MORE OR LESS).  
(AFFECTS PARCEL 1)

(SURVEYOR'S NOTE: SHOWN HEREON)



TITLE NOTES

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 155AB219247LP WITH AN EFFECTIVE DATE OF JUNE 26, 2015 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT. THE FOLLOWING NOTES ARE RELATED TO CERTAIN TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT.

(EXCEPTION K) THE SURVEYED PROPERTY IS SUBJECT TO PLAT OF DEDICATION FOR ROAD PURPOSES RECORDED AS DOCUMENT NUMBER 7544736 WHICH DEDICATED THE WESTERLY 30 FEET OF THE SURVEYED PROPERTY. (SHOWN HEREON)

(EXCEPTION L): THE SURVEYED PROPERTY MAY BE SUBJECT TO A WARRANTY DEED RECORDED AS DOCUMENT NUMBER 9225797. SAID DOCUMENT GRANTS A ROADWAY EASEMENT. HOWEVER, THE DOCUMENT IS NOT LEGIBLE AND THE SURVEYOR COULD NOT DETERMINE LOCATION OF SAID EASEMENT.

(EXCEPTION M): THE SURVEYED PROPERTY IS SUBJECT TO AN EASEMENT RECORDED APRIL 30, 1992 AS DOCUMENT NUMBER 92295456 WHICH GRANTED A PERMANENT RIGHT-OF-WAY EASEMENT FOR STORMWATER OVER THE SOUTHERLY 10 FEET OF TRACT A FOR THE BENEFIT OF TRACT B. (EASEMENT HAS BEEN SHOWN HEREON.)

(EXCEPTION O): THE SURVEYED PROPERTY MAY SUBJECT TO AN ORDINANCE RECORDED APRIL 26, 2002 AS DOCUMENT NUMBER 0020478159. AMONG OTHER THINGS SAID ORDINANCE PROPOSED REVISED ZONING FROM R-1 ONE-FAMILY DWELLING DISTRICT TO AN O-T OFFICE TRANSITIONAL DISTRICT-PLANNED UNIT DEVELOPMENT AND REVISED SEVERAL O-T REQUIREMENTS. THE DEVELOPMENT WAS NOT CONSTRUCTED THEREFORE, THE ORDINANCE MAY NO LONGER BE IN AFFECT.

(EXCEPTION P): THE SURVEYED PROPERTY MAY SUBJECT TO AN ORDINANCE RECORDED APRIL 26, 2002 AS DOCUMENT NUMBER 006934062. AMONG OTHER THINGS SAID ORDINANCE PROPOSED REVISED ZONING FROM R-1 ONE-FAMILY DWELLING DISTRICT TO AN O-T OFFICE TRANSITIONAL DISTRICT-PLANNED UNIT DEVELOPMENT AND REVISED SEVERAL O-T REQUIREMENTS. THE DEVELOPMENT WAS NOT CONSTRUCTED THEREFORE, THE ORDINANCE MAY NO LONGER BE IN AFFECT.

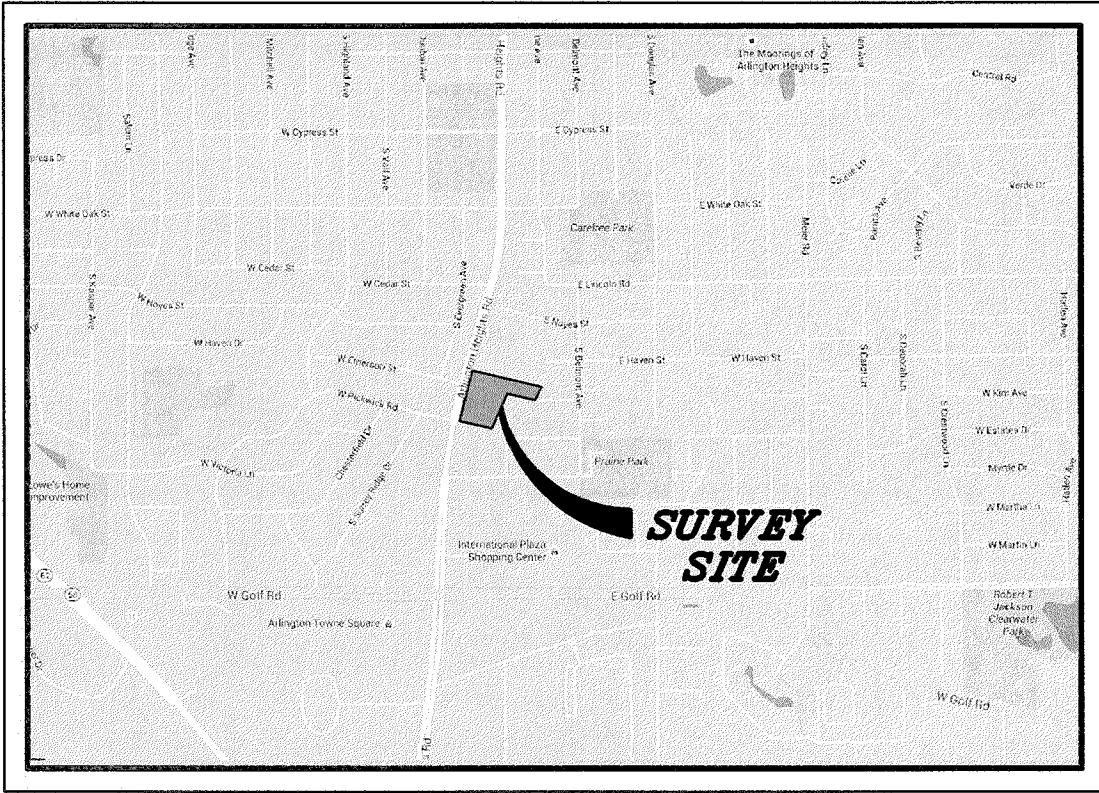
INDEX TO SCHEDULE B

| SCHEDULE B EXCEPTION TABLE |                 |                                                                                            |                         |
|----------------------------|-----------------|--------------------------------------------------------------------------------------------|-------------------------|
| EXCEPTION LETTER           | DOCUMENT NUMBER | DESCRIPTION                                                                                | NOTATION                |
| 1                          | NA              | RIGHTS OR CLAIMS NOT SHOWN BY PUBLIC RECORD                                                | NOT ADDRESSED BY SURVEY |
| 2                          | NA              | ITEMS SHOWN ON ACCURATE ALTA SURVEY                                                        | NOT ADDRESSED BY SURVEY |
| 3                          | NA              | EASEMENTS NOT SHOWN BY PUBLIC RECORD                                                       | NOT ADDRESSED BY SURVEY |
| 4                          | NA              | LIEN NOT SHOWN BY PUBLIC RECORD                                                            | NOT ADDRESSED BY SURVEY |
| 5                          | NA              | TAXES NOT SHOWN BY PUBLIC RECORD                                                           | NOT ADDRESSED BY SURVEY |
| 6                          | NA              | REQUEST FOR ALTA SURVEY                                                                    | NOT ADDRESSED BY SURVEY |
| 7                          | NA              | NOTE FOR INFORMATION                                                                       | NOT ADDRESSED BY SURVEY |
| A                          | NA              | TAXES FOR PIN:08-09-401-014, 15, 16, 22 AND 08-10-300-056                                  | NOT ADDRESSED BY SURVEY |
| B                          | NA              | CURRENT TAX BILL                                                                           | NOT ADDRESSED BY SURVEY |
| C                          | NA              | NOTE                                                                                       | NOT ADDRESSED BY SURVEY |
| D                          | NA              | CERTIFIED COPY OF DIRECTOR RESOLUTION                                                      | NOT ADDRESSED BY SURVEY |
| E                          | NA              | CERTIFICATE OF GOOD STANDING FROM THE ILLINOIS SECRETARY OF STATE                          | NOT ADDRESSED BY SURVEY |
| F                          | NA              | RETURNED ERNEST MONIES                                                                     | NOT ADDRESSED BY SURVEY |
| G                          | NA              | CERTIFICATION FROM ILLINOIS SECRETARY OF STATE FOR PROPERLY FILED ARTICLES OF ORGANIZATION | NOT ADDRESSED BY SURVEY |
| H                          | NA              | EXISTING UNRECORDED LEASES                                                                 | NOT ADDRESSED BY SURVEY |
| I                          | NA              | PROPERTY MANAGER STATEMENT                                                                 | NOT ADDRESSED BY SURVEY |
| J                          | NA              | RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES         | NOT ADDRESSED BY SURVEY |
| K                          | NA              | PUBLIC LAND IF ANY TAKEN FOR ROAD PURPOSES                                                 | SHOWN AND NOTED         |
| L                          | 9225797         | DRIVEWAY EASEMENT                                                                          | NOTED                   |
| M                          | 92295456        | RIGHT-OF-WAY EASEMENT FOR PUBLIC UTILITIES                                                 | SHOWN AND NOTED         |
| N                          | 909955068       | BROKERS LEIN                                                                               | NOT PROVIDED FOR REVIEW |
| O                          | 20478159        | ZONING ORDINANCE                                                                           | NOTED                   |
| P                          | 006934062       | ZONING ORDINANCE                                                                           | NOTED                   |
| Q                          | NA              | "GOOD FUNDS" ACT                                                                           | NOT ADDRESSED BY SURVEY |
| R                          | NA              | SATISFACTORY EVIDENCE OF IDENTIFICATION                                                    | NOT ADDRESSED BY SURVEY |
| S                          | NA              | ENDORSEMENTS REQUEST                                                                       | NOT ADDRESSED BY SURVEY |

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.
- UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE.
- SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JULIE. AT 1-800-892-0123.
- THE SURVEYED PROPERTY MAY HAVE A DRAINILE SYSTEM, WHICH HAS NOT BEEN SURVEYED OR SHOWN HEREON. IN ORDER TO DETERMINE IF A DRAINILE SYSTEM DOES EXIST ON THE SUBJECT PROPERTY, AND TO WHAT EXTENT, A DETAILED DRAINILE STUDY MUST BE COMPLETED BY THE APPROPRIATE PROFESSIONAL.
- RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN.

ALTA/ACSM LAND TITLE SURVEY



LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION

TRACT A (COMMONLY KNOWN AS 1519 S. ARLINGTON HEIGHTS ROAD): PARCEL 1: THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST, A DISTANCE OF 384.30 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 88.35 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 527.24 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 83.81 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 512.57 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS;

AND

PARCEL 2: THE SOUTH 16 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST, A DISTANCE OF 469.65 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 396.32 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH LAST DESCRIBED COURSE A DISTANCE OF 595.30 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 389.18 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 527.24 FEET TO THE PLACE OF BEGINNING (EXCEPT THE WESTERLY 20 FEET THEREOF DEDICATED FOR ROAD), IN COOK COUNTY, ILLINOIS.

TRACT B (COMMONLY KNOWN AS 1521 S. ARLINGTON HEIGHTS ROAD): THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORI CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 384.30 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 308.87 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 86.27 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 293.78 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT NUMBER 9225797 A DISTANCE OF 87.88 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT C (COMMONLY KNOWN AS 1525 S. ARLINGTON HEIGHTS ROAD): THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 296.42 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 293.78 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 88.97 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 278.21 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT 9225797 A DISTANCE OF 90.61 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT D (COMMONLY KNOWN AS 1531 S. ARLINGTON HEIGHTS ROAD): THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 203.81 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 278.21 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 91.95 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 282.13 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY BY DEED RECORDED AS DOCUMENT 9225797, A DISTANCE OF 93.63 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPERTY AREA

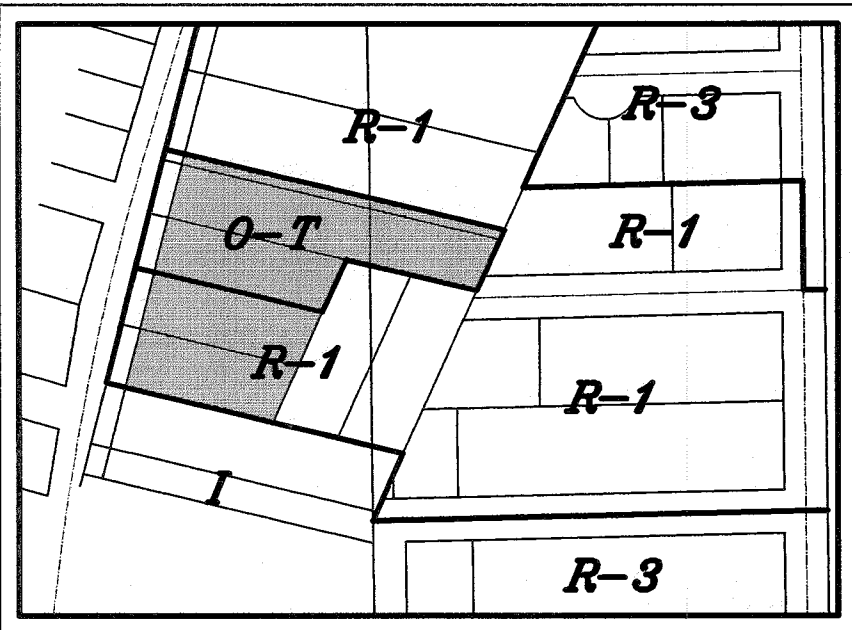
127,925 SQUARE FEET (2.937 ACRES)

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE-2011 ADJUSTMENT, ADJUSTED TO GROUND VALUES, AS ESTABLISHED UTILIZING TRIMBLE VRS REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

SURVEY PREPARED FOR

DEBB KOSICH MANAGEMENT, LLC.  
1111 EAST TOUHY, SUITE 230  
DES PLAINES, ILLINOIS 60018



ZONING MAP

NOT TO SCALE

BULK REGULATIONS

THE SURVEYED PROPERTY IS LOCATED IN ARLINGTON HEIGHTS "O-T" & "R-1" ZONING DISTRICTS. "O-T (PLANNED UNIT DEVELOPMENT)" ZONING DISTRICT IS DEFINED AS OFFICE TRANSITIONAL AND "R-1" ZONING DISTRICT IS DEFINED AS ONE FAMILY DWELLING UNIT LAST REVISED JANUARY 1, 2015.

AS NOTED IN THE TITLE NOTES THERE WERE TWO ZONING ORDINANCES RECORDED AS DOCUMENT NUMBER 0020478159 AND 006934062 WHICH PROPOSED TO REZONE THE SURVEYED PROPERTY TO "O-T (PLANNED UNIT DEVELOPMENT)." THE DEVELOPMENTS WERE NOT CONSTRUCTED, THEREFORE THE SURVEYOR DOES NOT KNOW IF THE PROPOSED ZONING REVISIONS ARE STILL IN AFFECT.

PROPERTY ADDRESS

TRACT A: 1519 SOUTH ARLINGTON HEIGHTS ROAD  
TRACT B: 1521 SOUTH ARLINGTON HEIGHTS ROAD  
TRACT C: 1525 SOUTH ARLINGTON HEIGHTS ROAD  
TRACT D: 1531 SOUTH ARLINGTON HEIGHTS ROAD

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 1703100211J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS }  
COUNTY OF LAKE } SS

CERTIFIED TO: CHICAGO TITLE INSURANCE COMPANY  
AND: BANCO POPULAR NORTH AMERICA  
AND: DEBB KOSICH, LLC

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, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8 AND 11(a) OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 4, 2015.

DATED THIS 17TH DAY OF NOVEMBER, A.D., 2015

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855  
LICENSE EXPIRES NOVEMBER 30, 2016

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350  
LICENSE EXPIRES APRIL 30, 2017.



SHEET INDEX

|               |                                                                     |
|---------------|---------------------------------------------------------------------|
| SHEET 1 OF 3: | LEGAL DESCRIPTION, CERTIFICATION, TITLE EXCEPTION, SURVEYOR'S NOTES |
| SHEET 2 OF 3: | BOUNDARY AND EASEMENTS                                              |
| SHEET 3 OF 3: | TOPOGRAPHY AND LABELS                                               |

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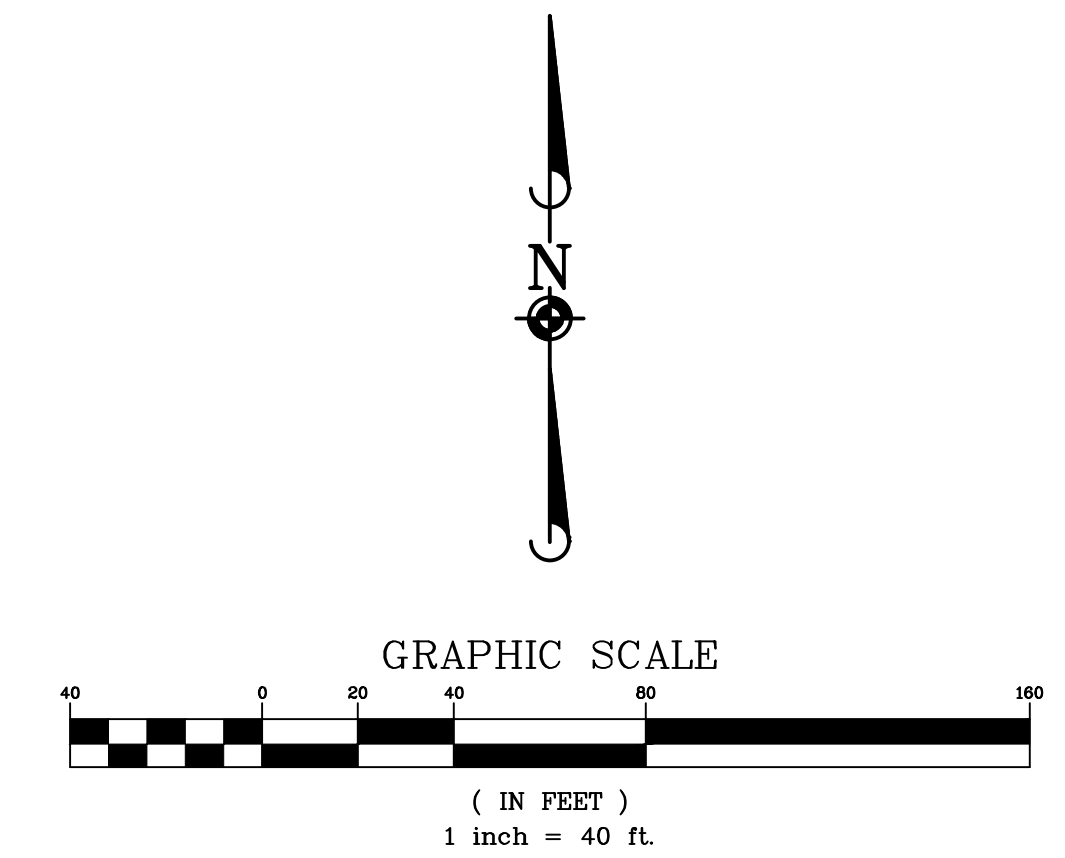
1519 SOUTH ARLINGTON HEIGHTS ROAD  
ARLINGTON HEIGHTS, ILLINOIS  
ALTA/ACSM LAND TITLE SURVEY

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880 Westchester Parkway, Vernon Hills, IL 60061 (847) 824-5550 (847) 824-0005 manhard.com  
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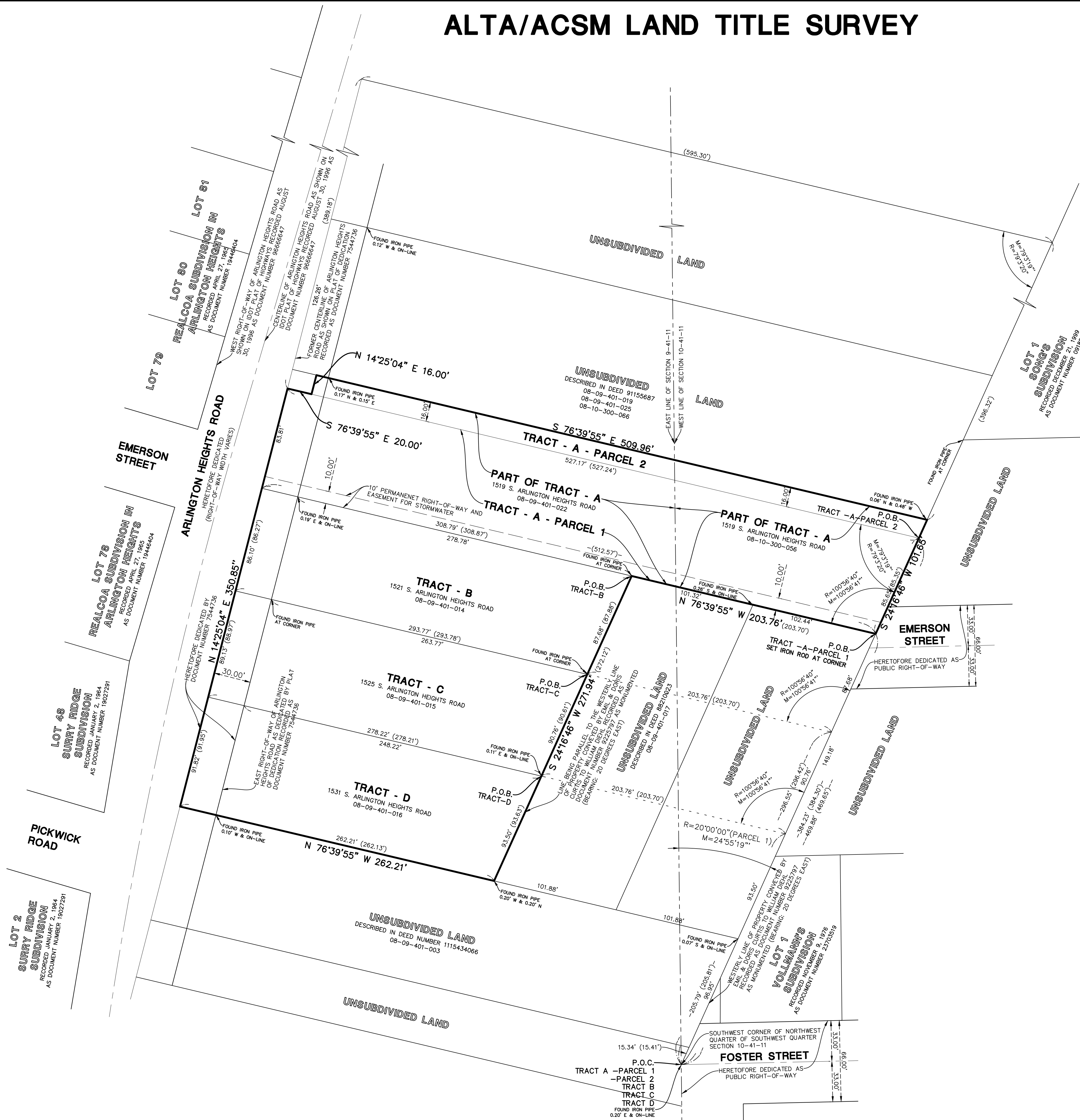
PROJ. MOR: FF  
PROJ. ASSOC: ERV  
DRAWN BY: SJK  
DATE: 11/04/15  
SCALE: N/A  
SHEET 1 OF 3  
WWW.AHILO1



# ALTA/ACSM LAND TITLE SURVEY



P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING

[illegible]

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**1519 SOUTH ARLINGTON HEIGHTS ROAD**

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**ARLINGTON HEIGHTS, ILLINOIS**

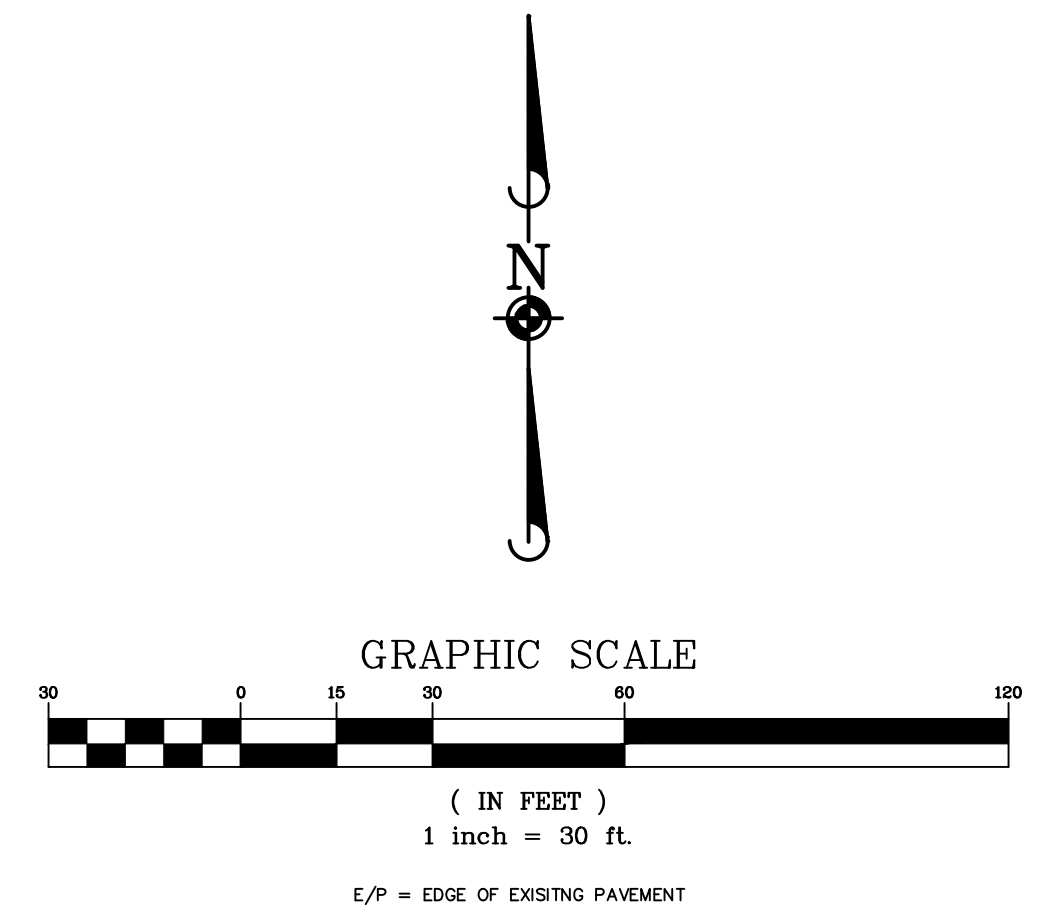
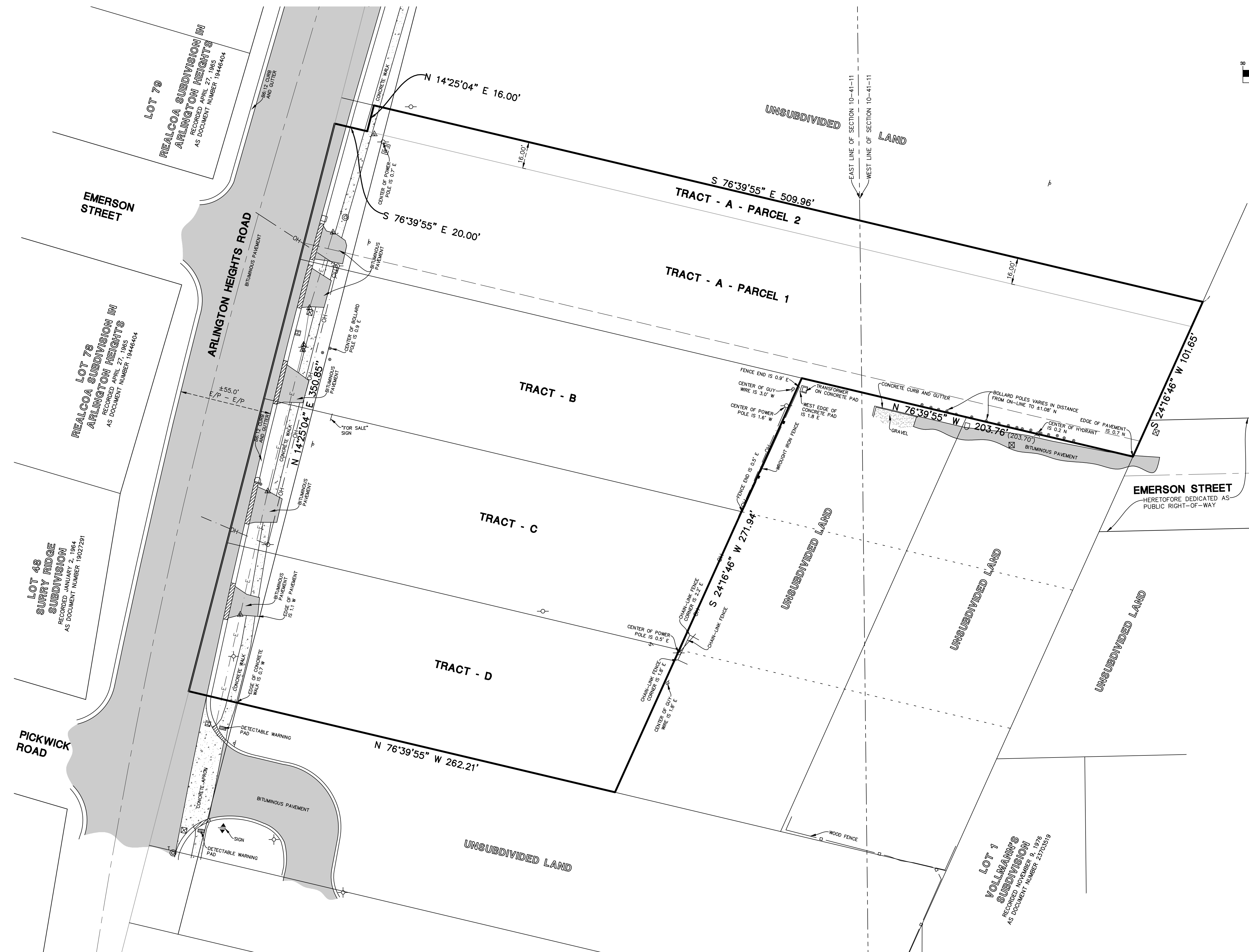
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**ALTA/ACSM LAND TITLE SURVEY**

|                                                                   |                 |
|-------------------------------------------------------------------|-----------------|
| PROJ. MGR.:                                                       | <u>FF</u>       |
| PROJ. ASSOC.:                                                     | <u>ERV</u>      |
| DRAWN BY:                                                         | <u>SJK</u>      |
| DATE:                                                             | <u>11/04/15</u> |
| SCALE:                                                            | <u>N/A</u>      |
| <p><b>SHEET</b></p> <p><b>2 OF 3</b></p> <p><b>WWW.AHILO1</b></p> |                 |



# ALTA/ACSM LAND TITLE SURVEY



**LEGEND**

- |                                                                                       |                                |
|---------------------------------------------------------------------------------------|--------------------------------|
| =====                                                                                 | = EX. PROPERTY LINE            |
| - - - - -                                                                             | = EX. EASEMENT LINE            |
| - - - - -                                                                             | = EX. SECTION LINE             |
| =====                                                                                 | = EX. SIDEWALK                 |
| =====                                                                                 | = EX. CONCRETE CURB & GUTTER   |
| =====                                                                                 | = EX. DEPRESSIONED CURB        |
| —○—○—                                                                                 | = EX. CHAIN—LINK FENCE         |
| —●—●—                                                                                 | = EX. WOOD FENCE               |
| —■—■—                                                                                 | = EX. WROUGHT IRON FENCE       |
| —E—                                                                                   | = EX. UNDERGROUND ELECTRIC     |
| —OH—                                                                                  | = EX. OVERHEAD WIRES           |
| ⊙                                                                                     | = EX. STORM MANHOLE (MH)       |
| ○                                                                                     | = EX. STORM CATCH BASIN (CB)   |
| □                                                                                     | = EX. STORM INLET (INL)        |
| ◁                                                                                     | = EX. FLARED END SECTION (FES) |
| α                                                                                     | = EX. FIRE HYDRANT/AUX. VALVE  |
| ⊗                                                                                     | = EX. VALVE BOX                |
| ⊗                                                                                     | = EX. VALVE VAULT (V.V.)       |
| ⊗                                                                                     | = EX. ELECTRICAL MANHOLE       |
| ⊗                                                                                     | = EX. ELECTRIC PEDESTAL/BOX    |
| △                                                                                     | = EX. JULIE ELECTRIC MARKER    |
| H                                                                                     | = EX. HANDHOLE                 |
| ⊞                                                                                     | = EX. TELEPHONE PEDESTAL       |
| ⊞                                                                                     | = EX. TELEPHONE MANHOLE        |
| △                                                                                     | = EX. TELEPHONE MARKER         |
| —○—                                                                                   | = EX. UTILITY POLE             |
| —●—                                                                                   | = EX. GUY WIRE                 |
| ⊙                                                                                     | = EX. LIGHT STANDARD           |
| ▼                                                                                     | = EX. GROUND LIGHT             |
| ⊞                                                                                     | = EX. TRAFFIC SIGNAL MANHOLE   |
| ⊞                                                                                     | = EX. SIGN                     |
| □                                                                                     | = EX. MAILBOX                  |
| ⊙                                                                                     | = EX. BOLLARD                  |
|  | = EX. BITUMINOUS PAVEMENT      |
|  | = EX. CONCRETE                 |
|  | = EX. AGGREGATE                |

[illegible]

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1519 SOUTH ARLINGTON HEIGHTS ROAD  
ARLINGTON HEIGHTS, ILLINOIS  
ALTA/ACSM LAND TITLE SURVEY

PROJ. MGR.: FF  
 PROJ. ASSOC.: ERV  
 DRAWN BY: SJK  
 DATE: 11/04/15  
 SCALE: 1" = 30'

## DEBB KOSICH LLC

1111 E. Touhy Ave, Suite 230  
Des Plaines, IL 60018  
Phone: (847) 699-2155  
Fax: (847) 699-2156

September 7, 2016

Mr. Sam Hubbard  
Village of Arlington Heights  
Department of Planning & Community Development  
33 S. Arlington Heights Rd  
Arlington Heights, IL 60005

**Re: Plan Commission Application – 1519 S. Arlington Heights Rd**

Dear Sam,

We are pleased to submit the attached application for your review. 1519 AHR Medical, LLC has purchased 2.95 acres on the east side of Arlington Heights Rd between Central Rd and Golf Rd and has under contract an additional 40,254 square feet of the adjacent Autumn Leaves site for the purposes of constructing 34,701 square feet of medical-office space in two phases. The first phase would consist of 14,786 sf and would be leased by ACCESS Community Health Care which is currently located at 675 W. Central Rd in Arlington Heights. ACCESS is a 20-year old community-based health care organization that currently has 36 facilities throughout the state of Illinois. The second phase would be built upon securing a qualified tenant.

The 3.86 acre site consists of six tax parcels all of which are currently vacant land. The following is a list of the tax parcels and their current zoning:

|               |     |
|---------------|-----|
| 08 09 401 022 | O-T |
| 08 10 300 056 | O-T |
| 08 09 401 014 | O-T |
| 08 09 401 015 | R-1 |
| 08 09 401 016 | R-1 |
| 08 09 401 003 | I   |

We are proposing to change all of the tax parcels to O-T zoning, and the development would be a PUD. The change in zoning would bring the property in line with the 2015 Village of Arlington Heights Comprehensive Plan which calls for commercial zoning at the site.

The developer is Debb-Kosich LLC, a local real estate development group. The principals, John Kosich and Larry Debb, have a combined 65 years of real estate expertise and have developed over 400,000 square feet of medical-office space in the Chicagoland area.

We look forward to working with the commission and thank you for your consideration.

Sincerely,



John J. Kosich  
Principal

**RECEIVED**

SEP 07 2016

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

**IN-PROGRESS - NOT FOR CONSTRUCTION**



223 W. JACKSON BLVD.  
SUITE 1000  
CHICAGO, ILLINOIS 60606

**Tel:** 312.899.0002  
**Fax:** 312.899.0965  
**Web:** [www.srankin.com](http://www.srankin.com)  
**Email:** [Architects@srankin.com](mailto:Architects@srankin.com)

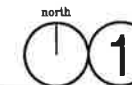
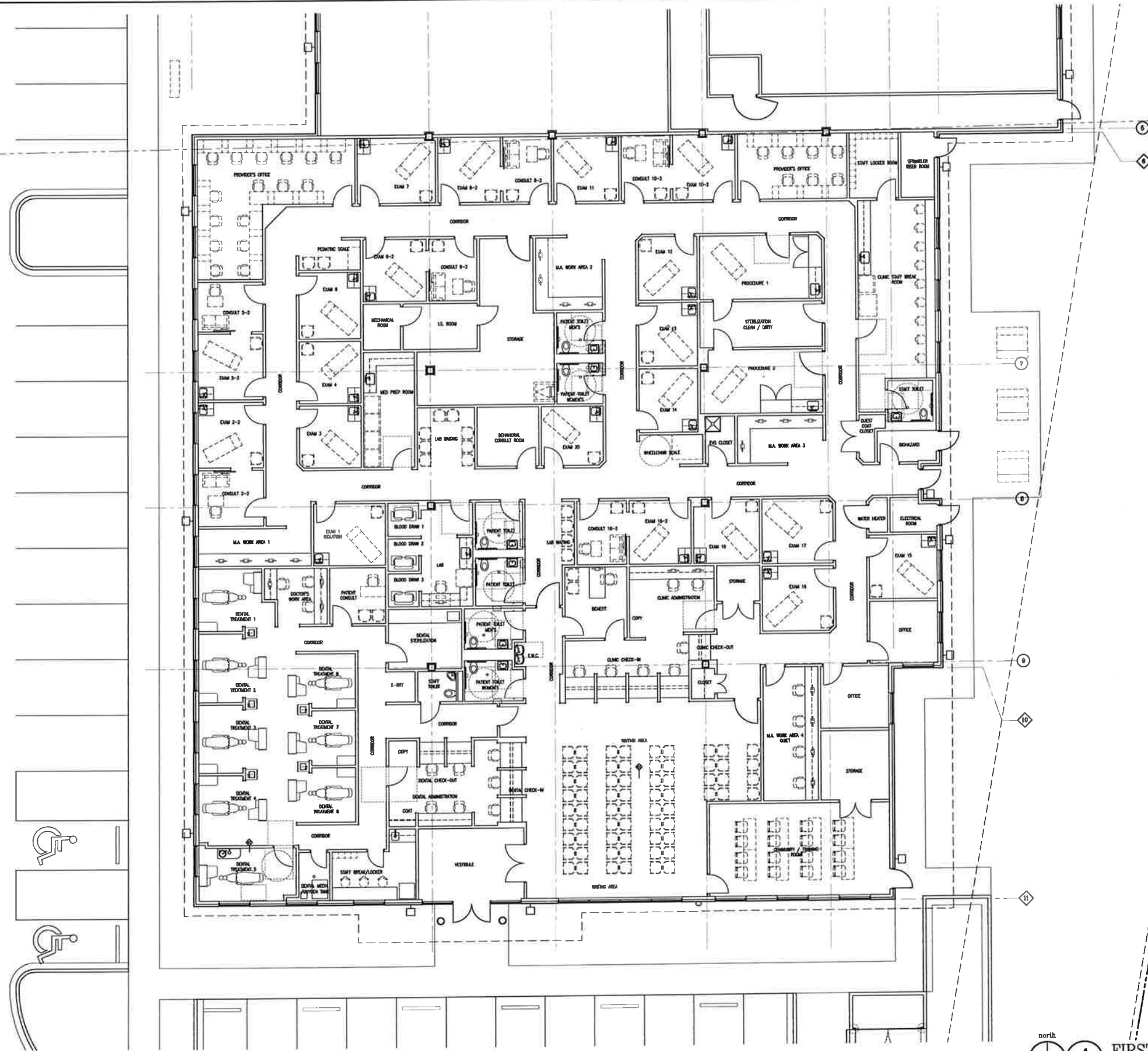
|          |                          |
|----------|--------------------------|
| 11/30/16 | PLAN COMMISSION ROUND 2  |
| 11/07/16 | PLAN COMMISSION          |
| 10/19/16 | PLAN COMMISSION REVISION |
| 09/20/16 | PLAN COMMISSION          |

DATE NO. REVISION  
ARLINGTON HEIGHTS RD MOB  
1519 S. ARLINGTON HEIGHTS  
ROAD, ILLINOIS

BASE BUILDING  
SITE PLAN

|                                                                   |          |           |  |
|-------------------------------------------------------------------|----------|-----------|--|
| DATE                                                              | 09/02/16 | SHEET NO. |  |
| SCALE                                                             | AS NOTED | A00.01    |  |
| SRA JOB#                                                          | 1514     |           |  |
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**1 FIRST FLOOR PLAN**

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

**NOT FOR CONSTRUCTION**

**STEPHEN RANKIN ASSOCIATES**

**ARCHITECTS**

223 W. JACKSON BLVD.  
SUITE 1000  
CHICAGO, ILLINOIS 60606

Tel: 312.899.0002  
Fax: 312.899.0965  
Web: www.srankin.com  
Email: Architects@srankin.com

DATE NO. REVISION

ACCESS COMMUNITY HEALTH  
1519 S. ARLINGTON HEIGHTS  
ROAD, ILLINOIS

1ST FLOOR PLAN

DATE 09/02/16  
SCALE AS NOTED  
SRA JOB# 1515

SHEET NO.  
**A02.01**

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north  **1** **ROOF PLAN**  
SCALE: 3/32"=1'-0"


**STEPHEN RANKIN  
ASSOCIATES**

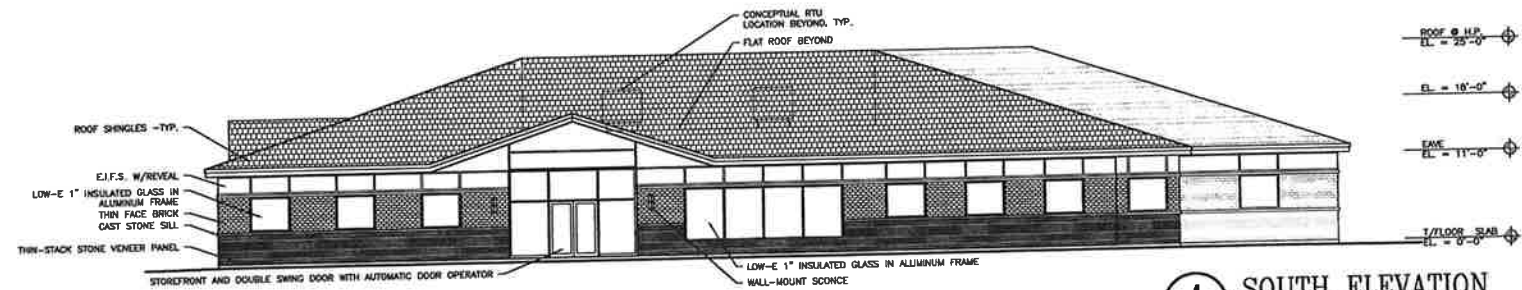
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**Tel:** 312.899.0002  
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**Email:** [Architects@srankin.com](mailto:Architects@srankin.com)

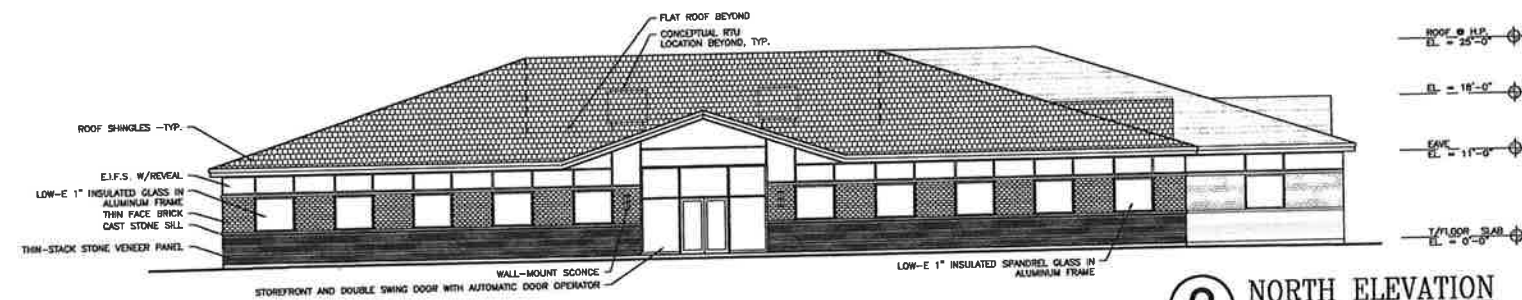
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|-------------------------------------------------------------------------|--------------------------|
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|                                                                         |                          |
|                                                                         |                          |
|                                                                         |                          |
| 11/07/16                                                                | PLAN COMMISSION          |
| 10/19/16                                                                | PLAN COMMISSION REVISION |
| 09/20/16                                                                | PLAN COMMISSION          |
| DATE                                                                    | NO. REVISION             |
| ARLINGTON HEIGHTS RD MOB<br>1519 S. ARLINGTON HEIGHTS<br>ROAD, ILLINOIS |                          |
| BASE BUILDING<br>ROOF PLAN                                              |                          |
| DATE                                                                    | 09/02/16                 |
| SCHEDULE                                                                | AS NOTED                 |
| SFR JOB#                                                                | 1514                     |
| SHEET NO.<br><b>A02.02</b>                                              |                          |
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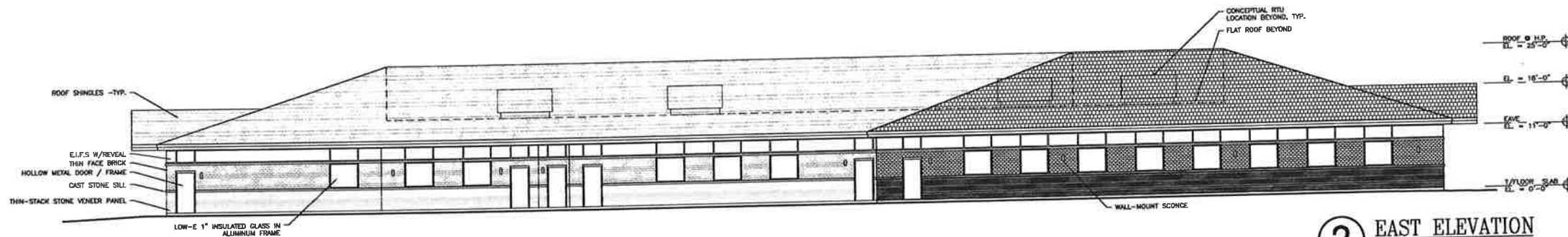
R:\Projects\1519 S Arlington Heights Rd MOB - 1514\Drawings\1514 A04.01 Building Elevations.dwg



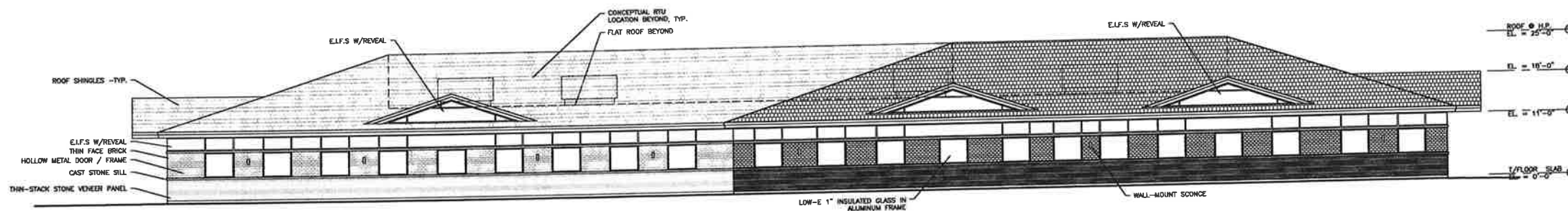
1 SOUTH ELEVATION  
SCALE: 3/32"=1'-0"



2 NORTH ELEVATION  
SCALE: 3/32"=1'-0"



3 EAST ELEVATION  
SCALE: 3/32"=1'-0"



4 WEST ELEVATION  
SCALE: 3/32"=1'-0"

IN-PROGRESS - NOT FOR CONSTRUCTION

**STEPHEN RANKIN ASSOCIATES**

**ARCHITECTS**

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|          |                           |
|----------|---------------------------|
| 11/07/16 | PLAN COMMISSION           |
| 10/19/16 | PLAN COMMISSION REVISION  |
| 09/30/16 | PLAN COMMISSION - REVISED |

| DATE | NO. | REVISION |
|------|-----|----------|
|      |     |          |
|      |     |          |
|      |     |          |

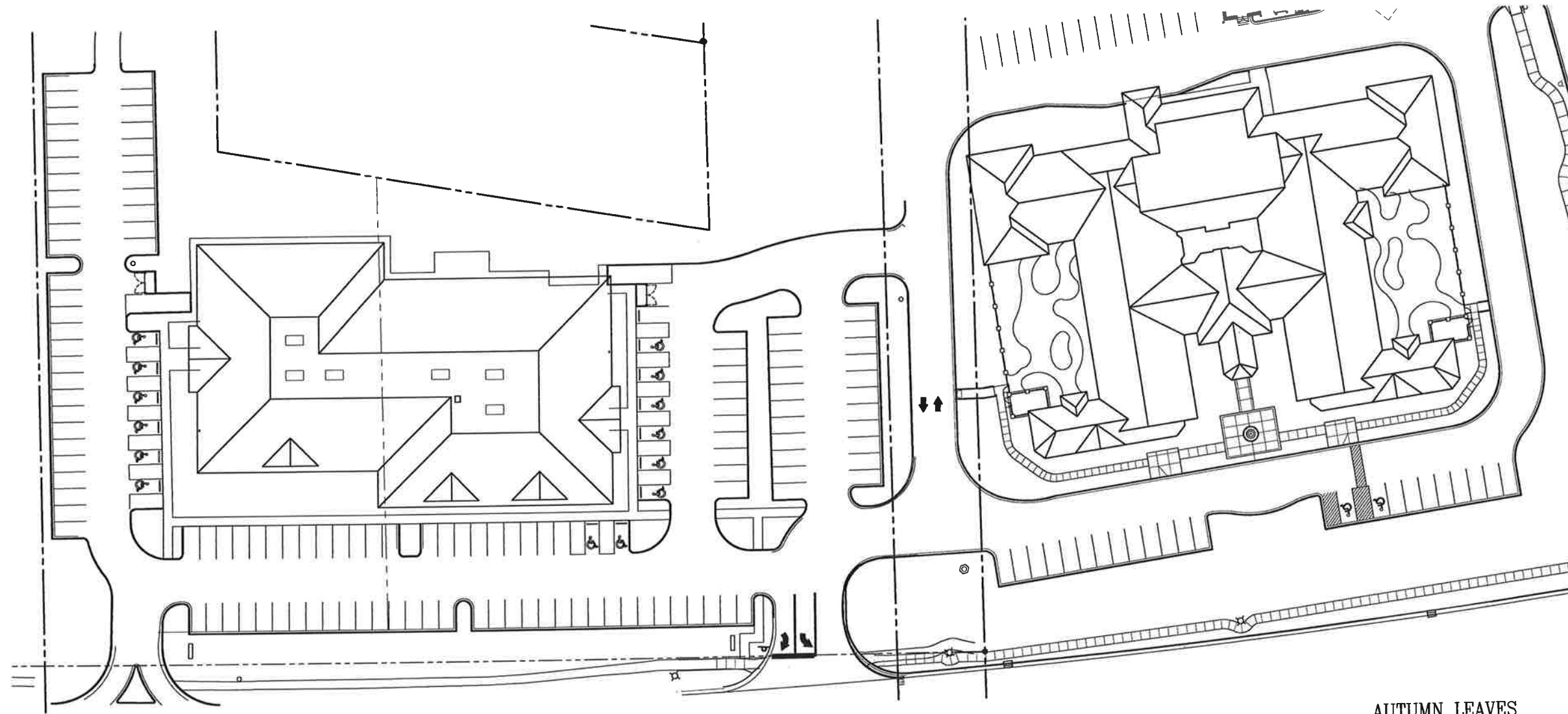
ARLINGTON HEIGHTS RD MOB  
1519 S. ARLINGTON HEIGHTS  
ROAD, ILLINOIS

BASE BUILDING  
BUILDING ELEVATIONS

|          |          |           |
|----------|----------|-----------|
| DATE     | 09/02/16 | SHEET NO. |
| SCALE    | AS NOTED | A04.01    |
| SRA JOB# | 1514     |           |

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R:\Projects\1519 S Arlington Heights Rd MOB - 1514\Drawings\1514 A04.02 Building Elevations.dwg



1 ARLINGTON HEIGHTS MOB  
SITE PLAN  
SCALE: 1"=30'-0"

2 AUTUMN LEAVES  
SITE PLAN  
SCALE: 1"=30'-0"



3 ARLINGTON HEIGHTS MOB  
WEST ELEVATION  
SCALE: 1"=30'-0"



4 AUTUMN LEAVES  
WEST ELEVATION  
SCALE: 1"=30'-0"

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| DATE     | NO. | REVISION                  |
|----------|-----|---------------------------|
| 11/07/16 |     | PLAN COMMISSION           |
| 10/19/16 |     | PLAN COMMISSION REVISION  |
| 09/30/16 |     | PLAN COMMISSION - REVISED |

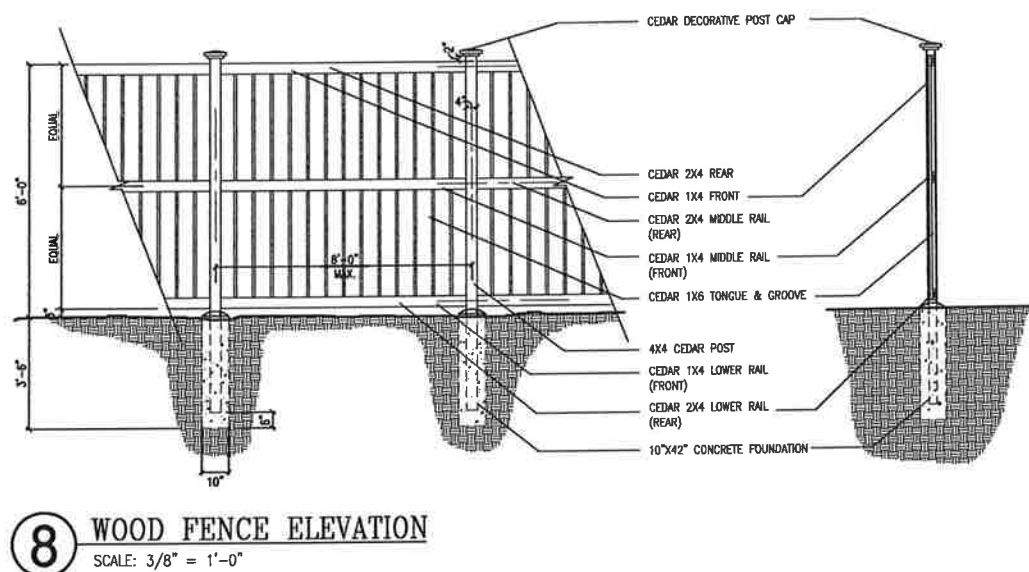
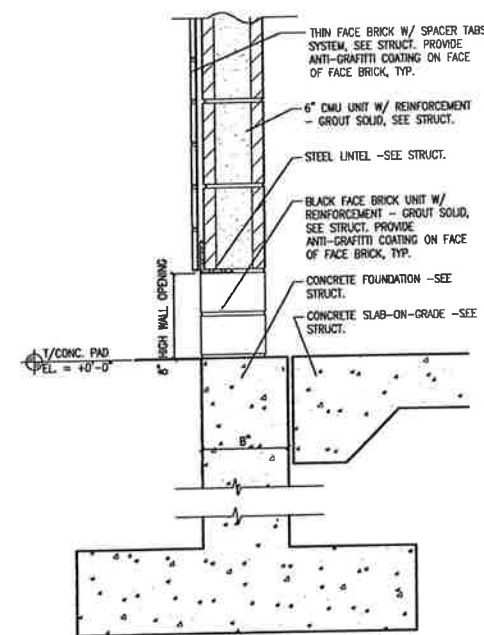
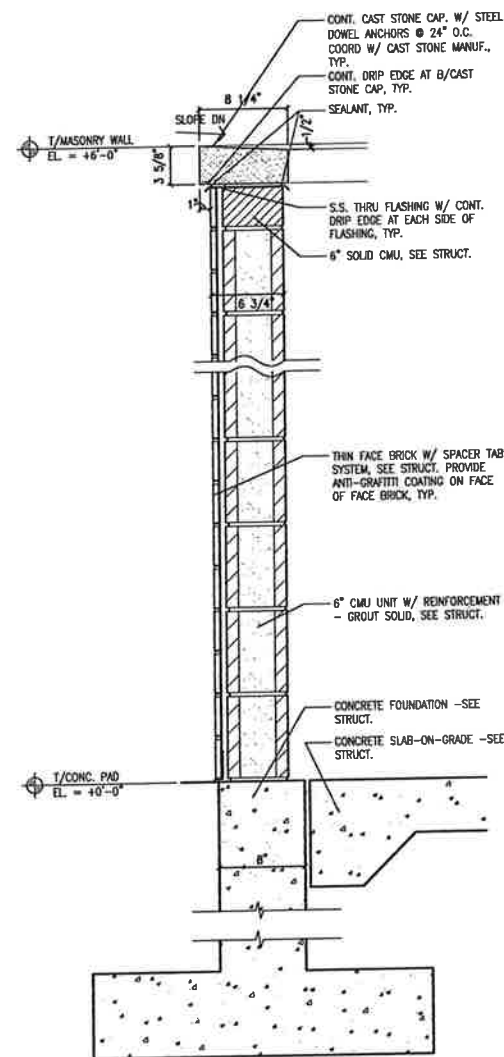
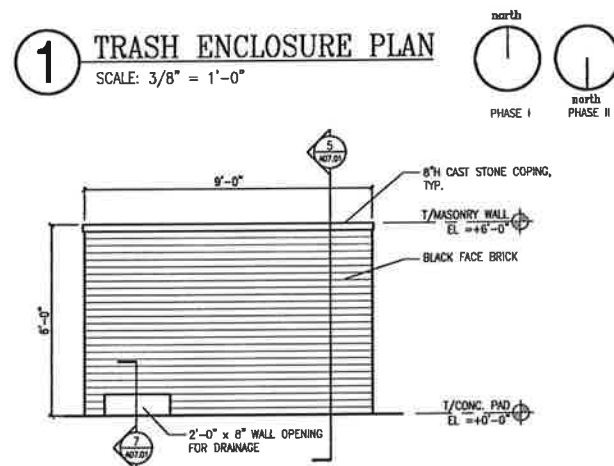
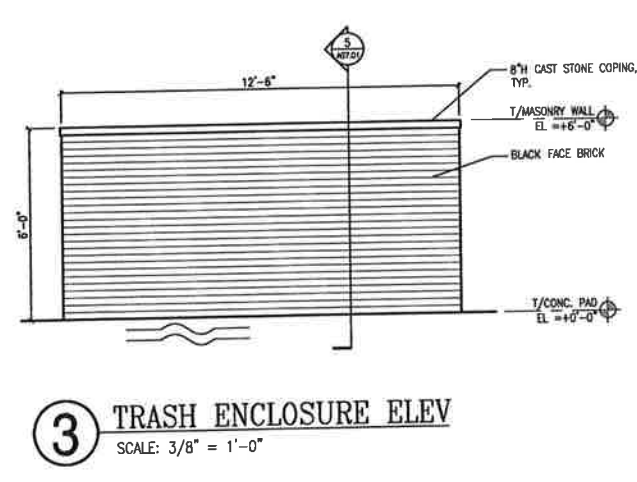
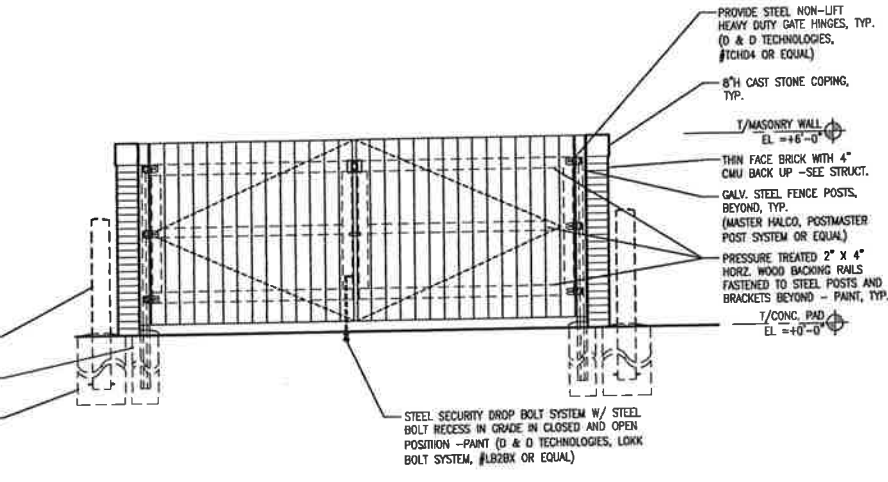
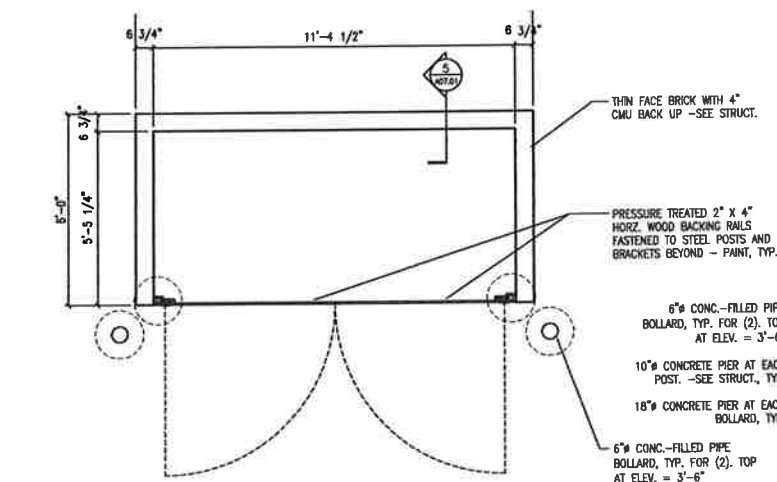
ARLINGTON HEIGHTS RD MOB  
1519 S. ARLINGTON HEIGHTS  
ROAD, ILLINOIS

SITE PLANS AND  
BUILDING WEST ELEVATIONS

|                                                                   |          |               |
|-------------------------------------------------------------------|----------|---------------|
| DATE                                                              | 09/02/16 | SHEET NO.     |
| SCALE                                                             | AS NOTED | <b>A04.02</b> |
| SRA JOB#                                                          | 1514     |               |
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R:\Projects\1519 S Arlington Heights Rd MOB - 1514 Drawings\1514 A07.01 Trash Enclosure.dwg

IN-PROGRESS - NOT FOR CONSTRUCTION



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|                                                                         |                 |
|-------------------------------------------------------------------------|-----------------|
| 09/20/16                                                                | PLAN COMMISSION |
| DATE                                                                    | NO. REVISION    |
| ARLINGTON HEIGHTS RD MOB<br>1519 S. ARLINGTON HEIGHTS<br>ROAD, ILLINOIS |                 |
| BASE BUILDING PHASE I & II<br>TRASH ENCLOSURE DETAILS                   |                 |
| DATE 09/02/16                                                           | SHEET NO.       |
| SCALE AS NOTED                                                          | A07.01          |
| SRA JOB# 1514                                                           |                 |
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1519 AHR MEDICAL, LLC  
1111 E. TOUHY AVE  
SUITE 230  
DES PLAINES, IL 60018  
(847) 699-2152

# Proposed Improvements for MEDICAL OFFICE BUILDING

1519 S. ARLINGTON HEIGHTS ROAD  
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

## STANDARD SYMBOLS

### EXISTING



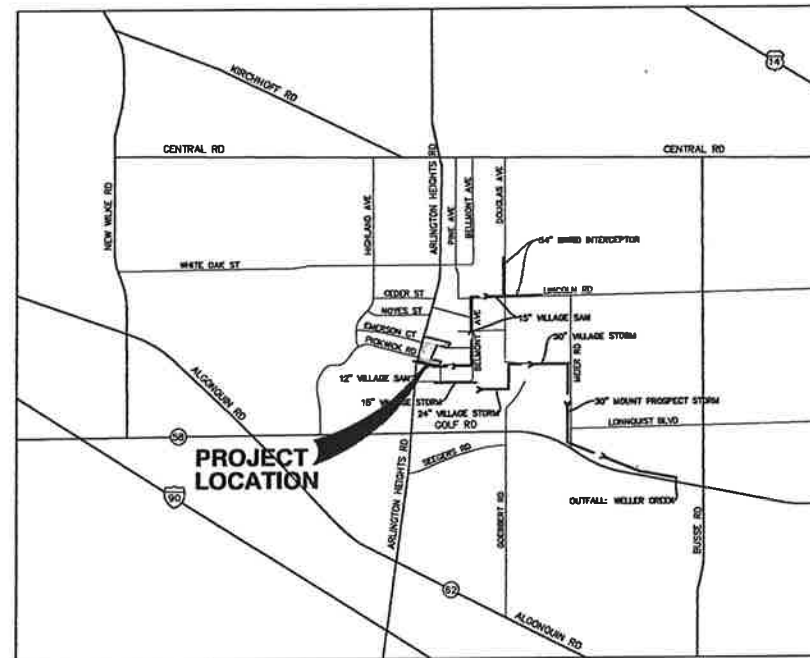
STORM SEWER  
SANITARY SEWER  
COMBINED SEWER  
FORCE MAIN  
DRAIN TILE  
WATER MAIN  
ELECTRIC  
GAS  
TELEPHONE  
OVERHEAD WIRES  
SANITARY MANHOLE  
STORM MANHOLE  
CATCH BASIN  
STORM INLET  
CLEANOUT  
HAY BALES  
RIP RAP  
VALVE IN VAULT  
FIRE HYDRANT  
BUFFALO BOX  
FLARED END SECTION  
STREET LIGHT  
SUMMIT / LOW POINT  
INVERT ELEVATION  
DITCH OR SWALE  
DIRECTION OF FLOW  
OVERFLOW RELIEF SWALE  
1 FOOT CONTOURS  
CURB AND GUTTER  
DEPRESSED  
CURB AND GUTTER  
REVERSE CURB  
AND GUTTER  
SIDEWALK  
DETECTABLE WARNINGS  
PROPERTY LINE  
EASEMENT LINE  
SETBACK LINE  
MAIL BOX  
SIGN  
TRAFFIC SIGNAL  
POWER POLE  
GUY WIRE  
GAS VALVE  
HANDHOLE  
ELECTRICAL EQUIPMENT  
TELEPHONE EQUIPMENT  
CHAIN-LINK FENCE  
SPOT ELEVATION  
BRUSH/TREE LINE  
DECIDUOUS TREE WITH  
TRUNK DIA. IN INCHES (TBR)  
CONIFEROUS TREE WITH  
HEIGHT IN FEET (TBR)  
SILT FENCE  
RETAINING WALL  
WETLAND

### PROPOSED



## ABBREVIATIONS

|        |                              |          |                                    |        |                          |
|--------|------------------------------|----------|------------------------------------|--------|--------------------------|
| ADJ    | ADJUST                       | F/L      | FLOW LINE                          | R      | RADIUS                   |
| AGL    | AGGREGATE                    | FM       | FORCE MAIN                         | R.O.W. | RIGHT-OF-WAY             |
| ARCH   | ARCHITECT                    | G        | GROUND                             | RC     | REINFORCED CONCRETE PIPE |
| B.A.M. | BITUMINOUS AGGREGATE MIXTURE | GAS      | GAS                                | REV    | REVERSE                  |
| B-B    | BACK TO BACK                 | G/F      | GRADE AT FOUNDATION                | RR     | RAILROAD                 |
| B/C    | BACK OF CURB                 | GW       | GUY WIRE                           | RT     | RIGHT                    |
| B/P    | BOTTOM OF PIPE               | HDWL     | HEADWALL                           | SAN    | SANITARY                 |
| B/W    | BACK OF WALK                 | HH       | HANDHOLE                           | SF     | SQUARE FOOT              |
| B-BOX  | BUFFALO BOX                  | HVL      | HIGH WATER LEVEL                   | SHLD.  | SHOULDER                 |
| BIT.   | BITUMINOUS                   | HYD.     | HYDRANT                            | SL     | STREET LIGHT             |
| BM     | BENCHMARK                    | INV.     | INVERT                             | SMH    | SANITARY MANHOLE         |
| B.O.   | BY OTHERS                    | IP       | IRON PIPE                          | ST     | STORM                    |
| C.E.   | COMMERCIAL ENTRANCE          | LT       | LEFT                               | STA.   | STATION                  |
| CB     | CATCH BASIN                  | MAX.     | MAXIMUM                            | STD    | STANDARD                 |
| CL     | CENTERLINE                   | MB       | MAILBOX                            | SW     | SIDEWALK                 |
| CMP    | CORRUGATED METAL PIPE        | M/E      | MEET EXISTING                      | SY     | SQUARE YARDS             |
| CONTR. | CONTROL                      | MH       | MANHOLE                            | TBR    | TO BE REMOVED            |
| C.O.   | CLEANOUT                     | MNL      | MINIMUM                            | T      | TELEPHONE                |
| CONC.  | CONCRETE                     | MNL      | NORMAL WATER LEVEL                 | T-A    | TYPE A                   |
| CY     | CUBIC YARD                   | P.E.     | PRIVATE ENTRANCE                   | T/C    | TOP OF CURB              |
| D      | DITCH                        | PC       | POINT OF CURVATURE                 | T/F    | TOP OF FOUNDATION        |
| DIA.   | DIAMETER                     | PCC      | POINT OF COMPOUND CURVE            | T/P    | TOP OF PIPE              |
| DIP    | DUCTILE IRON PIPE            | POL      | PROFILE GRADE LINE                 | T/W    | TOP OF WALK              |
| DS     | DOWNSPOUT                    | PI       | POINT OF INTERSECTION              | T/WALL | TOP OF WALL              |
| DT     | DRAIN TILE                   | PL       | PROPERTY LINE                      | TEMP   | TEMPORARY                |
| E      | EDGE                         | PP       | POWER POLE                         | TRANS  | TRANSFORMER              |
| E-E    | EDGE TO EDGE                 | PROP.    | PROPOSED                           | V.B.   | VALVE BOX                |
| ELEV.  | ELEVATION                    | PT       | POINT OF TANGENCY                  | VCP    | VALVED CLAY PIPE         |
| E/P    | EDGE OF PAVEMENT             | PVC      | POLYVINYL CHLORIDE PIPE            | V.V.   | VALVE VAULT              |
| EX.    | EXISTING                     | PV       | POINT OF VERTICAL CURVATURE        | WM     | WATER MAIN               |
| F.E.   | FIELD ENTRANCE               | PVI      | POINT OF VERTICAL INTERSECTION     |        |                          |
| F-F    | FACE TO FACE                 | PVT      | POINT OF VERTICAL TANGENCY         |        |                          |
| FES    | FLARED END SECTION           | P.U.D.E. | PUBLIC UTILITY & DRAINAGE EASEMENT |        |                          |



LOCATION MAP  
N.T.S.

## INDEX OF SHEETS

| Sheet Number | Sheet Title                             |
|--------------|-----------------------------------------|
| 1            | TITLE SHEET                             |
| 2            | EXISTING CONDITIONS AND DEMOLITION PLAN |
| 3            | SOIL EROSION AND SEDIMENT CONTROL PLAN  |
| 4            | SITE DIMENSIONAL AND PAVING PLAN        |
| 5            | GRADING PLAN                            |
| 6            | GRADING DETAILS                         |
| 7            | UTILITY PLAN                            |
| 8            | PLAN AND PROFILE                        |
| 9            | CONSTRUCTION DETAILS                    |
| 10           | CONSTRUCTION DETAILS                    |
| 11           | CONSTRUCTION DETAILS                    |
| 12           | CONSTRUCTION DETAILS                    |
| 13           | CONSTRUCTION DETAILS                    |
| 14           | IDOT CROSS SECTIONS                     |
| 15           | CONSTRUCTION SPECIFICATIONS             |
| 16           | STORMTRAP DETAILS                       |

### NOTES:

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING, LTD. ON MARCH, 09, 2016. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

### BENCHMARKS:

REFERENCE BENCHMARK: (NGS PID:DM3699)  
STAINLESS STEEL ROD LOCATED APPROXIMATELY 1400 FEET SOUTH OF THE INTERSECTION OF W. KIRCHOFF ROAD AND NEW WILKE ROAD. MORE PARTICULARLY LOCATED APPROXIMATELY 59 FEET EAST OF THE EDGE OF CURB OF NEW WILKE ROAD AND APPROXIMATELY 15 FEET SOUTH OF THE BACK OF CURB OF THE SUNSET MEADOWS PARK PARKING LOT.

ELEVATION=690.96 DATUM=NAVD88-GEOD 12B

SITE BENCHMARK #1:  
NORTH BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF EMERSON ROAD IN FRONT OF 131 EMERSON ROAD, APPROXIMATELY 15 FEET NORTH OF THE CENTERLINE OF EMERSON ROAD AND APPROXIMATELY 650 FEET WEST OF THE CENTERLINE OF SOUTH BELMONT AVENUE EXTENDED.

ELEVATION=700.32 DATUM=NAVD88-GEOD 12B

SITE BENCHMARK #2:  
EAST BOLT ON FIRE HYDRANT LOCATED ON THE EAST SIDE OF ARLINGTON HEIGHTS ROAD APPROXIMATELY 53 FEET EAST OF THE CENTERLINE OF ARLINGTON HEIGHTS ROAD AND APPROXIMATELY 2 FEET SOUTH OF THE CENTERLINE OF EMERSON ROAD EXTENDED.

ELEVATION=706.21 DATUM=NAVD88-GEOD 12B

SITE BENCHMARK #3: (MCL CP #4)  
CUT CROSS ON CONCRETE CURB LOCATED ON THE NORTH CURB LINE OF THE NORTH ENTRANCE ROAD FOR 1625 SOUTH ARLINGTON HEIGHTS ROAD APPROXIMATELY 341 FEET EAST OF THE CENTERLINE OF ARLINGTON HEIGHTS ROAD AND APPROXIMATELY 53.4 FEET SOUTH OF THE CENTERLINE OF PICKWICK ROAD.

ELEVATION=704.20 DATUM=NAVD88-GEOD 12B

### UTILITY CONTACTS

|                                                                                                                                                       |                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ELECTRIC</b><br>COMED<br>11443 SWIFT RD<br>LOMBARD, IL 60148<br>(630) 691-4857<br>CONTACT: JOE SAKANIS                                             | <b>WATER</b><br>VILLAGE OF ARLINGTON HEIGHTS<br>33 S. ARLINGTON HEIGHTS RD<br>ARLINGTON HEIGHTS, IL 60005<br>(847) 368-5800<br>CONTACT: SCOTT SHIRLEY |
| <b>GAS</b><br>NICOR GAS<br>1844 FERRY ROAD<br>NAPERVILLE, IL 60563<br>(630) 388-3046<br>CONTACT: BRUCE KOPPANG                                        | <b>TELEPHONE</b><br>AT&T<br>2004 MINER STREET<br>DES PLAINES, IL 60016<br>(847) 759-5029<br>CONTACT: WICKY THOMAS                                     |
| <b>SEWER</b><br>VILLAGE OF ARLINGTON HEIGHTS<br>33 S. ARLINGTON HEIGHTS RD<br>ARLINGTON HEIGHTS, IL 60005<br>(847) 368-5800<br>CONTACT: SCOTT SHIRLEY |                                                                                                                                                       |

**Manhard**  
CONSULTING LTD

800 Woodlands Parkway, Vernon Hills, IL 60061 ph:847.634.5550 fx:847.634.0085 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners



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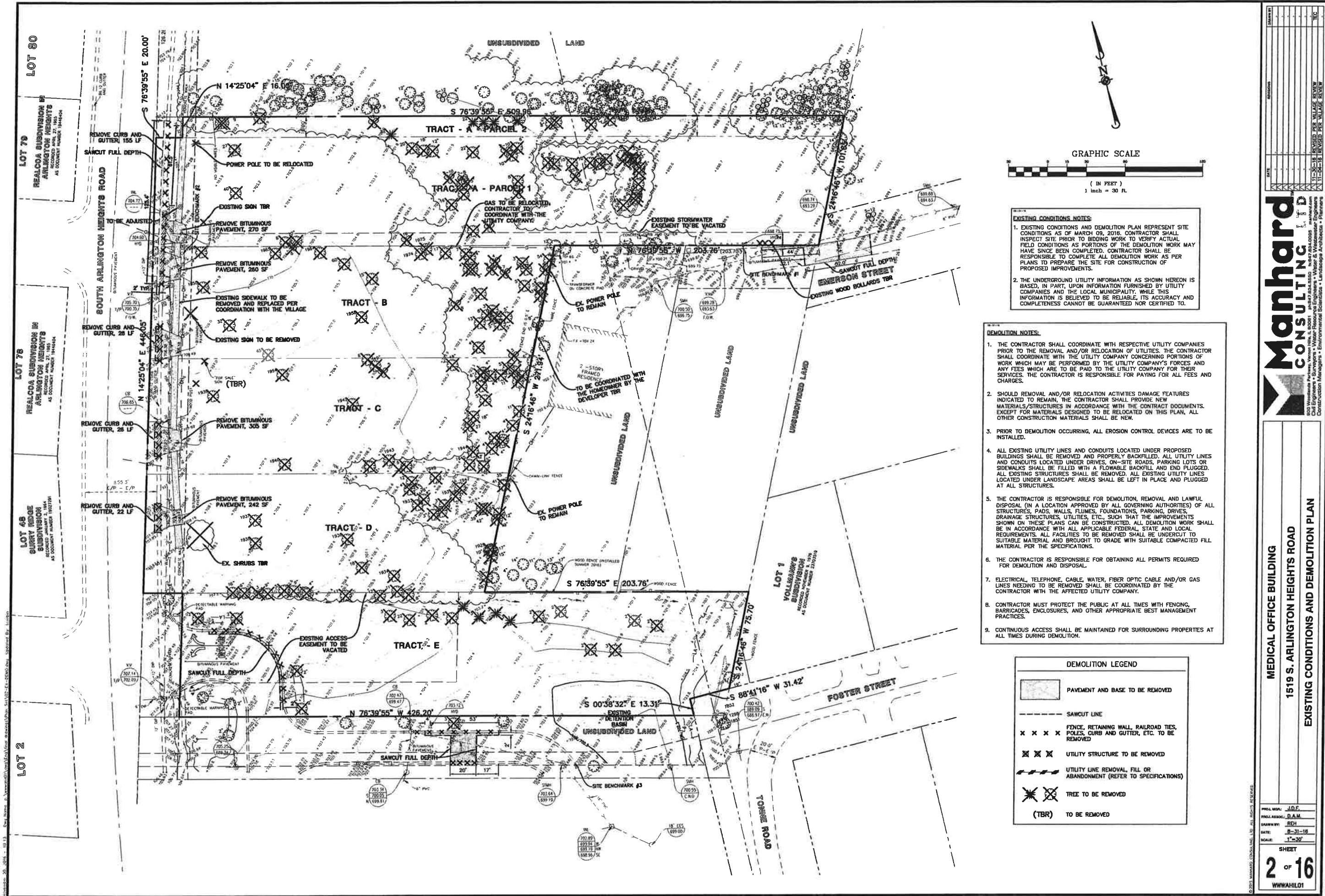
| DATE     | REVISION                   | BY | CHK |
|----------|----------------------------|----|-----|
| 11-04-16 | REVISED PER VILLAGE REVIEW |    |     |
| 11-04-16 | REVISED PER VILLAGE REVIEW |    |     |

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MEDICAL OFFICE BUILDING  
1519 S. ARLINGTON HEIGHTS ROAD  
TITLE SHEET

PROJ. NO.: JDF  
PROJ. ASSOC.: D.A.M.  
OWNER: RDH  
DATE: 8-31-16  
SCALE: N.T.S.  
SHEET  
1 OF 16  
WWW.HILO1





**EXISTING CONDITIONS NOTES:**

1. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF MARCH 09, 2018. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.

2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

- DEMOLITION NOTES:**
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES.
  - SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FEATURES INDICATED TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
  - PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
  - ALL EXISTING UTILITY LINES AND CONDUITS LOCATED UNDER PROPOSED BUILDINGS SHALL BE REMOVED AND PROPERLY BACKFILLED. ALL UTILITY LINES AND CONDUITS LOCATED UNDER DRIVES, ON-SITE ROADS, PARKING LOTS OR SIDEWALKS SHALL BE FILLED WITH A FLOWABLE BACKFILL AND END PLUGGED. ALL EXISTING STRUCTURES SHALL BE REMOVED. ALL EXISTING UTILITY LINES LOCATED UNDER LANDSCAPE AREAS SHALL BE LEFT IN PLACE AND PLUGGED AT ALL STRUCTURES.
  - THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND LAWFUL DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
  - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
  - ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED SHALL BE COORDINATED BY THE CONTRACTOR WITH THE AFFECTED UTILITY COMPANY.
  - CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES.
  - CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION.

| DEMOLITION LEGEND |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
|                   | PAVEMENT AND BASE TO BE REMOVED                                                  |
|                   | SAWCUT LINE                                                                      |
|                   | FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED |
|                   | UTILITY STRUCTURE TO BE REMOVED                                                  |
|                   | UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)              |
|                   | TREE TO BE REMOVED                                                               |
|                   | (TBR) TO BE REMOVED                                                              |

REVISIONS

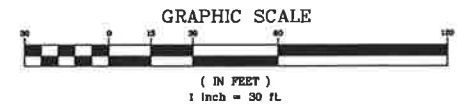
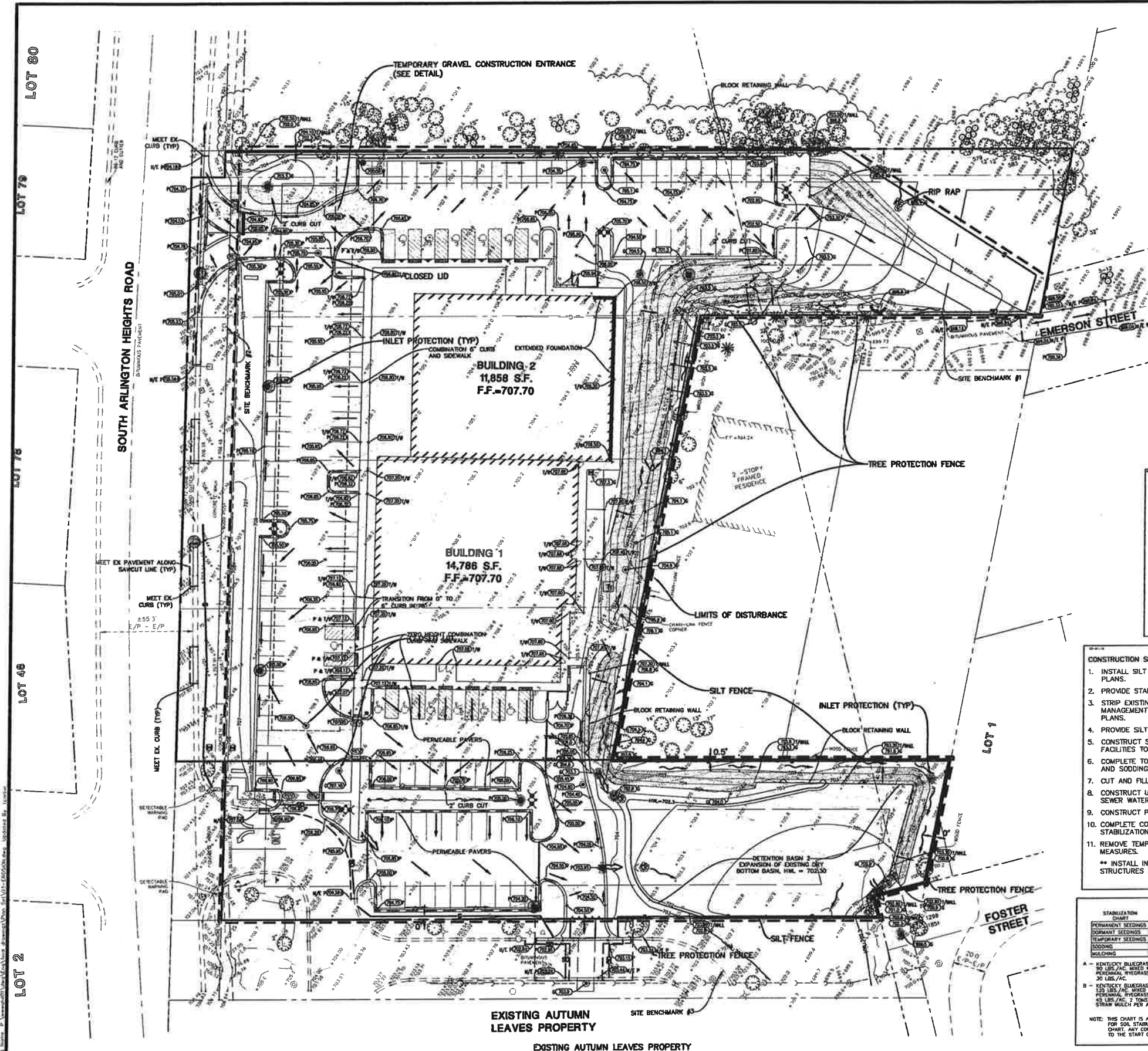
| NO. | DATE     | DESCRIPTION                | BY | CHK |
|-----|----------|----------------------------|----|-----|
| 1   | 11-04-18 | REVISED FOR VILLAGE REVIEW |    |     |
| 2   | 11-04-18 | REVISED FOR VILLAGE REVIEW |    |     |

**Manhard CONSULTING**

1519 S. ARLINGTON HEIGHTS ROAD  
EXISTING CONDITIONS AND DEMOLITION PLAN

PROJ. NO.: JDF  
PROJ. ASSOC.: D.A.M.  
DRAWN BY: R.H.  
DATE: 8-31-18  
SCALE: 1"=30'

SHEET  
**2 OF 16**  
WWW.MH101



- LEGEND**
- EROSION CONTROL BLANKET NAGOS-75
  - TREE PROTECTION FENCE
  - TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
  - TEMPORARY SILT DIKE (EROSION EEL EQUIVALENT)
  - TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
  - TEMPORARY STORM STRUCTURE PROTECTION
  - PAVEMENT DRAINAGE FLOW
  - SWALE DRAINAGE FLOW
  - LIMITS OF DISTURBANCE/CONSTRUCTION

- CONSTRUCTION SEQUENCE:**
1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
  2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
  3. STRIP EXISTING TOPSOIL FROM PROPOSED STORMWATER MANAGEMENT AREAS AND STOCKPILE WHERE SHOWN ON PLANS.
  4. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES.
  5. CONSTRUCT STORMWATER MANAGEMENT (DETENTION) FACILITIES TO SUB-GRADE AND INSTALL OUTLET PIPES.
  6. COMPLETE TOPSOIL PLACEMENT AND PERMANENT SEEDING AND SODDING OF STORMWATER MANAGEMENT FACILITIES.
  7. CUT AND FILL SITE TO PLAN SUB-GRADE.
  8. CONSTRUCT UNDERGROUND IMPROVEMENTS, I.E. SANITARY SEWER WATERMAIN AND STORM SEWER, ETC.
  9. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
  10. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
  11. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.
- \*\* INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.**

**SOIL PROTECTION CHART**

| STABILIZATION CHART | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| PERMANENT SEEDINGS  | A   | B   | C   | D   | E   | F   | G   | H   | I   | J   | K   | L   |
| DORMANT SEEDINGS    | M   | N   | O   | P   | Q   | R   | S   | T   | U   | V   | W   | X   |
| TEMPORARY SEEDINGS  | Y   | Z   | AA  | AB  | AC  | AD  | AE  | AF  | AG  | AH  | AI  | AJ  |
| SODDING             | AK  | AL  | AM  | AN  | AO  | AP  | AQ  | AR  | AS  | AT  | AU  | AV  |
| MULCHING            | AW  | AX  | AY  | AZ  | BA  | BB  | BC  | BD  | BE  | BF  | BG  | BH  |

**NOTES:**

- A - KENTUCKY BLUEGRASS 30 LBS./AC. SEED WITH PERMANENT WYEGRASS
- B - KENTUCKY BLUEGRASS 120 LBS./AC. MIXED WITH PERMANENT WYEGRASS
- C - SPRING OATS
- D - WHEAT OR CEREAL RYE
- E - SOD (IMPERVIOUS GRASS)
- F - STRAW MULCH 2 TONS PER ACRE
- G - SPRING OATS
- H - WHEAT OR CEREAL RYE
- I - SOD (IMPERVIOUS GRASS)
- J - STRAW MULCH 2 TONS PER ACRE
- K - SPRING OATS
- L - WHEAT OR CEREAL RYE
- M - SOD (IMPERVIOUS GRASS)
- N - STRAW MULCH 2 TONS PER ACRE
- O - SPRING OATS
- P - WHEAT OR CEREAL RYE
- Q - SOD (IMPERVIOUS GRASS)
- R - STRAW MULCH 2 TONS PER ACRE
- S - SPRING OATS
- T - WHEAT OR CEREAL RYE
- U - SOD (IMPERVIOUS GRASS)
- V - STRAW MULCH 2 TONS PER ACRE
- W - SPRING OATS
- X - WHEAT OR CEREAL RYE
- Y - SOD (IMPERVIOUS GRASS)
- Z - STRAW MULCH 2 TONS PER ACRE
- AA - SPRING OATS
- AB - WHEAT OR CEREAL RYE
- AC - SOD (IMPERVIOUS GRASS)
- AD - STRAW MULCH 2 TONS PER ACRE
- AE - SPRING OATS
- AF - WHEAT OR CEREAL RYE
- AG - SOD (IMPERVIOUS GRASS)
- AH - STRAW MULCH 2 TONS PER ACRE
- AI - SPRING OATS
- AJ - WHEAT OR CEREAL RYE
- AK - SOD (IMPERVIOUS GRASS)
- AL - STRAW MULCH 2 TONS PER ACRE
- AM - SPRING OATS
- AN - WHEAT OR CEREAL RYE
- AO - SOD (IMPERVIOUS GRASS)
- AP - STRAW MULCH 2 TONS PER ACRE
- AQ - SPRING OATS
- AR - WHEAT OR CEREAL RYE
- AS - SOD (IMPERVIOUS GRASS)
- AT - STRAW MULCH 2 TONS PER ACRE
- AU - SPRING OATS
- AV - WHEAT OR CEREAL RYE
- AW - SOD (IMPERVIOUS GRASS)
- AX - STRAW MULCH 2 TONS PER ACRE
- AY - SPRING OATS
- AZ - WHEAT OR CEREAL RYE
- BA - SOD (IMPERVIOUS GRASS)
- BB - STRAW MULCH 2 TONS PER ACRE
- BC - SPRING OATS
- BD - WHEAT OR CEREAL RYE
- BE - SOD (IMPERVIOUS GRASS)
- BF - STRAW MULCH 2 TONS PER ACRE
- BG - SPRING OATS
- BH - WHEAT OR CEREAL RYE

**NOTE:** THIS CHART IS A GUIDE TO ASSIST THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART. ANY CONFLICT SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

- SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:**
1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
  2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
  3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY.
  4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
  5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN. PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
  6. IF STORMWATER DETENTION IS NOT REQUIRED THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENT TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY.
  7. DISTURBED AREA SHALL BE STABILIZED BY SEEDING AT A MINIMUM, WITHIN SEVEN (7) DAYS OF COMPLETION OF DISTURBANCE UNLESS THE AREA WILL BE DISTURBED WITHIN FOURTEEN (14) DAYS AND GRASS SOWN AS NECESSARY TO RE-ESTABLISH VEGETATION FOR CONTROL OF SILTATION AND SOIL EROSION.
  8. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS./ACRE.
  9. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
  10. TOPSOIL STOCKPILES SHALL BE SEED WITHIN SEVEN (7) CALENDAR DAYS OF COMPLETION FOR EROSION CONTROL UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
  11. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.
  12. WATER PUMPED DURING CONSTRUCTION OPERATION SHALL BE FILTERED.
  13. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
  14. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
  15. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
  16. OVERLAND FLOW SHALL BE DIRECTED TO THE UNDERGROUND DETENTION BASIN PRIOR TO LEAVING THE SITE.
  17. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
  18. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT AND COMPILATION OF THE COMPLETE SWPPP."

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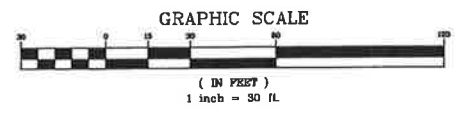
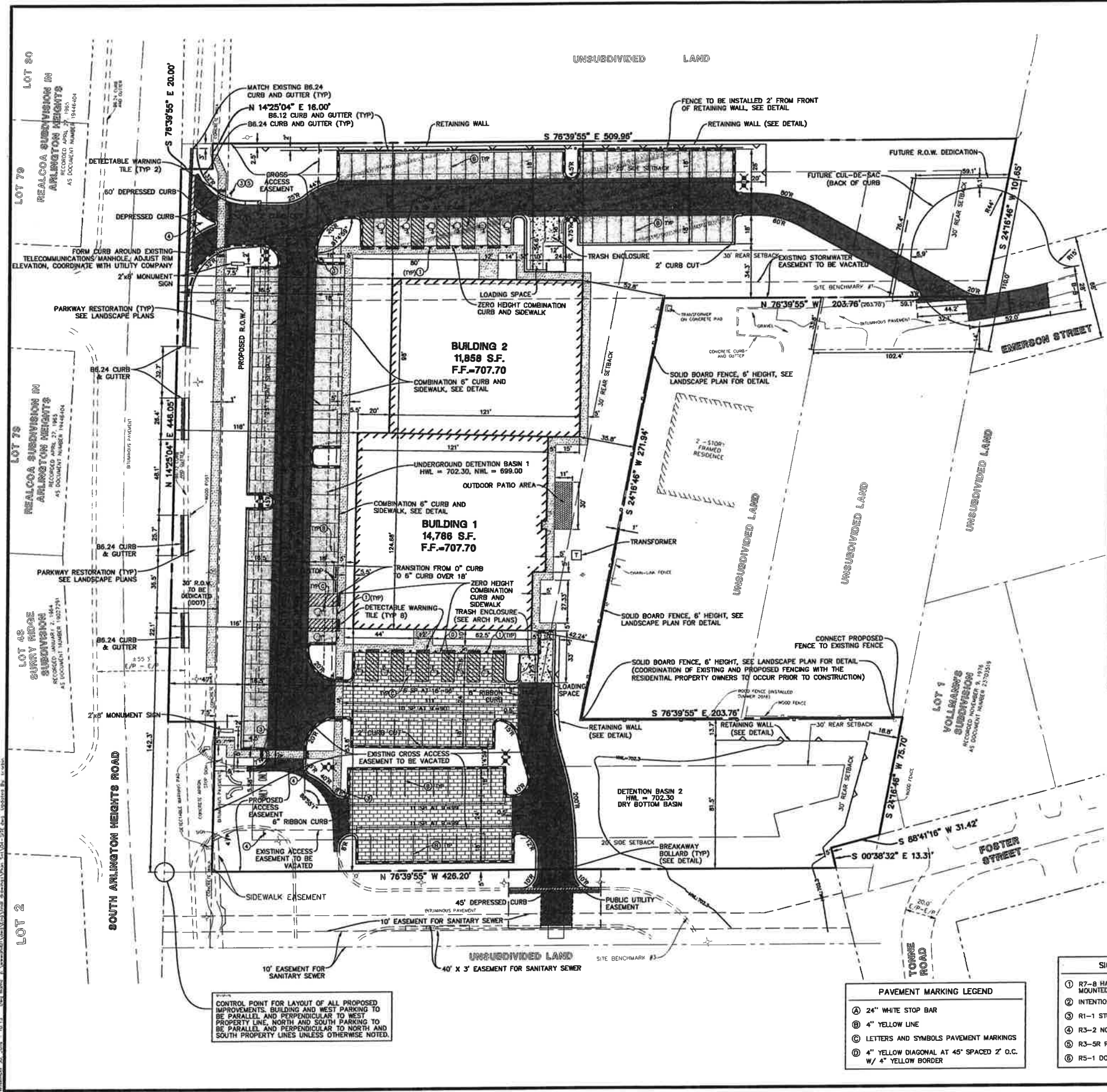
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| SITE DATA                 |                           |
|---------------------------|---------------------------|
| TOTAL AREA                | 3.86 ACRES                |
| IDOT DEDICATION           | 0.24 ACRES                |
| FUTURE VILLAGE DEDICATION | 0.10 ACRES                |
| SITE AREA                 | 3.52 ACRES=3.86-0.24-0.10 |
| BUILDING AREA             | 26,644 S.F.               |
| F.A.R.                    | 0.17                      |
| PERCENT IMPERVIOUS        | 49.2%                     |
| FRONT SETBACK             | 25 FT                     |
| SIDE SETBACK              | 20 FT                     |
| REAR SETBACK              | 30 FT                     |
| STD PARKING REQUIRED      | 121 SPACES                |
| STD PARKING PROVIDED      | 121 SPACES                |
| HANDICAP REQUIRED         | 14 SPACES                 |
| HANDICAP PROVIDED         | 14 SPACES                 |
| TOTAL PARKING REQUIRED    | 135 SPACES                |
| TOTAL PARKING PROVIDED    | 135 SPACES                |
| PARKING RATIO REQUIRED    | 5.00 SPACES/1000 S.F.     |
| PARKING RATIO PROVIDED    | 5.00 SPACES/1000 S.F.     |

| PAVEMENT LEGEND |                                                                                                                                                                                                                                       |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | <b>STANDARD DUTY PAVEMENT</b><br>1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50<br>2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50<br>8" AGGREGATE BASE COURSE, TYPE B                                    |
|                 | <b>HEAVY DUTY PAVEMENT</b><br>2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50<br>2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50<br>5" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, N30<br>4" CA-6 STONE SUBBASE |
|                 | <b>CONCRETE PAVEMENT</b><br>6" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF<br>4" COMPACTED AGGREGATE BASE, TYPE B                                                                                                             |
|                 | <b>PERMEABLE PAVERS-DETENTION AREA 1B</b><br>3.1" UNI-LOCK ECO PRIORA PAVERS - HERRINGBONE GRAY<br>1.5" CA-16 SETTING BED AND CHOKE LAYER<br>4" CA-7 STONE LINER<br>12" CA-1 STONE LAYER                                              |
|                 | <b>SIDEWALK</b><br>5" PORTLAND CEMENT CONCRETE (8" CONCRETE PAVEMENT ACROSS DRIVEWAY)<br>4" COMPACTED AGGREGATE BASE, TYPE B                                                                                                          |
|                 | <b>DETECTABLE WARNING TILE</b>                                                                                                                                                                                                        |
|                 | <b>PATIO PAVERS (SEE ARCH PLANS)</b>                                                                                                                                                                                                  |

- SITE DIMENSIONAL AND PAVING NOTES:**
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
  - ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
  - ALL CURB RADI SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
  - THE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS X 18" LONG DOWELED INTO EXISTING CURB.
  - BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
  - IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
  - LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
  - ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
  - SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
  - DEPRESS CURB & GUTTER AT ALL SIDEWALK AND PATH LOCATIONS FOR HANDICAP ACCESS PER FEDERAL AND STATE STANDARDS.
  - THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

| PAVEMENT MARKING LEGEND |                                                              |
|-------------------------|--------------------------------------------------------------|
| (A)                     | 24" WHITE STOP BAR                                           |
| (B)                     | 4" YELLOW LINE                                               |
| (C)                     | LETTERS AND SYMBOLS PAVEMENT MARKINGS                        |
| (D)                     | 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER |

| SIGN LEGEND |                                                          |
|-------------|----------------------------------------------------------|
| (1)         | R7-8 HANDICAP PARKING SIGN MOUNTED ON BOLLARD-SEE DETAIL |
| (2)         | INTENTIONALLY OMITTED                                    |
| (3)         | R1-1 STOP SIGN 36" x 36"                                 |
| (4)         | R3-2 NO LEFT TURN - 36" x 36"                            |
| (5)         | R3-SR RIGHT TURN ONLY - 30"x36"                          |
| (6)         | R5-1 DO NOT ENTER - 36" x 36"                            |

**Manhard CONSULTING**

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847.424.2550  
Civil Engineers • Surveyors • Water-Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

**MEDICAL OFFICE BUILDING**

**1519 S. ARLINGTON HEIGHTS ROAD**

**SITE DIMENSIONAL AND PAVING PLAN**

PROJ. NO. **J.D.F.**

PROJ. ARCH. **D.A.M.**

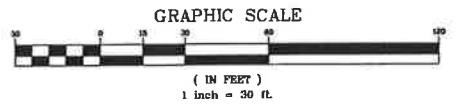
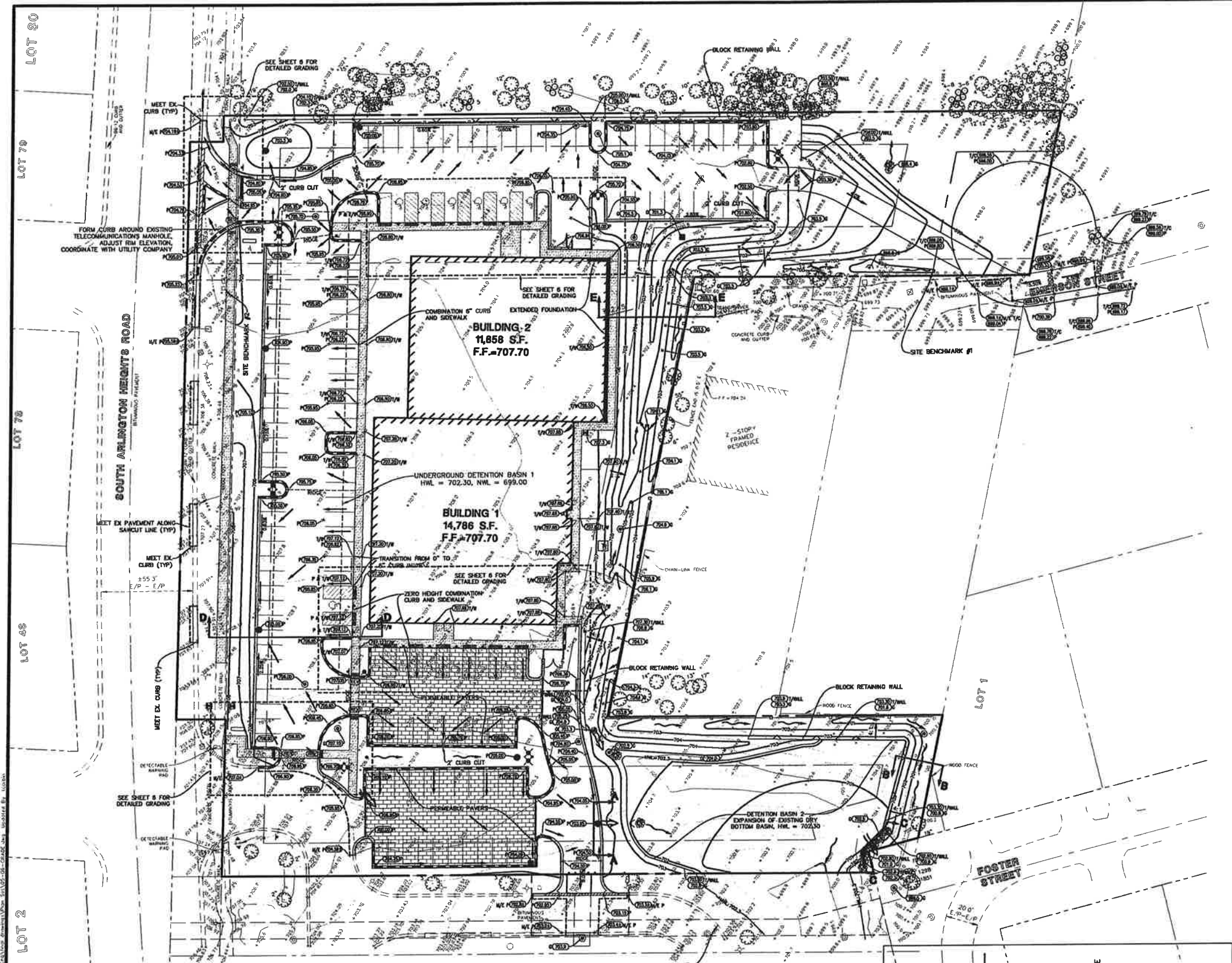
DRAWN BY **REH**

DATE: **8-31-16**

SCALE: **1"=30'**

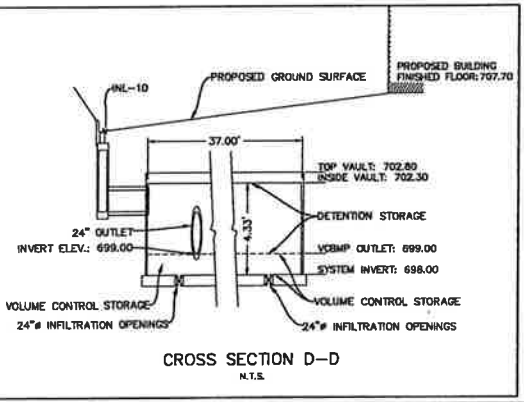
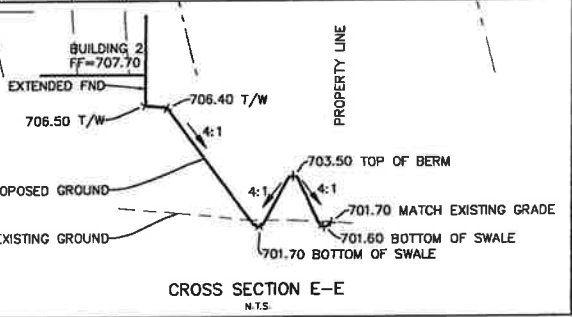
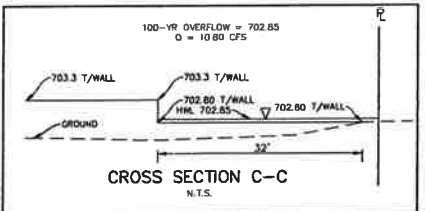
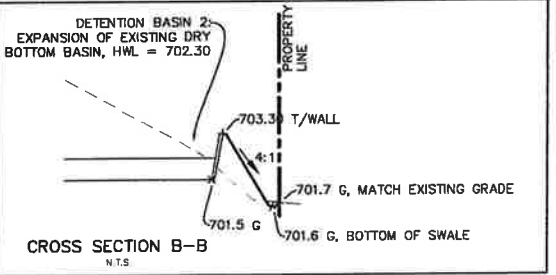
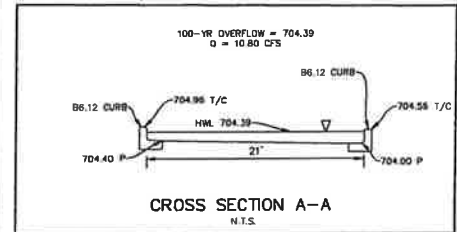
SHEET **4 OF 16**

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| GRADING PLAN LEGEND |                                                           |
|---------------------|-----------------------------------------------------------|
|                     | PROPOSED 1 FOOT CONTOURS                                  |
|                     | PROPOSED SPOT ELEVATION                                   |
|                     | PROPOSED FINISHED FLOOR ELEVATION                         |
|                     | PROPOSED GRADE AT FOUNDATION                              |
|                     | PROPOSED PAVEMENT ELEVATION                               |
|                     | PROPOSED TOP OF CURB                                      |
|                     | PROPOSED TOP OF WALK                                      |
|                     | PROPOSED TOP OF WALL                                      |
|                     | MEET EXISTING                                             |
|                     | PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL |
|                     | PROPOSED DITCH OR SWALE                                   |
|                     | PROPOSED DIRECTION OF FLOW                                |
|                     | OVERFLOW RELIEF SWALE                                     |
|                     | PROPOSED RIDGE LINE                                       |
|                     | PROPOSED DEPTH OF PONDING                                 |
|                     | RETAINING WALL                                            |
|                     | PROPOSED SWALE LOW POINT                                  |
|                     | PROPOSED SWALE SUMMIT                                     |

- GRADING NOTES:**
- RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
  - PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
  - ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
  - MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
  - CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
  - THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
  - ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
  - EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING, LTD. ON MARCH 09, 2016. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
  - TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 1:2 UNLESS OTHERWISE NOTED.



**Manhard CONSULTING**

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**MEDICAL OFFICE BUILDING**

**1519 S. ARLINGTON HEIGHTS ROAD**

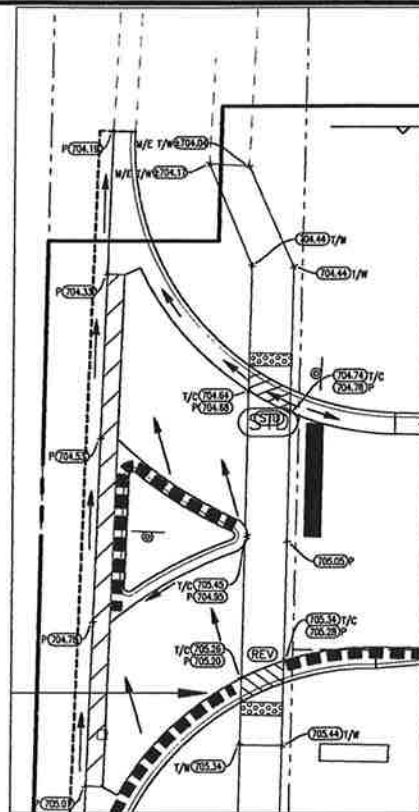
**GRADING PLAN**

PROJ. NO.: J.D.F.  
PROJ. ARCH.: D.A.M.  
DRAWN BY: R.H.  
DATE: 8-31-16  
SCALE: 1"=30'

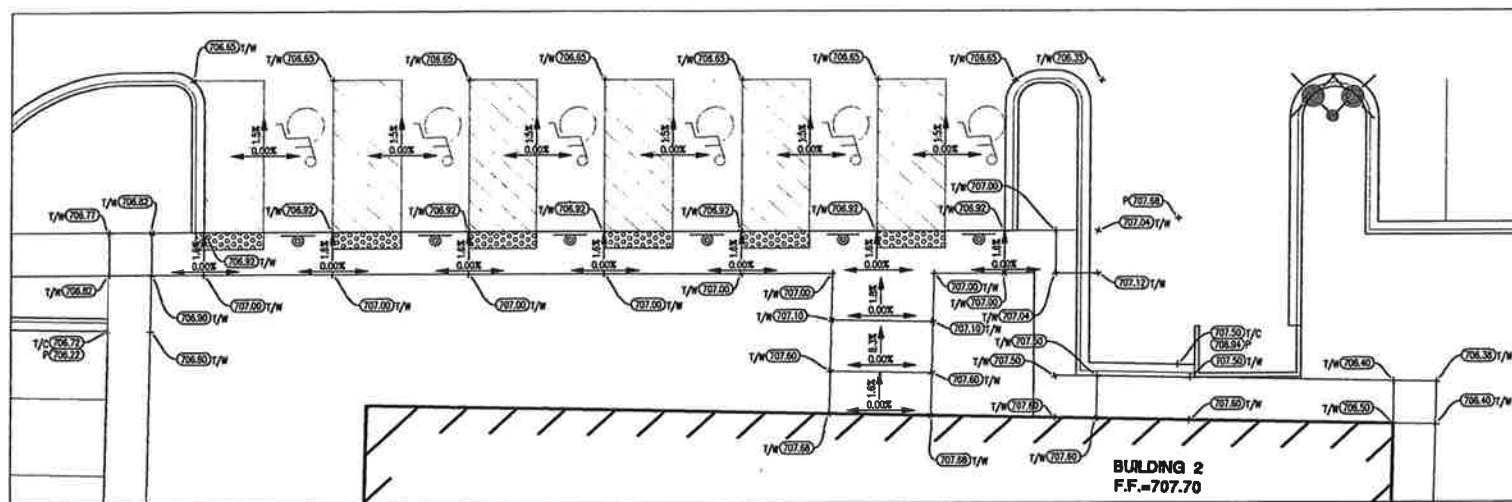
**SHEET 5 OF 16**

WWW.MHLD1

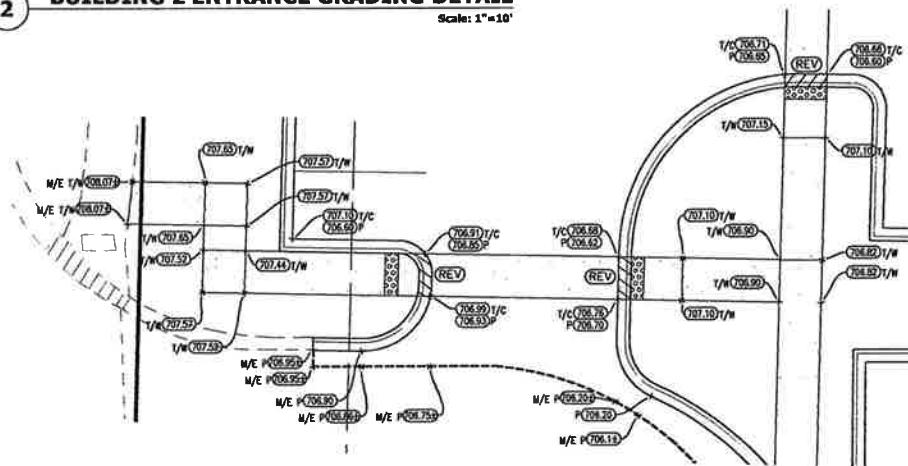




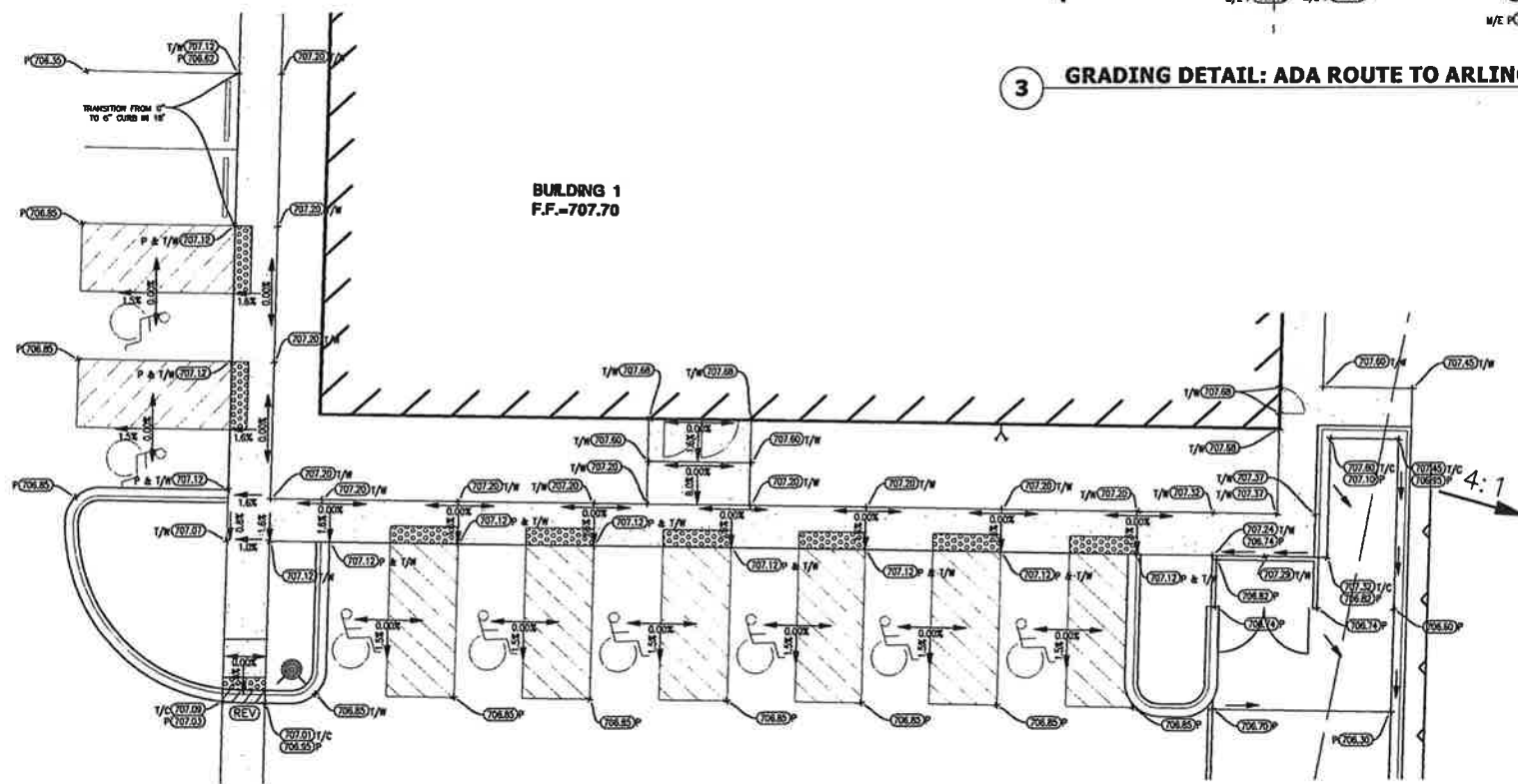
1 RIGHT-IN-RIGHT-OUT GRADING DETAIL  
Scale: 1"=10'



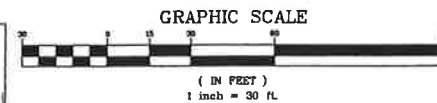
2 BUILDING 2 ENTRANCE GRADING DETAIL  
Scale: 1"=10'



3 GRADING DETAIL: ADA ROUTE TO ARLINGTON HEIGHTS RD.  
Scale: 1"=10'



3 GRADING DETAIL: BUILDING 1 MAIN ENTRANCE  
Scale: 1"=10'

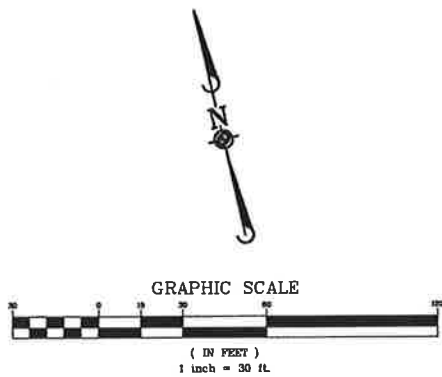


| DATE     | REVISION                   | BY | CHK |
|----------|----------------------------|----|-----|
| 11-04-16 | REVISED FOR RELEASE REVIEW |    |     |

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MEDICAL OFFICE BUILDING  
1519 S. ARLINGTON HEIGHTS ROAD  
GRADING DETAILS

PROJECT: MEDICAL OFFICE BUILDING  
PROJ. NO.: 1519SAR  
SHEET: 6 OF 16  
DATE: 8-31-16  
SCALE: 1"=10'  
WWW.MH101

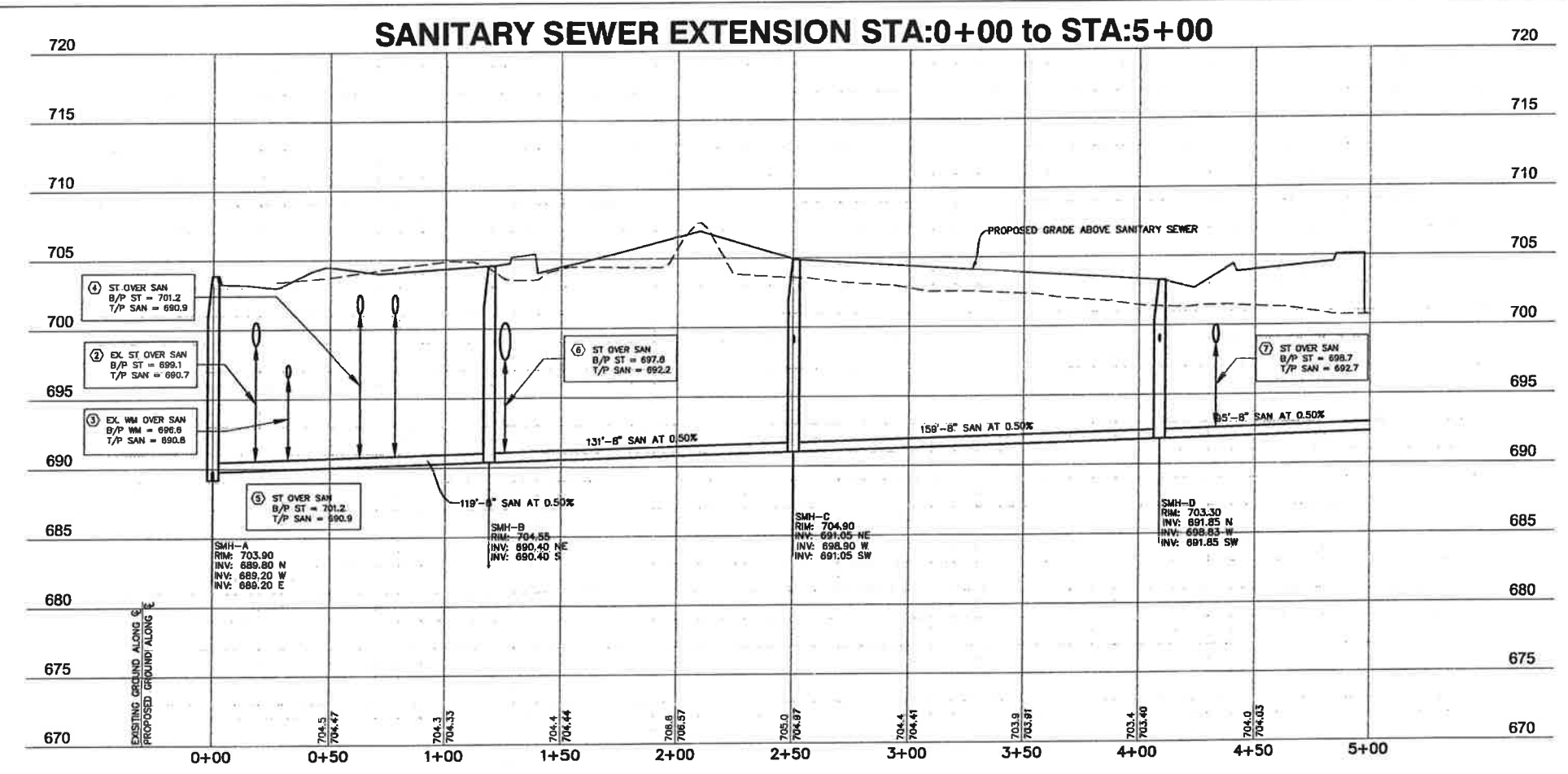
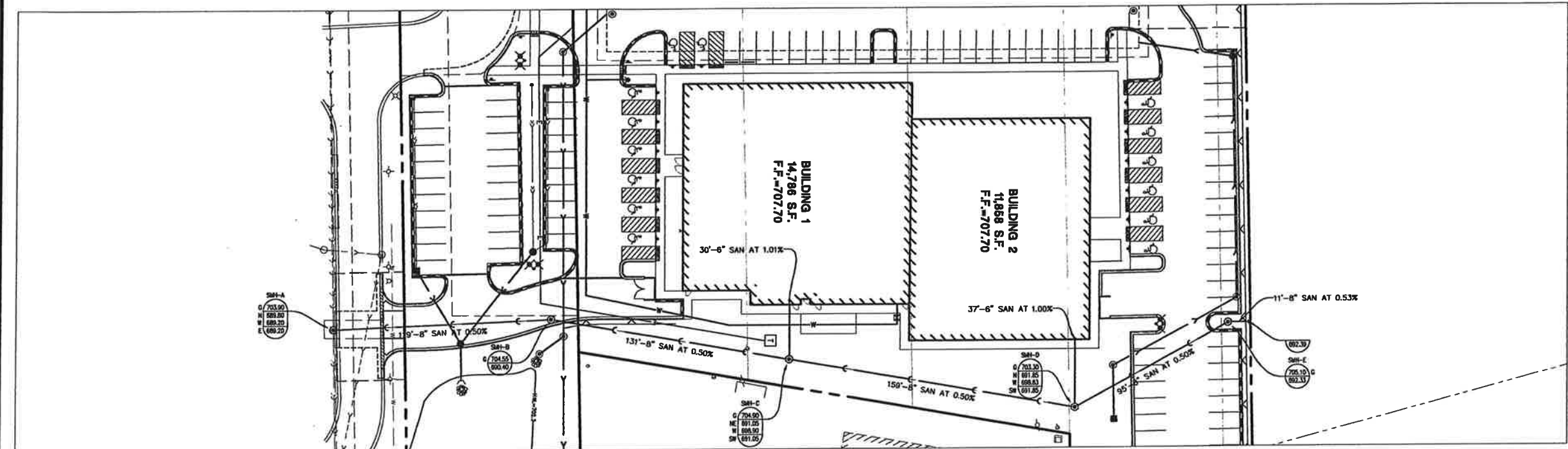
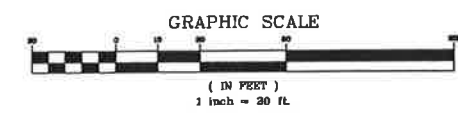


1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT JULLIE, (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES. THE OWNER CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND NOTIFY THE OWNER OF ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
7. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
9. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
10. ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
11. ALL WATER MAIN SHALL BE 5"-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
12. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
13. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
14. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
15. PROVIDE CONCRETE COLLAR FOR ALL MANHOLES & VALVE VAULTS IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
16. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
17. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
18. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
19. ALL D.J. WATERMAIN FITTINGS SHALL BE WRAPPED.

- |   |                                                     |   |                                                           |   |                                                             |
|---|-----------------------------------------------------|---|-----------------------------------------------------------|---|-------------------------------------------------------------|
| ① | ST OVER EX SAN<br>B/P ST = 698.6<br>T/P SAN = 690.2 | ⑤ | ST OVER SAN<br>B/P ST = 701.2<br>T/P SAN = 690.9          | ⑨ | SAN OVER WM (LOWER WM)<br>B/P SAN = 699.0<br>T/P WM = 697.0 |
| ② | EX ST OVER SAN<br>B/P ST = 699.1<br>T/P SAN = 690.7 | ⑥ | ST OVER SAN<br>B/P ST = 697.8<br>T/P SAN = 692.2          | ⑩ | ST OVER SAN<br>B/P ST = 699.5<br>T/P SAN = 695.5            |
| ③ | EX WM OVER SAN<br>B/P WM = 696.6<br>T/P SAN = 690.6 | ⑦ | ST OVER SAN<br>B/P ST = 698.7<br>T/P SAN = 692.7          |   |                                                             |
| ④ | ST OVER SAN<br>B/P ST = 701.2<br>T/P SAN = 690.9    | ⑧ | ST OVER WM (LOWER WM)<br>B/P ST = 698.6<br>T/P WM = 696.6 |   |                                                             |

WATERMAIN QUALITY SEWER (10' ON EITHER  
SIDE OF WATERMAIN CROSSING MIN.)

| <u>VOLUME CONTROL SUMMARY TABLE</u> | <u>REQUIRED (VILLAGE &amp; MWRD)</u> | <u>PROVIDED</u> |
|-------------------------------------|--------------------------------------|-----------------|
| DETENTION BASIN 1                   | 0.13 AC-FT                           | 0.24 AC-FT      |
| DETENTION BASIN 2A                  | 0.01 AC-FT                           | 0.03 AC-FT      |
| DETENTION BASIN 2B                  | 0.01 AC-FT                           | 0.02 AC-FT      |
| TOTAL VOLUME                        | 0.15 AC-FT                           | 0.29 AC-FT      |



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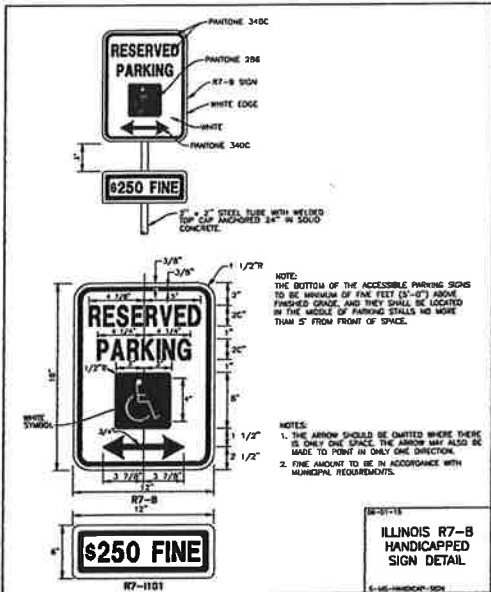
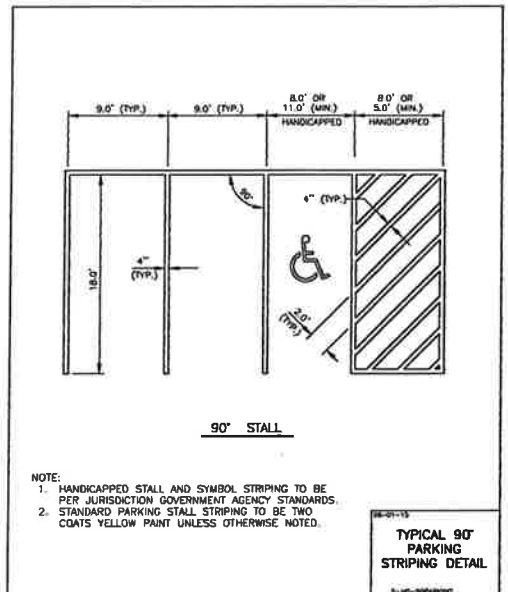
**MEDICAL OFFICE BUILDING**  
1519 S. ARLINGTON HEIGHTS ROAD  
PLAN AND PROFILE

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PROJ. ASSOC.: D.A.W.  
DRAWN BY: D.A.W.  
DATE: 8-31-18  
SCALE: AS SHOWN

**SHEET 8 OF 16**  
WWAHL01

DATE: 8-31-18  
REVISIONS: 1-18-18 REVISED PER MEALIE REVIEW



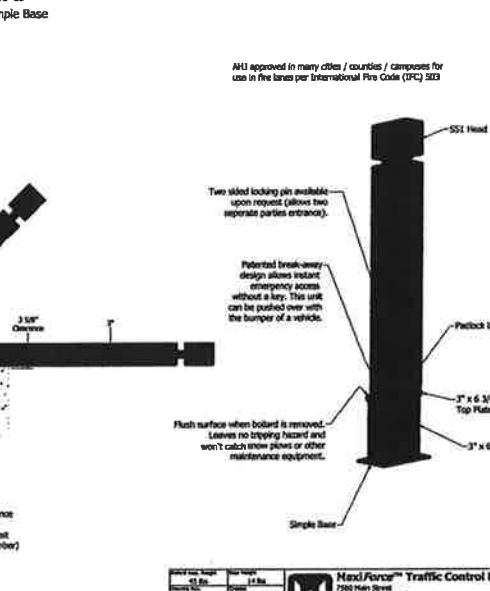
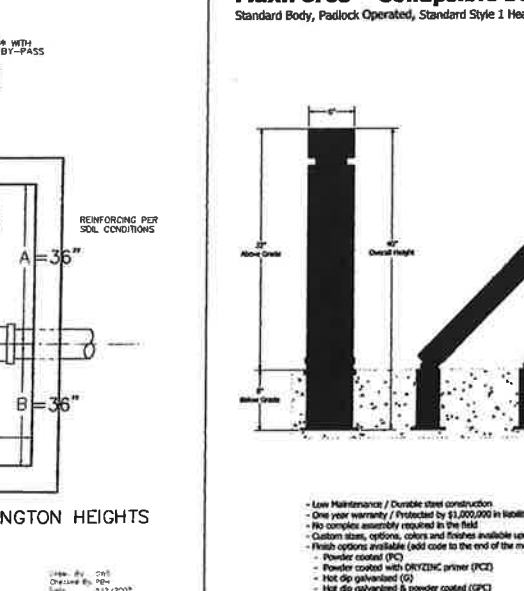
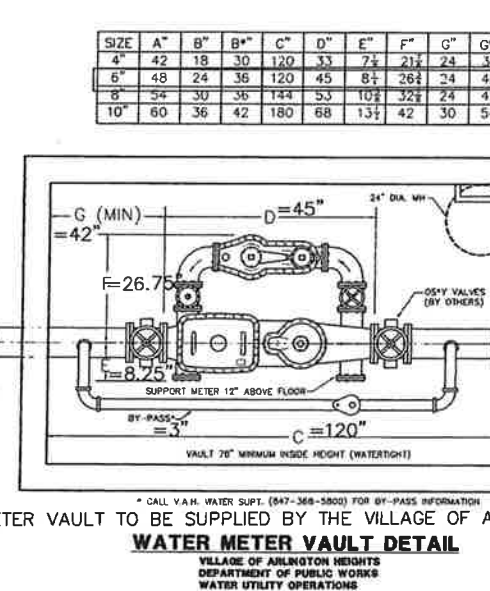
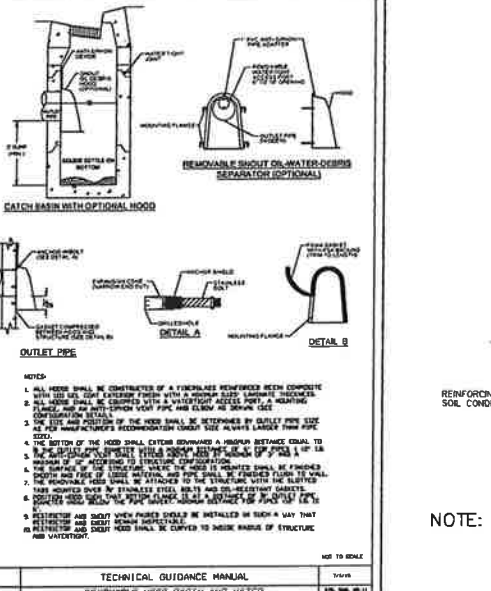
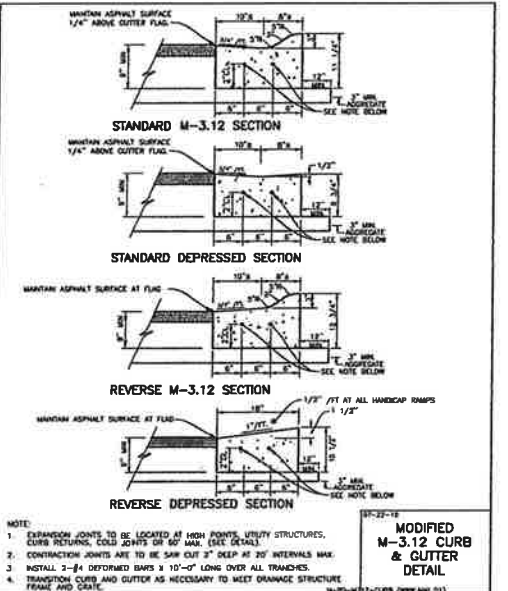
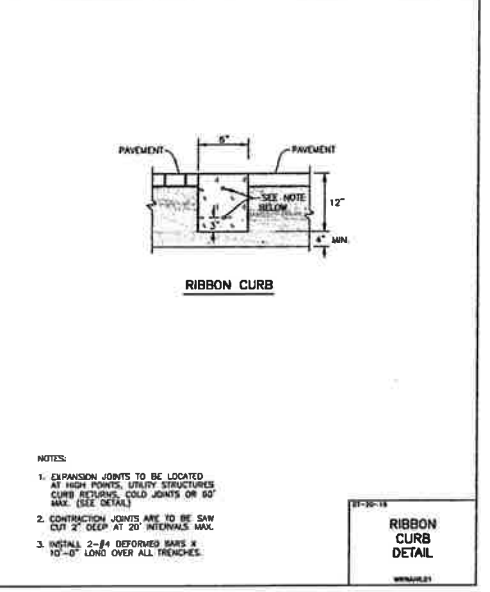
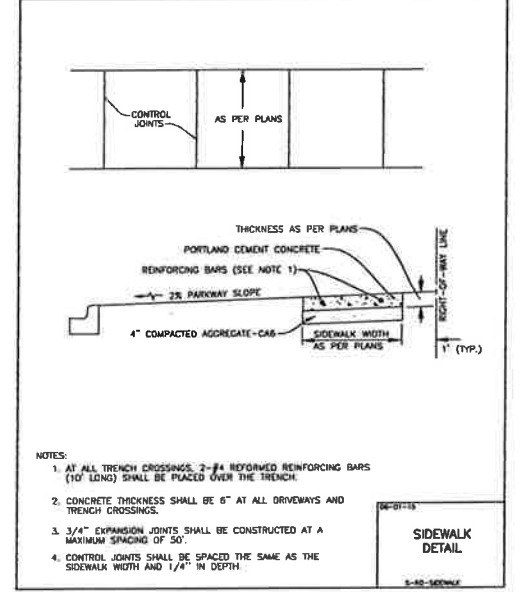
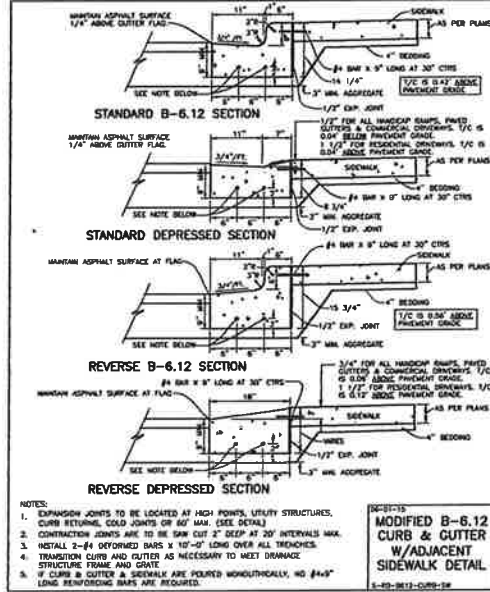
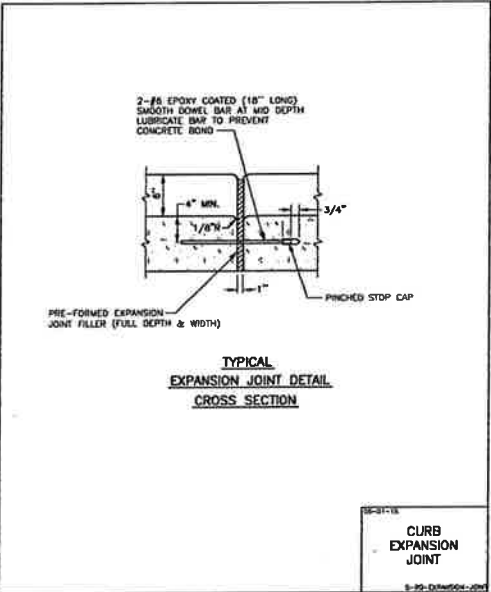
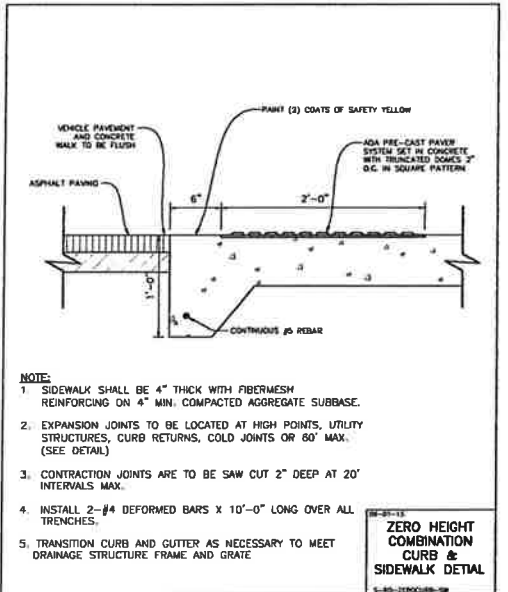
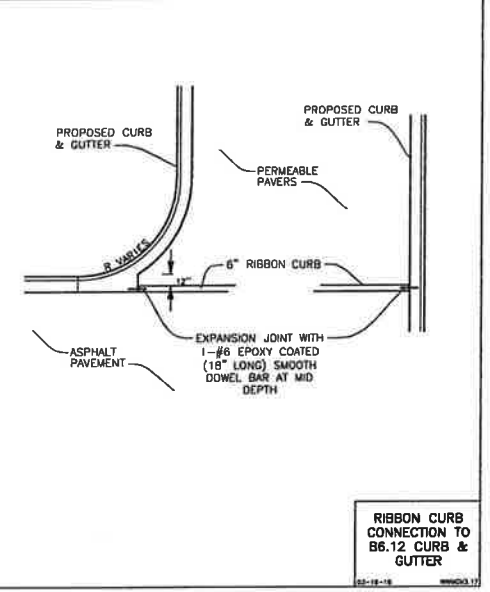
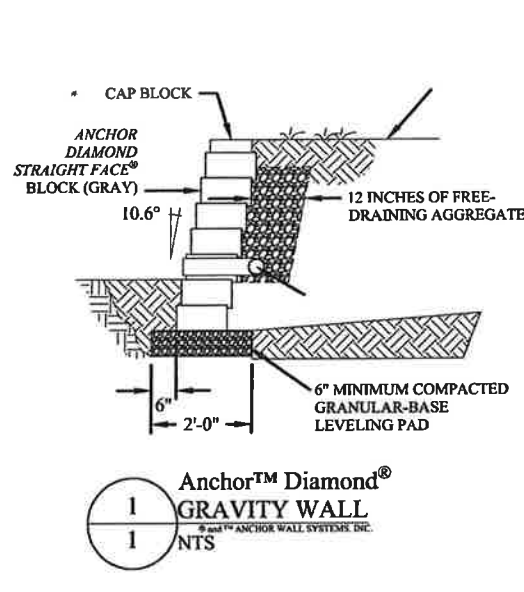


**MATERIAL STANDARDS**

| ITEM                                                                                                       | BRAND                   | PRODUCT                        |
|------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------------|
| FIRE HYDRANTS (TRAFFIC MODEL)                                                                              | MUELLER SUPER CENTURION | A-423                          |
| GATE VALVES (SPECIFY SIZE NON-RETURNING VALVE)                                                             | MUELLER (SIZE)          | A-2360-20L                     |
| VALVE BOXES                                                                                                | EAST JORDAN TYLER/UNION | SCREW ADJUSTING EXTENSION TYPE |
| CURB STOPS (SPECIFY SIZE)                                                                                  | MUELLER                 | 300 BALL VALVE                 |
| CORPORATION VALVE (SPECIFY SIZE)                                                                           | MUELLER                 | H-15000                        |
| MANHOLES/CATCH BASINS/INLETS IN OPEN AREAS AND PAVEMENT (SELF-SEALING LID WITH PROPER UTILITY MARKINGS)    | EAST JORDAN IRON WORKS  | CLOSED LID                     |
| MANHOLES/CATCH BASINS/INLETS IN COMBINATION CURB & GUTTER                                                  | EAST JORDAN IRON WORKS  | BECHM 6512 CURB                |
| WATER SERVICE SADDLES (ALL SERVICE SADDLES SHALL BE DOUBLE STRAP, BRONZE, NYLON COATED OR STAINLESS STEEL) | MUELLER                 | DR25                           |
| B-BOX (AT LEAST 1 1/4" TOP SECTION)                                                                        | MUELLER                 | CURB BOX                       |

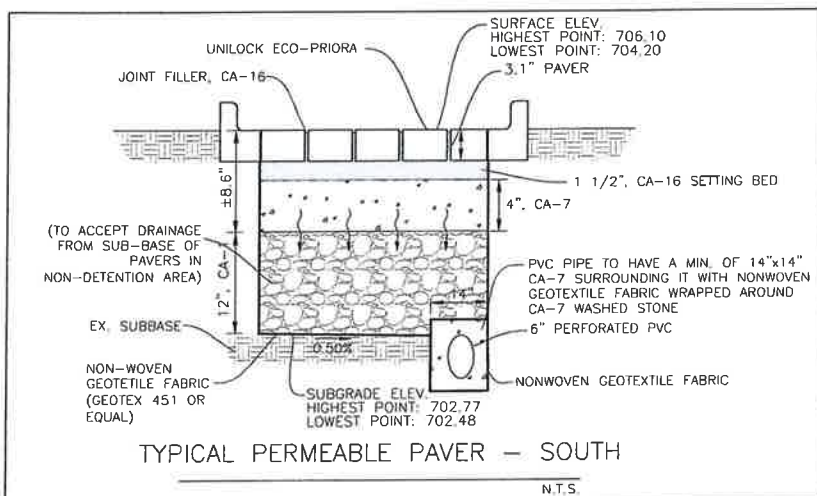
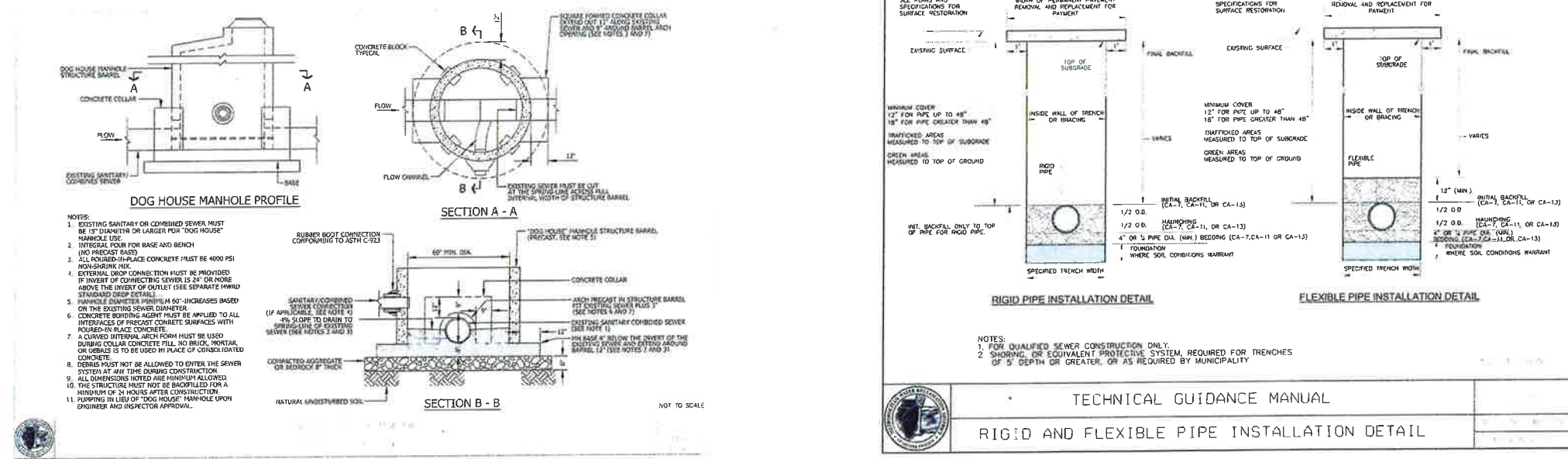
\*1 WHEREVER STORMWATER COULD POSSIBLY ENTER STORM STRUCTURE

**MATERIAL STANDARDS**

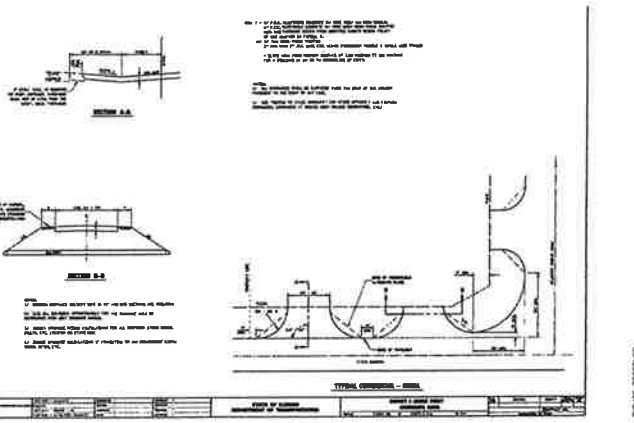
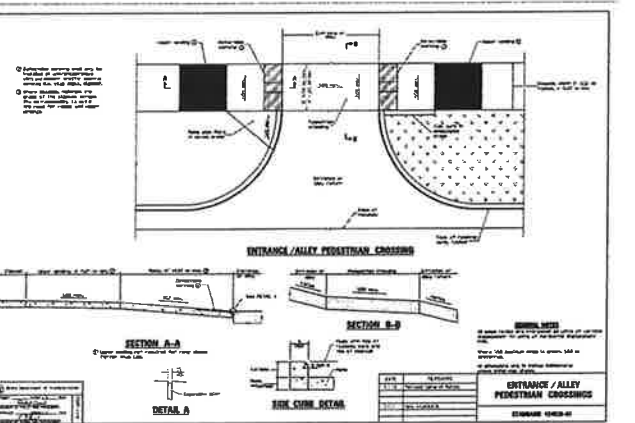
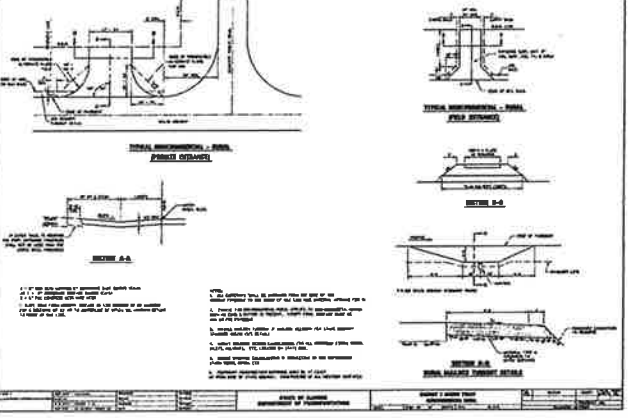
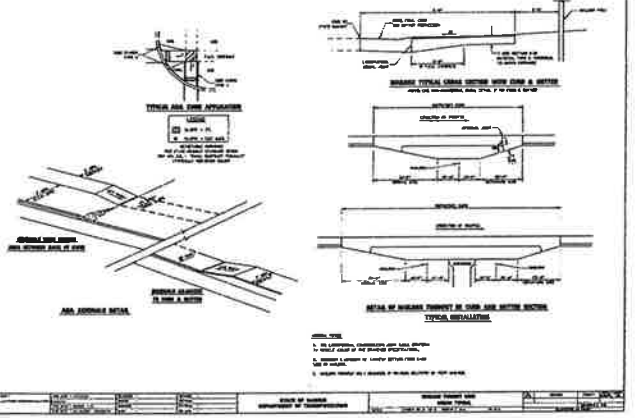
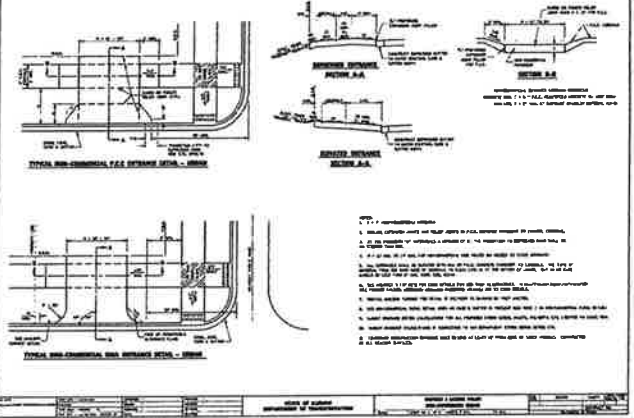
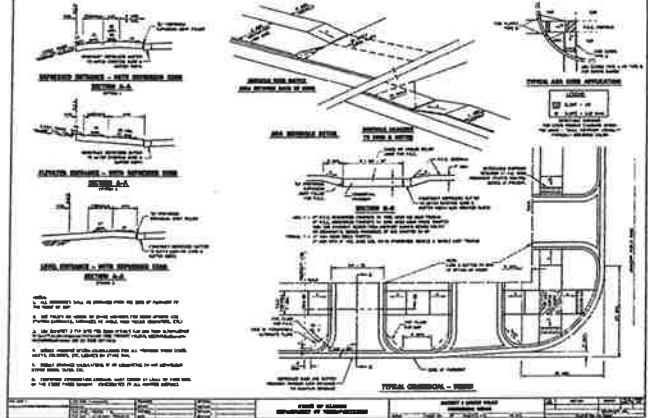
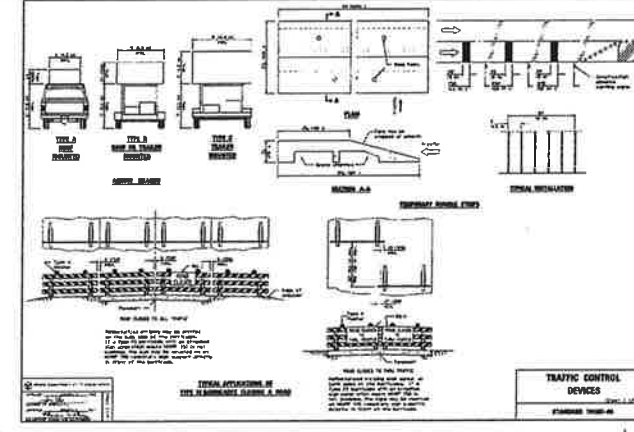
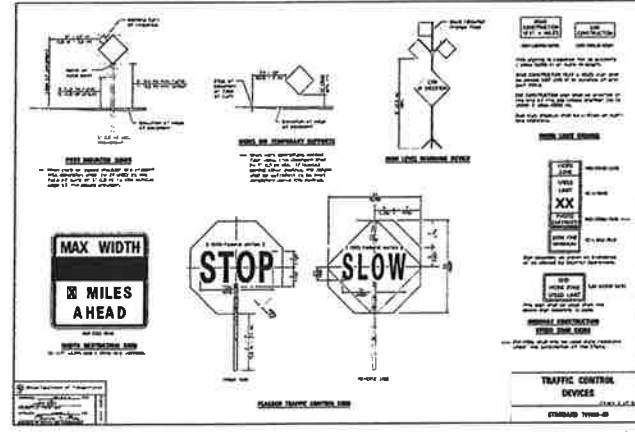
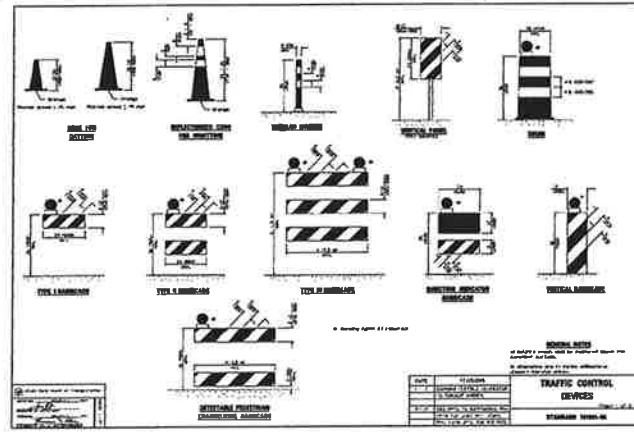
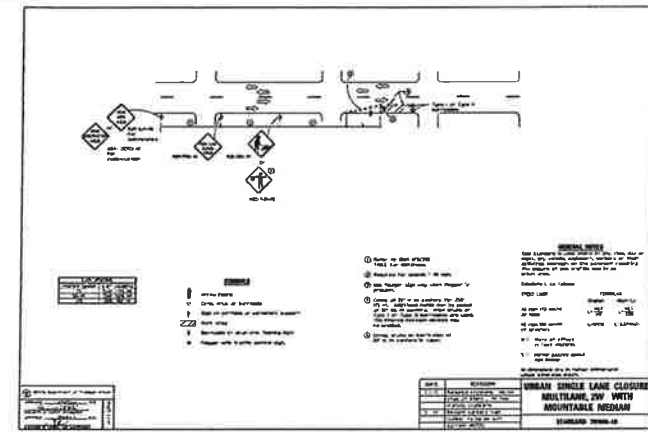
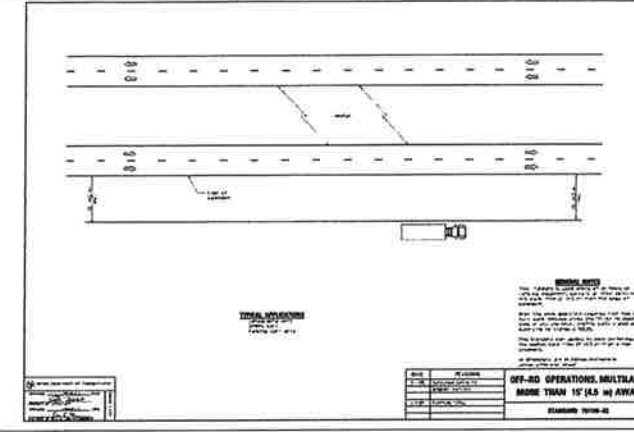
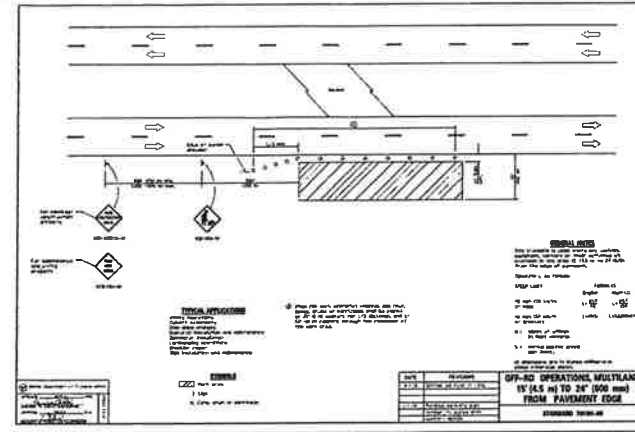
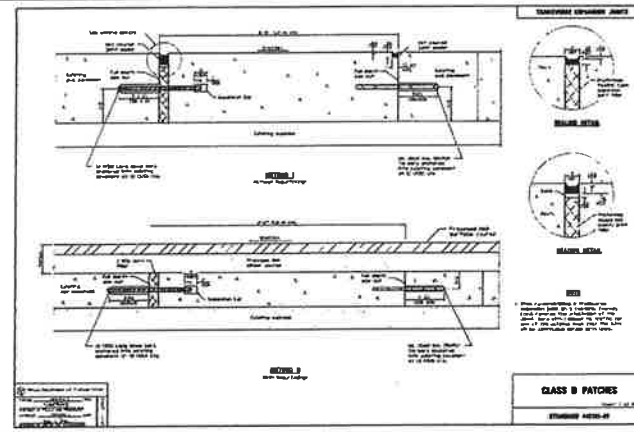
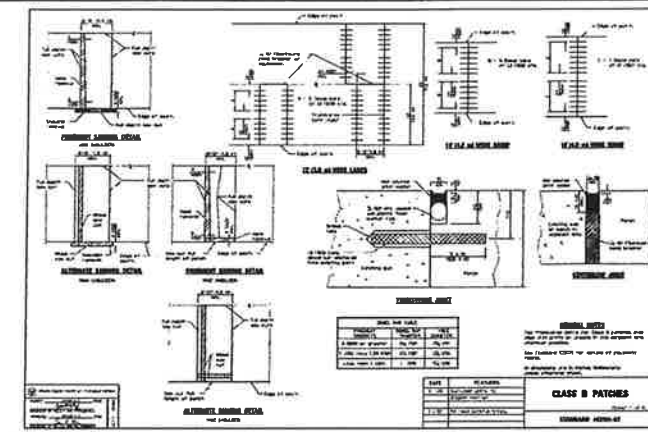






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Tel: 908.444.4444 Fax: 908.444.4444  
www.manhardconsulting.com

1519 S. ARLINGTON HEIGHTS ROAD

CONSTRUCTION DETAILS

PROJ. NO. 1519

PROJ. NAME: 1519 S. ARLINGTON HEIGHTS ROAD

DATE: 8-31-16

SCALE: N.T.S.

SHEET 12 OF 16

WWW.MHLOI







# MANHARD CONSULTING, LTD. STANDARD SPECIFICATIONS

GENERAL CONDITIONS CONTRACTOR acknowledges and agrees that the use and reliance of these Plans and Specifications is sufficient consideration for CONTRACTOR's covenants stated herein.

## DEFINITION OF TERMS

- "CLIENT" shall mean Glenhurst Properties, LLC, which is the person or entity with whom Manhard Consulting, Ltd. has contracted with to prepare Civil Engineering Plans and Specifications.
- "ENGINEER" shall mean Manhard Consulting, Ltd., a Civil Engineering consultant on the subject project.
- "PLANS and SPECIFICATIONS" shall mean the Civil Engineering PLANS and SPECIFICATIONS prepared by the ENGINEER, which may be a part of the contract documents for the subject project.
- "CONTRACTOR" shall mean any person or entity performing any work described in the PLANS and SPECIFICATIONS.
- "JURISDICTIONAL GOVERNMENTAL ENTITY" shall mean any municipal, county, state or federal unit of government from whom an approval, permit or other review is required for any aspect of the subject project.

## INTENT OF THE PLANS AND SPECIFICATIONS

The intent of the PLANS and SPECIFICATIONS is to set forth certain requirements of performance, type of equipment and standards, and standards of materials and construction. They may also identify labor and materials, equipment and transportation necessary for the proper execution of the work but are not intended to be infinitely determined so as to include minor items obviously required as part of the work. The PLANS and SPECIFICATIONS require new materials and equipment unless otherwise indicated, and to require complete performance of the work in spite of omissions of specific references to any single component part. It is not intended, however, that materials or work not covered by or properly inferred from any heading, branch, class or trade of the SPECIFICATIONS shall be supplied unless distinctly so noted. Materials or work described in words, which so applied have a well-known technical or trade meaning, shall be held to refer to such recognized standards.

## INTERPRETATION OF PLANS AND SPECIFICATIONS

- The CLIENT and/or CONTRACTOR shall promptly report any error or omissions in the PLANS and SPECIFICATIONS to the ENGINEER. Questions as to meaning of PLANS and SPECIFICATIONS shall be interpreted by the ENGINEER, whose decision shall be final and binding on all parties concerned.
- The ENGINEER will provide the CLIENT with such information as may be required to show omissions or additional details of construction.
- Should any discrepancies or conflicts on the PLANS or SPECIFICATIONS be discovered either prior to or after award of the contract, the ENGINEER's attention shall be called to the same before the work is begun therein and the proper corrections made. Neither the CLIENT nor the CONTRACTOR may take advantage of any error or omissions in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or omissions are discovered.

## GOVERNING CODES

All work herein proposed shall be completed in accordance with all requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, and at such pertinent laws, ordinances and the like shall be conformable to be a part of these SPECIFICATIONS. If a discrepancy is noted between the PLANS and SPECIFICATIONS and requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CLIENT and/or the CONTRACTOR shall immediately notify the ENGINEER in writing.

## LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

When the PLANS and SPECIFICATIONS include information pertaining to the location of existing underground facilities and utilities (including but not limited to water mains, sanitary sewers, storm sewers, electric, telephone, gas and cable TV lines), such information represents only the opinion of the ENGINEER as to the approximate location and elevation of such facilities and utilities. At the locations wherein detailed positions of these facilities and utilities become necessary to the new construction, including all points of connection, the CONTRACTOR shall furnish all labor and tools to verify or definitely establish the horizontal location, elevation, size and material (if appropriate) of the facilities and utilities. The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to construction if any discrepancies or conflicts with existing utilities exist. The ENGINEER assumes no responsibility whatsoever with respect to the sufficiency or accuracy of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, nor the manner in which they are removed or exposed.

It shall be the CONTRACTOR's responsibility prior to construction, to notify all USW Companies of the intent to begin construction and to verify the actual location of all such facilities and utilities. The CONTRACTOR shall also obtain from the respective Utility Companies the working schedules for removing or adjusting these facilities.

## UNSATURABLE SOILS

The PLANS have been prepared by the ENGINEER based on the assumption that all soils on the project are suitable to support the proposed improvements shown on the PLANS and SPECIFICATIONS. If the ENGINEER if he discovers or encounters an obstruction that prevents the installation of the improvement according to the line and grades shown on the PLANS.

## PROTECTION OF TREES

All trees that are not to be removed shall be protected from damage. Trees shall not be removed unless requested to do so in writing by the CLIENT.

## NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

The CONTRACTOR shall notify all applicable Jurisdictional Governmental Entities or utility companies, i.e., water, sewer, electric, telephone, gas and cable TV prior to beginning any construction to that said entity or company can establish the location and elevation of underground pipes, conduits or cables adjoining or crossing proposed construction.

## TRAFFIC CONTROL

The CONTRACTOR shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, and personnel necessary to provide for safe and efficient traffic flow through, under or about the work area. The CONTRACTOR shall be responsible for the placement of the traffic control signs to the commencement of any portions of the work. The CLIENT may, at his discretion, require the CONTRACTOR to furnish traffic control under these or other circumstances where in his opinion it is necessary for the protection of life and property. Emergency traffic access shall be maintained at all times. Unless authorized by the CLIENT or CLIENT's construction representative, no existing access points shall be maintained at all times by the CONTRACTOR. The need for traffic control shall be anticipated by the CLIENT.

## WORK AREAS

The CONTRACTOR, his agents and employees and their employees and all equipment, machinery and vehicles shall confine their work within the boundaries of the project or work area specified by the client. The CONTRACTOR shall be solely liable for damage caused by him or his agents and employees and their equipment, machinery and vehicles on adjacent property or areas outside designated work areas.

## UTILITY POLES

It shall be the responsibility of the CONTRACTOR to arrange for the relocation or raising of existing utility poles that may be within the working limits of the contract. It is expressly understood that all work and costs connected with the maintenance of these utility poles, their temporary relocation, etc., shall be the responsibility of the CLIENT or the CONTRACTOR.

## RESTORATION

If in the intent of these SPECIFICATIONS that clean up and final restoration shall be performed immediately upon completion of each phase of the work, both made and within the Project, or when so directed by the CLIENT so that these areas will be restored as nearly as possible to their original condition or better, and shall include but not be limited to, restoration of disturbed areas and rights-of-way, roadways, driveways, sidewalks, ditches, bushes, trees, shrubs, fences, mailboxes, sewers, drain lines, water mains, etc.

## CLEANING UP

The CONTRACTOR shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or work, and at the completion of the work he shall remove all his rubbish, tools, scaffolding and surplus materials and shall leave his work "broom clean" or its equivalent, unless more easily specified.

## ROAD CLEANING

The CONTRACTOR shall maintain roadways adjoining the project site free from mud and debris at all times. If mud or other debris is carried onto the roadways from vehicles entering onto the highway from either the CONTRACTOR's truck, his employees' vehicles, or his material supplies, the CONTRACTOR shall immediately remove said mud and/or debris.

## SAFETY AND PROTECTION

The CONTRACTOR shall be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. The requirement shall apply continuously and not be limited to normal working hours. The CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, loss, and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR'S duties and responsibilities for safety and protection of the work shall continue until such time as all work is completed and the CLIENT has notified CONTRACTOR that the work is satisfactorily completed. The duties of the ENGINEER do not include review of the adequacy of either the CONTRACTOR'S or the general public's safety, i.e., or areas the construction site.

## HOLD HARMLESS

To the fullest extent permitted by law, any CONTRACTOR, material supplier or other entity by way of these plans and specifications hereby waives any right of contribution and agrees to indemnify, defend, save and hold harmless the CLIENT and ENGINEER and its agents, employees and consultants from and against all manner of claims, causes, damages, losses and expenses, including but not limited to, attorneys' fees arising out of, resulting from or in connection with the performance of any work pursuant to and with respect to these plans and specifications. However, this indemnity shall not be construed to indemnify ENGINEER, its consultants, agents or employees against its own negligence.

Claims, damages, losses and expenses as these words are used in the Agreement shall mean and include, but not be limited to (1) injury or damage occurring by reason of the failure of or use or misuse of any tool, rigging, blocking, scaffolding or any aid or other kinds of items of equipment, whether or not the same be owned, furnished or loaned by any party or entity, including any contractor, (2) all attorneys' fees and costs incurred in bringing an action to enforce the provisions of this indemnity, (3) costs for time expended by the indemnified party and its employees, and its usual rates plus costs or travel, long distance telephone and reproduction of documents and (4) consequential damages.

In any and all claims against the CLIENT or ENGINEER or any of their agents or employees and consultants by any party, including any employee of the CONTRACTOR or any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount of type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' compensation acts, disability benefit acts or other employee benefit acts or any insurance maintained by CONTRACTOR or any Subcontractor or any other party.

## INSURANCE

Any party suing or relying on these plans, including any contractor, material supplier, or other entity shall obtain, prior to commencing any work, general public liability insurance meaning against all damages and claims for any bodily injuries, death or property damage arising out of any work, including the construction work provided for in these plans, and shall name the CLIENT and ENGINEER and its consultants, agents and representatives as additional insureds under such insurance policy, provided that any party suing or relying on these plans having obligations to maintain specific insurance by reason of any agreement with CLIENT or any CONTRACTOR or ENGINEER shall provide evidence and certificates of insurance as required by such contract or agreement. Such insurance must contain a clause stating that the insurance is primary coverage for ENGINEER and ENGINEER's other applicable coverage is considered secondary. Such insurance shall not limit any liability of any party providing work or services or providing materials.

## THIRD PARTY BENEFICIARY

Manhard Consulting, Ltd., the ENGINEER, is intended to be a third party beneficiary of this writing agreement and requirement.

Note: These Specifications are for Northern Illinois.

## DETAILED SPECIFICATIONS

## I. DEMOLITION

The CONTRACTOR shall coordinate with respective utility companies prior to the removal and/or relocation of utilities. The CONTRACTOR shall coordinate with the utility company concerning portions of work which may be performed by the Utility Company's forces and any fees which are to be paid to the utility company for their services. The CONTRACTOR is responsible for paying for all fees and charges.

Should removal and/or relocation activities damage features intended to remain, the CONTRACTOR shall provide new materials/structures in accordance with the contract documents. Except for materials designed to be relocated on this project, all other construction materials shall be new.

Prior to demolition occurring, all erosion control devices are to be installed.

All existing utility lines and conduits located under proposed buildings shall be removed and properly backfilled. All utility lines and conduits located under drives, on-site roads, parking lots or sidewalks shall be filled with a suitable backfill and be plugged. All existing structures shall be removed. All existing utility lines located under backfills areas shall be in place and plugged at all structures.

The CONTRACTOR is responsible for demolition, removal and disposal in a location approved by the JURISDICTIONAL GOVERNING ENTITIES) of all structures, pads, walls, basins, foundations, road, parking lots, drives, drainage structures, utilities, etc., such that the improvements shown on these plans can be constructed. All demolition work shall be in accordance with all applicable federal, state and local requirements. All facilities to be removed shall be ordered to suitable material and brought to grade with suitable constructed fill material in accordance with the specifications.

The CONTRACTOR is responsible for obtaining all permits required for demolition and disposal.

Electrical, telephone, cable, water, sewer, gas and other utility lines needing to be removed shall be coordinated by the CONTRACTOR with the affected utility company. CONTRACTOR must protect the public of all lines with fencing, barriers, enclosures, and other appropriate best management practices.

Continuous access shall be maintained for surrounding properties at all times during demolition.

All the access lanes within the project area shall remain service, clear of debris, and accessible for use by emergency vehicles.

The CONTRACTOR shall coordinate water main work with the Fire Department and the JURISDICTIONAL GOVERNING ENTITY to plan the proposed improvements and to ensure adequate fire protection is available to the facility and site throughout the specific work and through all phases of construction. CONTRACTOR shall be responsible for any required water main shut offs with the JURISDICTIONAL GOVERNING ENTITY during construction. Any costs associated with water main shut offs will be the responsibility of the CONTRACTOR and no extra compensation will be provided.

polypropylene with continuous 3" steel reinforcement as manufactured by MA Industries, or approved equal.

\* AUGER/BORE/AND CATCHING - INTENTIONALLY DELETED

\* AUGER/OPEN BORE/INTENTIONALLY DELETED

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS

Horizontal and vertical separation of water and sewer mains shall be in accordance with Standard Specifications for Water and Sewer Construction in Illinois Section 411-2.0 (A) and 411-2.0 (B) and Standard Drawing 18, 19, 20, 21, 22, 23 and 24.

## STRUCTURE ADJUSTMENTS

Structures shall be adjusted to the finished grade as shown on PLANS.

## B. SANITARY SEWERS AND APPURTENANCES

### SANITARY SEWER PIPE

Sanitary sewer pipe including building services, shall conform to the following:

- Polyvinyl Chloride (PVC) Sewer Pipe shall conform to ASTM D2034 (4 inch thru 15-inch) or ASTM F879 (18 inch thru 48-inch) minimum SDR 26 with flexible elastomeric seal gasketed joints conforming to ASTM D3212 and F477.
- Ductile Iron Sewer Pipe shall conform to ANSI/AWWA C151A/21 S1 Class 500, cement lined with push on type joints conforming to ANSI/AWWA C110A/21.

Sanitary sewers shall include bedding and backfilling.

### MANHOLES

Manholes shall be constructed in conformance with Section IIIA Manholes, etc. above. The concrete base and bottom section shall be constructed of precast reinforced concrete monolithically cast sections including benches, pipe connection and invert flow lines. Manhole frame and lids shall be frameless R-1772 or approved equal, with lids inscribed "MANHOLE", with recessed jack holes. Manhole joints between adjacent rings and frames and between manhole and frame shall be sealed with a non-shrink grout consisting of a homogeneous blend of refined hydraulic cement and plasticizing compounds reinforced with least inert filler to provide a water tight seal. All pipe connection openings shall be precast with resilient rubber watertight pipe sleeves. A 10" elastomeric band (Johnny seal) shall be installed extending from the manhole top to the manhole frame as shown on detail. Manholes shall include steps, frame & grate, bedding, and trench backfill.

### FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

### TESTING

Sanitary sewers shall be air tested and tested for deflection in accordance with the requirements of Section 311-12 "TESTING AND INSPECTION FOR ACCEPTANCE OF SANITARY SEWERS" of the Standard Specifications for Water and Sewer Construction in Illinois or the JURISDICTIONAL GOVERNING ENTITY, whichever is more restrictive. In addition, a witnessed inspection of the completed sanitary sewers shall be conducted and a copy of the videotape and report furnished to the JURISDICTIONAL GOVERNING ENTITY.

All sanitary manholes are to be tested for water tightness in accordance with ASTM C681 "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines", or ASTM C1244 "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test".

\* SERVICES - INTENTIONALLY DELETED

\* RISERS - INTENTIONALLY DELETED

\* DITCH MANHOLE CONNECTIONS - INTENTIONALLY DELETED

\* SANITARY SEWER FORCE MAIN - INTENTIONALLY DELETED

### TELEVISION INSPECTION

Upon completion of construction a television inspection of the sanitary sewer system shall be performed on all portions of the sewer if required by the JURISDICTIONAL GOVERNING ENTITY. Videotapes and written report of all television inspections shall be provided to the CLIENT. The form of report and type and format of the videotape shall be approved by the JURISDICTIONAL GOVERNING ENTITY.

All sewers and appurtenances shall be cleaned prior to inspection and testing required by this section.

All defects and corrective work required as the result of television inspection shall be performed by the CONTRACTOR without delay. All dips, crops, leaks, improperly sealed joints and other defects shall be repaired and replaced by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and such further inspection made as may appear warranted by the CLIENT.

### MISCELLANEOUS

All floor drains shall be connected to the sanitary sewer.

### C. WATER MAINS AND APPURTENANCES

#### WATER MAIN PIPE/ST AND LARGES

Water main pipe shall conform to the following:

- Ductile iron cement lined pipe conforming to the latest revision of ANSI/AWWA C151A/21 S1, Thickness Class 52, minimum 150 psi working pressure with "push on" type joints (2).

Installation shall be in accordance with ANSI/AWWA C600 (Ductile Iron) or ANSI/AWWA C605 (PVC). All water main shall have mechanical joint cast iron or ductile iron fittings in accordance with ANSI/AWWA C110A/21 10 or compact ductile iron fittings in accordance with ANSI/AWWA C153A/21 S3 with 259 psi working pressure.

Round or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 11 1/4 degree deflection or greater. Minimum cover for all water main, including services, shall be 5'-6" from the finished grade. Water main shall include bedding and backfilling.

### WATER VALVES

All valves shall be resilient wedge gate valves conforming to the latest revision of ANSI/AWWA C515, with a rated working pressure of 200 psi in accordance with JURISDICTIONAL GOVERNING ENTITY requirements, except that butterfly valves conforming to ANSI/AWWA C604 shall be constructed on all water mains 10" diameter and larger. Valves shall be non-rising stem and shall close by turning clockwise.

Valve vaults shall be constructed in conformance with Section IIIA Manholes, etc. above. Frame and lids shall be as approved by the JURISDICTIONAL GOVERNING ENTITY and shall be imported "WATER".

### VALVE BOXES - INTENTIONALLY DELETED

### HYDRANTS

Fire Hydrants shall be per JURISDICTIONAL GOVERNING ENTITY requirements. All fire hydrants shall be located as shown on the PLANS and shall be painted in a manner acceptable to the JURISDICTIONAL GOVERNING ENTITY after installation and shall be adjusted to final grade.

### TAP, STOPS AND BOX

The CONTRACTOR shall determine from the JURISDICTIONAL GOVERNING ENTITY as to the exact style, type, and manufacture of corporation stops, ground yard stops and service boxes preferred by the JURISDICTIONAL GOVERNING ENTITY and shall furnish same.

### SMALL WATER SERVICES (1" DIAMETER OR LESS) - INTENTIONALLY DELETED

### REVISIONS

Distributions shall meet all of the requirements of the State of Illinois, Environmental Protection Agency, Public Water Supplies Division. The safe quality of the water supply shall be demonstrated by bacteriological analysis of samples collected at sampling taps on at least two consecutive days following disinfection of the mains and copies of the said report submitted to the JURISDICTIONAL GOVERNING ENTITY and the CLIENT.

### PRESSURE TEST

Allowable leakage, test pressure and duration shall be as per the requirements of the JURISDICTIONAL GOVERNING ENTITY.

### PRESSURE CONNECTION TO EXISTING WATER MAIN

The CONTRACTOR shall maintain system pressure on existing water main at all times. Existing water main shall be located and material excavated, and water basin slab and main supports installed. The existing water main shall be cleaned and the exterior disinfected prior to installing the tapping tee (material to conform to AWWA C110). The tapping valve shall be installed (pneumatically to conform to AWWA C200) and the pressure tap completed in accordance with the detail on the plan. Valve shall be constructed in conformance with the detail. Pressure for pressure connection to existing water main shall include shut off and compacted with embankment material within 6" of the top of the new curb. The CONTRACTOR shall then restore the remaining 6" to its original condition (i.e., soil, gravel, topsoil). Where proposed curb connects to an existing curb, the existing curb shall be saw cut and then two 18" long x 1" (R) down bars shall be drilled and installed 9" into the existing and proposed curbs. Bars shall be installed in a location similar to the expansion joint in the curb.

### POLYETHYLENE PIPE (FOR DUCTILE IRON WATER MAIN ONLY)

The CLIENT, or JURISDICTIONAL GOVERNING ENTITY may request that portions of the water main be embedded in a polyethylene bag, Class V-F18 or approved equal installed as per the manufacturer's recommendations, shielded conditions to warrant its use.

### FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

### TRACER WIRE

If the distance between valves when installing PVC pipe exceeds 1,000', tracer wire stations will be required for current location. Tracer wire stations in grass areas will be three Tri-Tone Flex Tracing Wire Stations or approved equal in grass areas. They will be Valco Tracer Wire Access Box for RSD heading or approved equal.

For open cut construction, using PVC pipe, a continuous, insulated, 12 gauge copper wire suitable for direct burial shall be taped on top of all piping to provide for finding following construction. This wire shall be securely terminated inside every valve rack on stainless steel hardware with an exposed lead of at least 12". A mechanically secure and secured connection shall be provided for all wire splices. Where construction is by directional drilling or similar trenchless technology the tracer wire shall be 3/16" PEX PEX tracer wire with minimum breaking strength of 3,750 lbs (ASTM, Chicago, IL). Or Trace-Safe water blocking tracerwire RT series 11 gauge conductor (RT 1802W water, RT 1803W sewer).

Before final approval of any water main, there will be a minimum tracer wire continuity test in order to confirm proper installation of any tracer wire.

### D. STORM SEWERS AND APPURTENANCES

#### STORM SEWER PIPE

Storm sewer pipe shall conform to the following:

- Reinforced concrete pipe minimum Class IV in conformance with the latest revision of ASTM designation C76 with C361 or C443 flexible gasket joints, except that bluestone manhole pipes may be used in grass areas.
- Polyvinyl Chloride (PVC) Pipe: ASTM D2034 (4 inch thru 15-inch) or ASTM F879 (18-inch thru 36-inch), rated SDR 25, continuously marked with manufacturer's name, pipe size, cell classification, SDR rating. Joints shall be flexible elastomeric seals conforming to ASTM D3212.

Precast tees, bands, and manholes may be used if permitted by the JURISDICTIONAL GOVERNMENTAL ENTITY.

Storm sewers may be constructed with reinforced concrete pipe using only flexible gasket joints (ASTM 361 or 443) for water main crossings.

Storm sewer shall include bedding and trench backfill.

### MANHOLES, INLETS & CATCH BASINS

Manholes, Inlets and Catch Basins shall be constructed in conformance with Section IIIA Manholes, etc. above. The space between connecting pipes and the wall of the manhole shall be completely filled with non-shrink hydraulic cement mortar. Frame and lids shall be frameless R-1772 or approved equal, with lids inscribed "MANHOLE", with recessed jack holes. Manhole joints between adjacent rings and frames and between manhole and frame shall be sealed with a non-shrink grout consisting of a homogeneous blend of refined hydraulic cement and plasticizing compounds reinforced with least inert filler to provide a water tight seal. All pipe connection openings shall be precast with resilient rubber watertight pipe sleeves. A 10" elastomeric band (Johnny seal) shall be installed extending from the manhole top to the manhole frame as shown on detail. Manholes shall include steps, frame & grate, bedding, and trench backfill.

### FLARED END SECTION - INTENTIONALLY DELETED

### RIP, RAP - INTENTIONALLY DELETED

### FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

### UNDERDRAINS

Pipe underdrains shall be corrugated flexible plastic pipe conforming to ASHSTO Designation M252 perforated corrugated polyethylene pipe (PE) with a smooth interior of the diameter indicated on the PLANS and wrapped in a white fabric fabric supplied and installed by the CONTRACTOR. PE fittings may be circular or elbowed, but shall provide a minimum of 1.0 inch of wet area. CONTRACTOR shall submit fabric and pipe catalogue Specifications for approval by the client.

the CLIENT. CONTRACTOR shall bed and backfill the underdrain in one of the following (DOT) gradations of aggregate (CA-9, CA-7, CA-11, CA-14 or CA-15).

## MISCELLANEOUS

- All existing bed drainage tie or storm sewers encountered or damaged during construction shall either be restored to their original condition, properly graded and/or connected to the storm sewer system.
- Footing drains shall be connected to sump pumps or discharged directly into storm sewers. Footing drains or drainage tie shall not be connected to the sanitary sewer.

## CONNECTION FOR STORM SERVICE TO STORM MAIN

Connections of storm sewer services to storm sewer mains shall be made with manufactured tees when available. Availability of manufactured tees will be a function of the storm sewer material and pipe diameter size of the service sewer and main. If manufactured tees are not reasonably available, connections shall be made in accordance with manufacturer's recommendations for all storm sewer other than concrete pipe. For concrete pipe connections without manufactured tees the storm sewer main shall be machine bored and the service sewer connected using non-shrink grout for the void between pipes. The service sewer shall be cut flush with the outside wall of the service main and not extend into the main. Now area of the main or otherwise impede flow.

## IV. ROADWAY AND PARKING LOT IMPROVEMENTS

### STANDARDS

Work shall be completed in accordance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition (hereinafter referred to collectively as the "Standard Specifications") except as modified below and except that the applicable sections of the latest editions of the "Supplemental Specifications and Resurfacing Special Provisions", the "Manual on Uniform Traffic Control Devices for Streets and Highways" and the "Traffic Engineering Handbook", (hereinafter referred to collectively as the "MUTCD"). Any references to "ENGINEER" in the "Standard Specifications" shall be interpreted as the CLIENT or CLIENT'S Construction Representative.

### SUBGRADE PREPARATION

The CONTRACTOR shall be responsible for all subgrade compaction and preparation to the lines and grades shown on the plans.

### AGGREGATE BASE COURSE TYPE "B"

Aggregate Base Course Type B shall be limited to CA-6 or CA-10 gradation. Aggregate base courses shall be proof rolled as outlined below.

### PROOF ROLL

The CONTRACTOR shall proof roll the subgrade with either a 2-axis truck loaded to 27,000 lbs. or a 3-axis truck loaded to 45,000 lbs. or as specified by the JURISDICTIONAL GOVERNING ENTITY. The CLIENT and JURISDICTIONAL GOVERNING ENTITY shall observe and approve the proof rolling of the subgrade and the base course. Proof rolling procedures shall be in a maximum deflection of 1" for the subgrade and 1/2" for the base course. The above criteria is intended as a maximum deflection standard and that proof rolling of a majority of the area will have less deflection than specified above. In any case of deficiency, the subgrade and/or base course shall be repaired and retested before proceeding with the pavement construction.

Pavement subgrade material shall not be removed, placed or disturbed after proof testing has been completed prior to the pavement construction. Additional testing will be required if the pavement subgrade is disturbed and/or material is removed from or placed on the pavement subgrade after proof rolling is complete.

Trucks or heavy equipment shall not travel on any pavement subgrade after final testing prior to pavement construction.

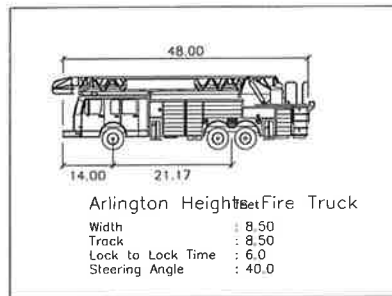
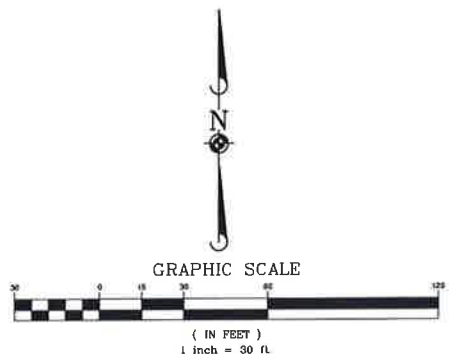
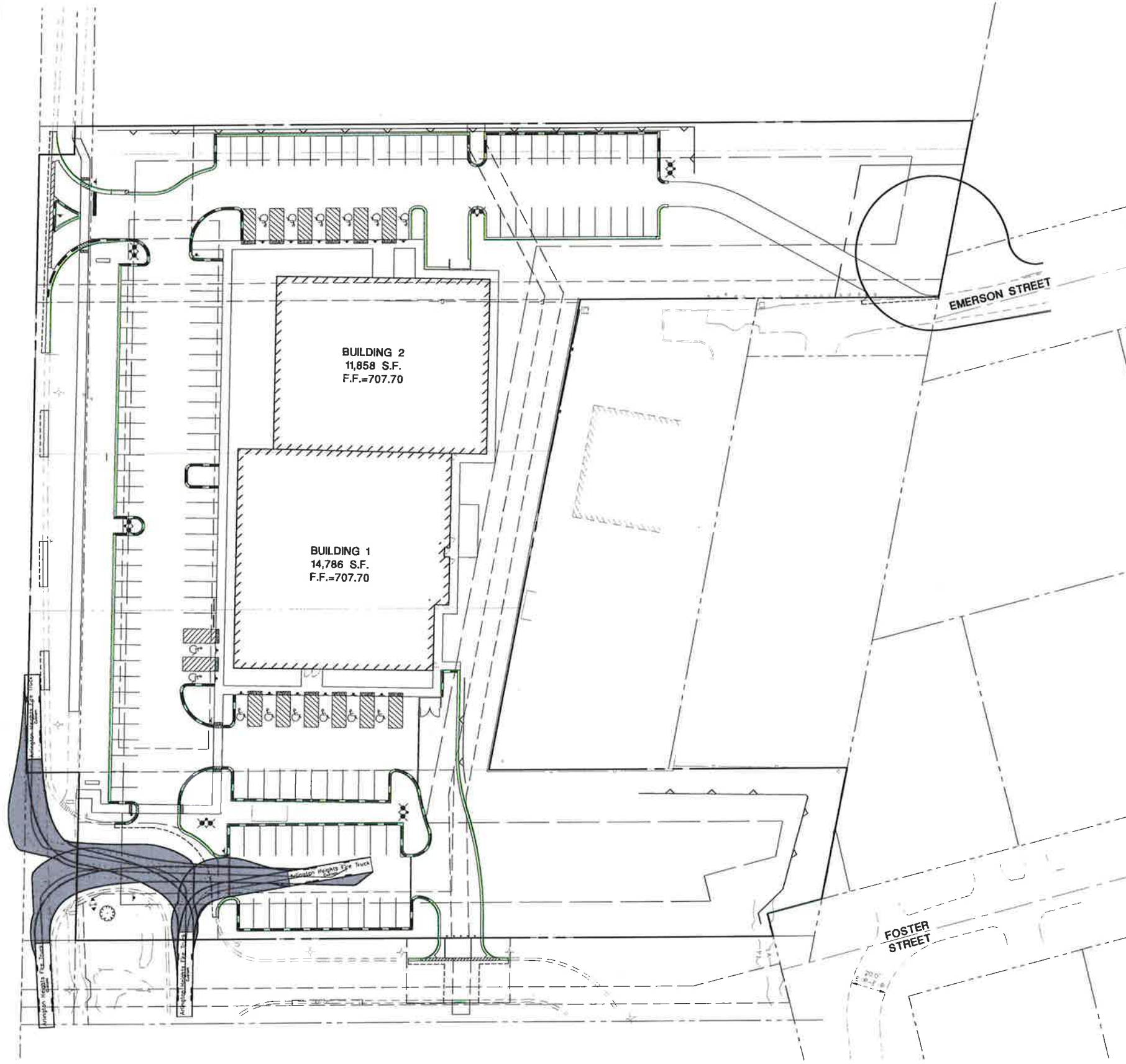
### HOT-MAK ASPHALT BASE COURSE

HMA Base Course shall meet the requirements of (DOT or N50 mix design as indicated and shown on the plans. The maximum amount of recycled asphalt pavement allowed shall be 30% in a N50 mix design and 25% in a N50 mix design.





SOUTH ARLINGTON HEIGHTS ROAD



MANHARD CONSULTING

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Environmental Scientists • Environmental Engineers • Landscape Architects • Planners

REVISIONS

DATE

11-30-18 REVIEW PER VILLAGE REVIEW

PROJECT: MEDICAL OFFICE BUILDING

LOCATION: VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

SHEET: FIRE TRUCK TURN 1

PROJ. MGR: JOF

PROJ. ASSOC: DAM

DRAWN BY: TEC

DATE: 07-13-18

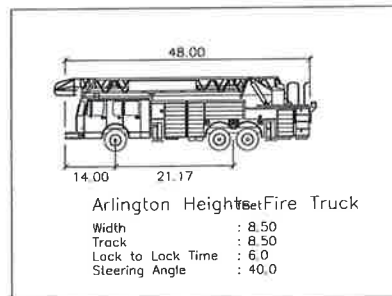
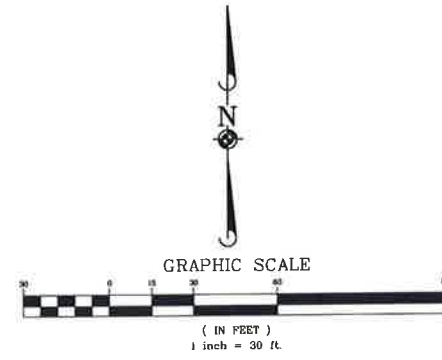
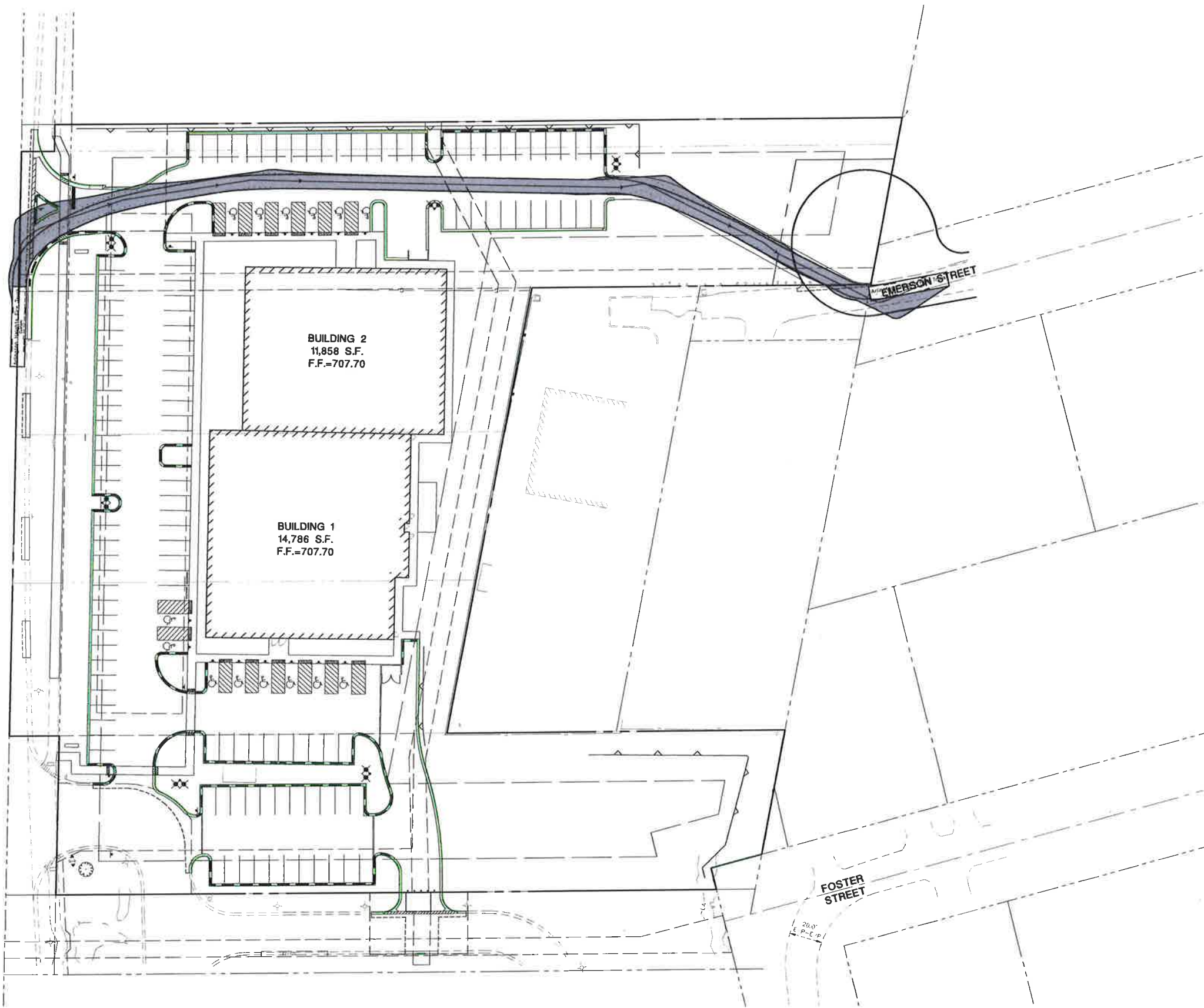
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SHEET: 1

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**Manhard**  
CONSULTING  
INC.

| DATE     | DESCRIPTION                | SHEET NO. |
|----------|----------------------------|-----------|
| 11-20-18 | REVISED FOR VILLAGE REVIEW | TEC       |

MEDICAL OFFICE BUILDING  
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS  
FIRE TRUCK TURN 3

|                |          |
|----------------|----------|
| PROJECT NO.    | 107      |
| PROJECT ASSOC. | DAM      |
| DRAWN BY       | TEC      |
| DATE           | 07-13-18 |
| SCALE          | 1"=30'   |

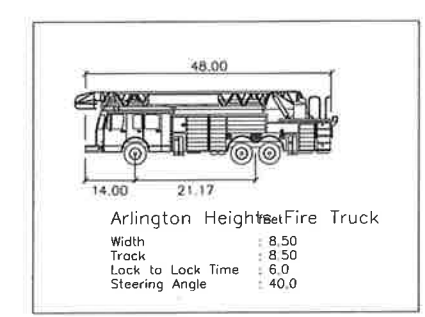
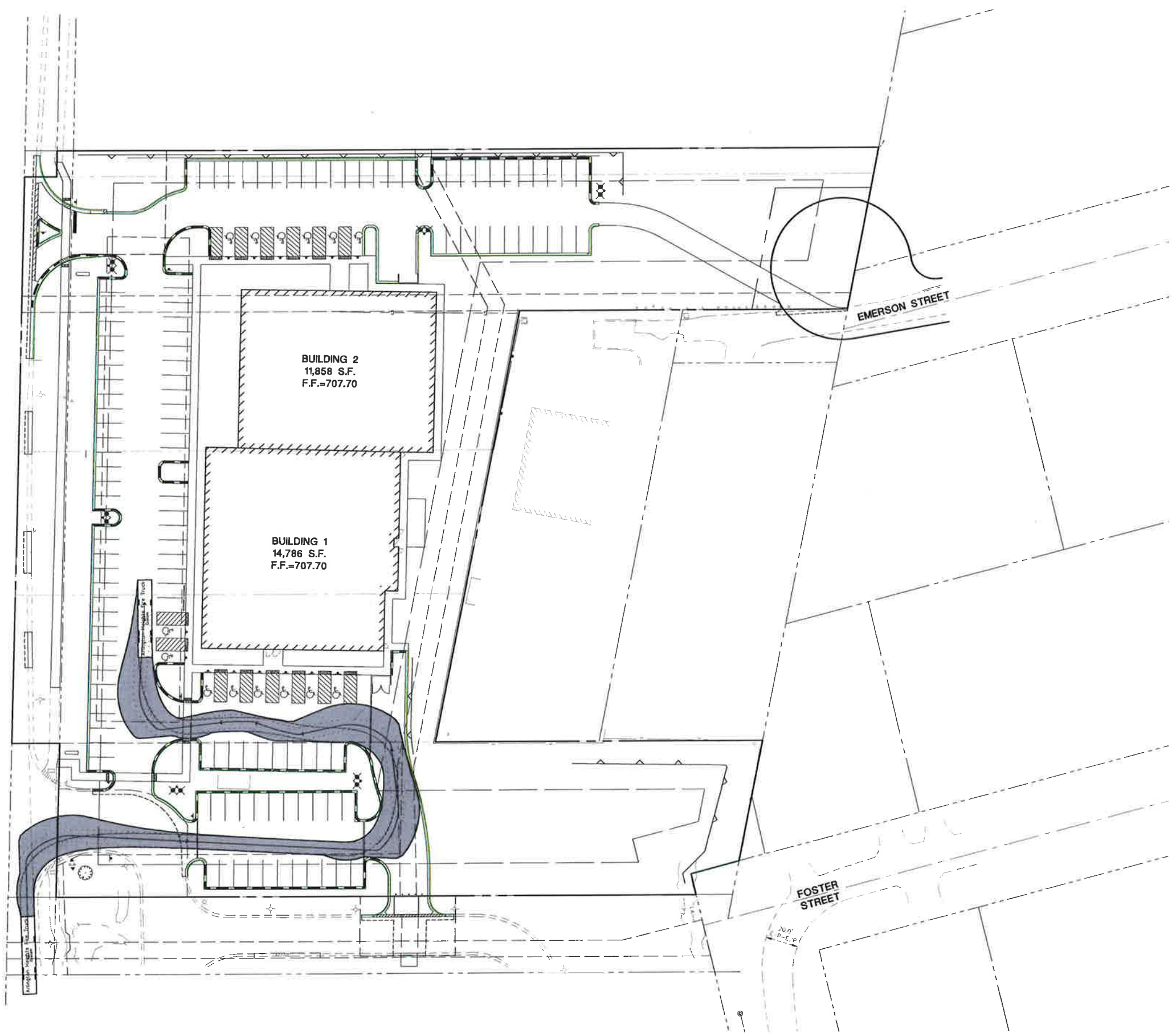
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**3**  
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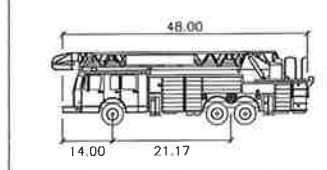
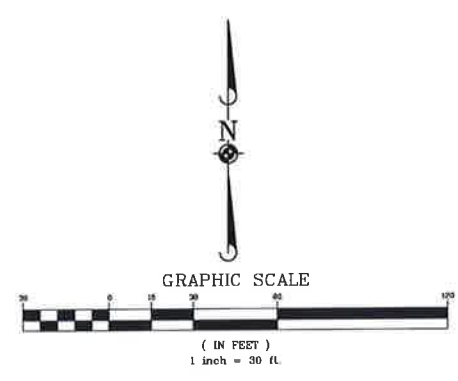
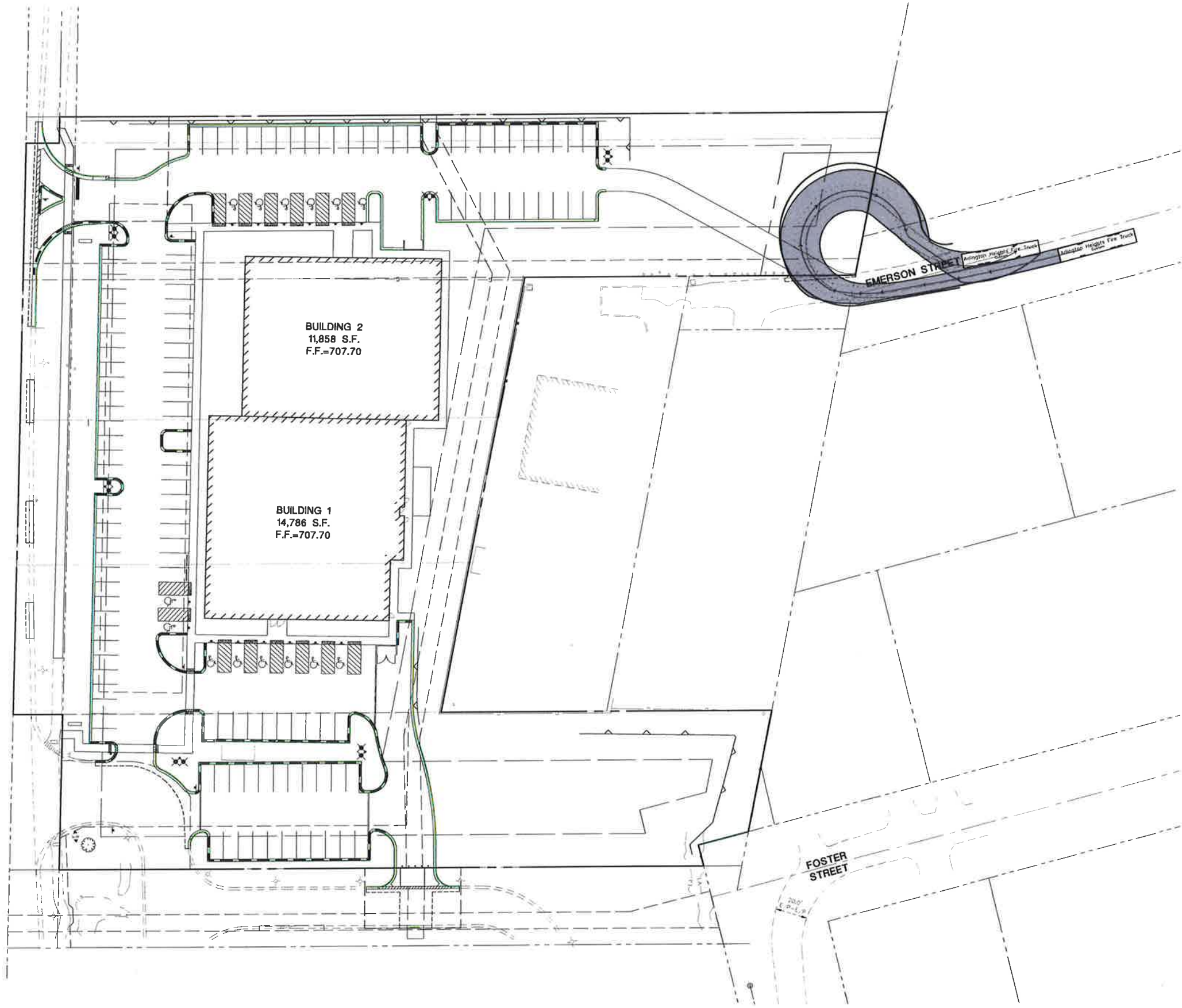








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Arlington Heights Fire Truck  
Width : 8.50  
Track : 8.50  
Lock to Lock Time : 6.0  
Steering Angle : 40.0

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MEDICAL OFFICE BUILDING  
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS  
FIRE TRUCK TURN - FUTURE CUL-DE-SAC

PROJ. NO.: 11-23-18  
PROJ. AREA: DAM  
DRAWN BY: TEC  
DATE: 11-23-18  
SCALE: 1"=30'

SHEET  
7  
WWW.MHI.IL



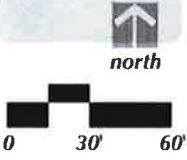




Overall Site Landscape Plan

Plant Schedule

| TREES           | QTY       | COMMON NAME / BOTANICAL NAME                                                                                                                    | SIZE                                                                             |          |
|-----------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------|
|                 |           | Existing canopy tree                                                                                                                            | Varies                                                                           |          |
|                 | 13        | Skyline Honey Locust / <i>Gleditsia triacanthos inermis</i> 'Skyline'                                                                           | 4"                                                                               |          |
|                 | 12        | London Plane Tree / <i>Platanus x acerifolia</i>                                                                                                | 4"                                                                               |          |
|                 | 12        | Greenspire Littleleaf Linden / <i>Tilia cordata</i> 'Greenspire'                                                                                | 4"                                                                               |          |
| EVERGREEN TREES | QTY       | COMMON NAME / BOTANICAL NAME                                                                                                                    | SIZE                                                                             |          |
|                 | 15        | Mountain Juniper / <i>Juniperus chinensis</i> 'Mountain'                                                                                        | 8' ht.                                                                           |          |
|                 | 34        | Norway Spruce / <i>Picea abies</i>                                                                                                              | 10-12' ht.                                                                       |          |
|                 | 12        | Lumber Pine / <i>Pinus flexilis</i>                                                                                                             | 10-12' ht.                                                                       |          |
|                 | 18        | Mission Arborvitae / <i>Thuja occidentalis</i> 'Mission'                                                                                        | 8' ht.                                                                           |          |
| ORNAMENTAL      | QTY       | COMMON NAME / BOTANICAL NAME                                                                                                                    | SIZE                                                                             |          |
|                 | 8         | European Alder / <i>Alnus glutinosa</i>                                                                                                         | 8' ht.                                                                           |          |
|                 | 20        | Shadblow Serviceberry / <i>Amelanchier canadensis</i>                                                                                           | 6' ht.                                                                           |          |
|                 | 3         | River Birch / <i>Betula nigra</i>                                                                                                               | 8' ht.                                                                           |          |
|                 | 16        | Spring Snow Crabapple / <i>Malus</i> 'Spring Snow'                                                                                              | 8' ht.                                                                           |          |
|                 | 8         | Japanese Tree Lilac / <i>Syringa reticulata</i>                                                                                                 | 8' ht.                                                                           |          |
| SHRUBS          | QTY       | COMMON NAME / BOTANICAL NAME                                                                                                                    | SIZE                                                                             |          |
|                 | 72        | Green Gem Boxwood / <i>Buxus x</i> 'Green Gem'                                                                                                  | 30" h.                                                                           |          |
|                 | 62        | Red-twig Dogwood / <i>Cornus baileyi</i>                                                                                                        | 36" h.                                                                           |          |
|                 | 42        | Annabelle Hydrangea / <i>Hydrangea arborescens</i> 'Annabelle'                                                                                  | 30" h.                                                                           |          |
|                 | 30        | Dwarf Korean Lilac / <i>Syringa meyeri</i> 'Palibin'                                                                                            | 30" h.                                                                           |          |
|                 | 64        | Miss Kim Lilac / <i>Syringa patula</i> 'Miss Kim'                                                                                               | 36" h.                                                                           |          |
|                 | 67        | Hicks Yew / <i>Taxus x media</i> 'Hicksii'                                                                                                      | 36" h.                                                                           |          |
|                 | 78        | Arrowwood Viburnum / <i>Viburnum dentatum</i> 'Arrowwood'                                                                                       | 36" h.                                                                           |          |
| GROUND COVERS   | QTY       | COMMON NAME / BOTANICAL NAME                                                                                                                    | CONT                                                                             | SPACING  |
|                 | 2,722     | Perennial, Ornamental Grass, Ground Cover                                                                                                       | #1 cont.                                                                         | 18" o.c. |
| SEED MIX        | QTY       | COMMON NAME / BOTANICAL NAME                                                                                                                    | CONT                                                                             | SPACING  |
|                 | 14,778 sf | Storm Water Seed Mix / Storm Water Seed Mix<br>Clausen Retention Mix (D) or Equivalent<br>70% Kentucky 31 Tall Fescue<br>30% Perennial Ryegrass | seed<br>Arthur Clausen<br>708.444.2177<br>805 W 186 St.<br>Tinley Park, IL 60477 |          |



DATE  
REV.  
COMMENTS

MEDICAL OFFICE BUILDING  
1519 S. ARLINGTON HTS. ROAD  
ARLINGTON HTS., IL



THE ENGINEERING & SURVEYING  
ARCHITECTURAL & LANDSCAPE  
DESIGN & CONSTRUCTION  
FIRM

Drawn: YH  
Designed by: YH  
Checked by: YH  
Date: 11.30.2016

DRAWING

L2  
of 3 sheet(s)



# STORMWATER SEED MIX



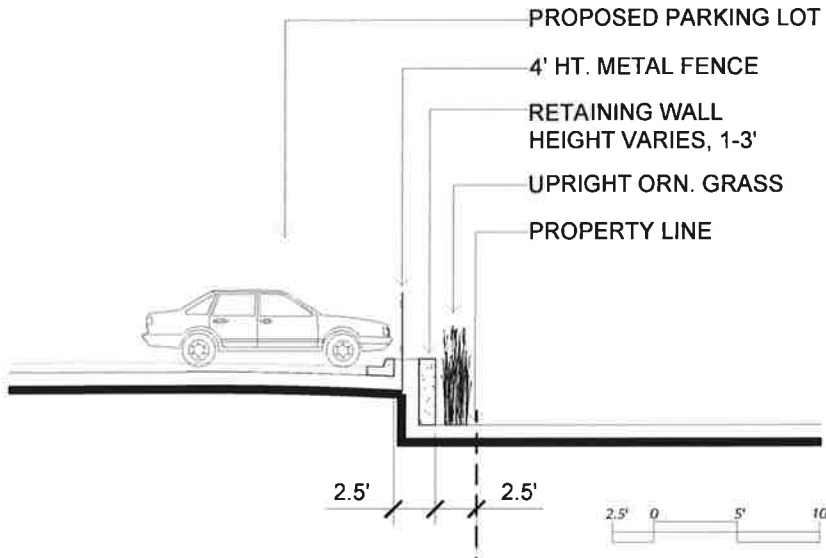
14,778 sf Storm Water Seed Mix / Storm Water Seed Mix  
Clensen Retention Mix (D) or Equivalent  
70% Kentucky 31 Tall Fescue  
30% Perennial Ryegrass

seed  
Arthur Clesen  
708.444.2177  
805 W 186 St.  
Tinley Park, IL 60477

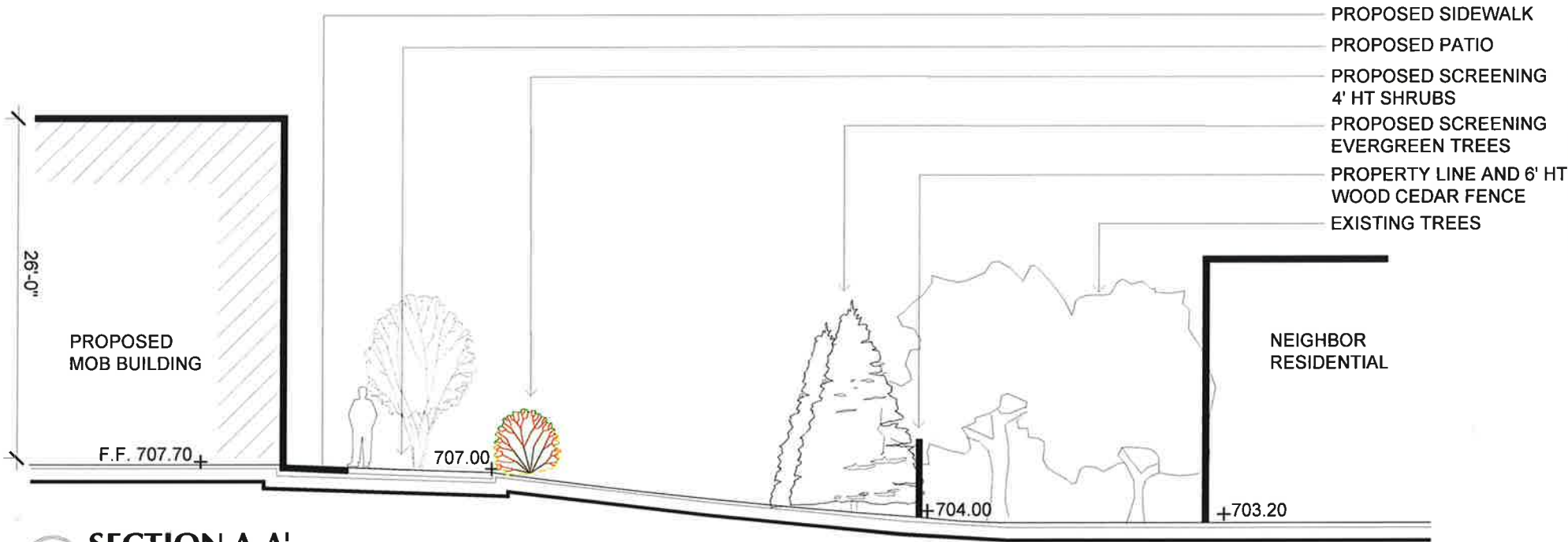
IMAGE OF AUTUMN LEAVES DETENTION POND FOR REFERENCE ONLY



1 STORM WATER SEED MIX  
NOT TO SCALE



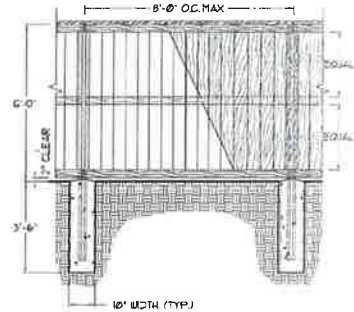
3 SECTION B-B'



2 SECTION A-A'



IMAGE OF SIMILAR FENCE SHOWN FOR MATERIALS REFERENCE ONLY



WOOD TO BE #2 GRADE OR BETTER WESTERN RED CEDAR, ROUGH SAWN; GALVANIZED STEEL FENCE POSTS SET INTO 10" DIAMETER CONCRETE FOOTING; FENCE RAILS SHALL BE 2 x 4"; FENCE PANELS TO BE 1 x 6"; HORIZONTAL RAILS & CAP BOARDS TO BE 1 x 4"

4 WOOD FENCE  
NOT TO SCALE

| DATE                                                                                                                                                                  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| COMMENTS                                                                                                                                                              |  |
| REV.                                                                                                                                                                  |  |
| MEDICAL OFFICE BUILDING<br>1519 S. ARLINGTON HTS. ROAD<br>ARLINGTON HTS., IL                                                                                          |  |
| <br>Scale:<br>Designed By: YH<br>Drawn By: YH<br>Checked By:<br>Date: 11.30.2016 |  |
| L3<br>of 3 sheet(s)                                                                                                                                                   |  |

## Market Study

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Per the multiple listing service CoStar there are 13 buildings in Arlington Heights that can accommodate medical-office users. The average age of these buildings is 32 years, with the newest being built in 2008. There is a total of 411,881 square feet with 25.7% vacancy. However, the majority of the suites available are small (under 3,000 square feet), and there are only two buildings that can provide over 10,000 square feet of contiguous space. 1120 N. Arlington Heights Rd can provide 13,732 square feet, however it is divided between two floors which was unacceptable to ACCESS Community Health Care. 139-151 W. Rand Rd can provide 17,000 square feet, however it does not offer the correct layout, parking ratio, or visibility for ACCESS. None of the buildings currently available can accommodate ACCESS Community Health Care's requirement for approximately 15,000 square feet of custom built, state-of-the-art new construction. Following is detailed information on these properties.



## Building and Vacancy Building List

| Building Address               | Existing Rentable Bldg Area | Direct SF Vacant | Direct % Vacant | Total SF Vacant | Total % Vacant | Total SF Available | Direct SF Available | Sublet SF Available | Max SF Contig | Avg Rate          |
|--------------------------------|-----------------------------|------------------|-----------------|-----------------|----------------|--------------------|---------------------|---------------------|---------------|-------------------|
| 330 E Algonquin Rd             | 20,000                      | 3,318            | 16.6%           | 3,318           | 16.6%          | 3,318              | 3,318               | 0                   | 3,318         | \$22.00/fs        |
| 1120 N Arlington Heights Rd    | 13,732                      | 13,732           | 100.0%          | 13,732          | 100.0%         | 13,732             | 13,732              | 0                   | 13,732        | -                 |
| 1430 N Arlington Heights Rd    | 20,000                      | 1,500            | 7.5%            | 1,500           | 7.5%           | 1,500              | 1,500               | 0                   | 1,500         | \$23.00/fs        |
| 1640 N Arlington Heights Rd    | 18,000                      | 2,444            | 13.6%           | 2,444           | 13.6%          | 2,444              | 2,444               | 0                   | 2,444         | \$22.00/mg        |
| 3275 N Arlington Heights Rd    | 11,000                      | 714              | 6.5%            | 714             | 6.5%           | 714                | 714                 | 0                   | 714           | \$17.25/mg        |
| 2010 S Arlington Heights Rd    | 38,636                      | 15,869           | 41.1%           | 15,869          | 41.1%          | 15,869             | 15,869              | 0                   | 6,131         | \$18.50/mg        |
| 1100 W Central Rd              | 62,808                      | 9,434            | 15.0%           | 9,434           | 15.0%          | 9,434              | 9,434               | 0                   | 2,427         | \$30.00/fs        |
| 1614 W Central Rd              | 34,470                      | 12,440           | 36.1%           | 12,440          | 36.1%          | 12,440             | 12,440              | 0                   | 6,764         | \$16.00/nnn       |
| 1700 W Central Rd              | 32,376                      | 6,691            | 20.7%           | 6,691           | 20.7%          | 10,015             | 10,015              | 0                   | 5,404         | \$25.32/mg        |
| 120 W Eastman St               | 22,435                      | 1,400            | 6.2%            | 1,400           | 6.2%           | 1,400              | 1,400               | 0                   | 1,400         | \$14.00/mg        |
| 855 E Golf Rd                  | 38,500                      | 1,000            | 2.6%            | 1,000           | 2.6%           | 1,000              | 1,000               | 0                   | 500           | \$14.28/mg        |
| 139-151 W Rand Rd              | 28,364                      | 17,000           | 59.9%           | 17,000          | 59.9%          | 17,000             | 17,000              | 0                   | 17,000        | \$20.00/mg        |
| 121 S Wilke Rd                 | 71,560                      | 20,206           | 28.2%           | 20,206          | 28.2%          | 20,342             | 20,342              | 0                   | 4,100         | \$17.57/fs        |
| <b>Grand Totals (13 Bldgs)</b> | <b>411,881</b>              | <b>105,748</b>   | <b>25.7%</b>    | <b>105,748</b>  | <b>25.7%</b>   | <b>109,208</b>     | <b>109,208</b>      | <b>0</b>            | <b>17,000</b> | <b>\$22.17/fs</b> |

## 330 E Algonquin Rd - Am. College/Osteopathic Family Phys.



Location: **Am. College/Osteopathic Family Phys.**  
**Northwest Cluster**  
**Schaumburg Area Submarket**  
**Cook County**  
**Arlington Heights, IL 60005**

Building Type: **Class B Office**

Status: **Built 1990**

Stories: **2**

RBA: **20,000 SF**

Typical Floor: **10,000 SF**

Total Avail: **3,318 SF**

% Leased: **83.4%**

Developer: -  
 Management: -  
 Recorded Owner: **A C G P**

Expenses: **2014 Tax @ \$4.72/sf; 1993 Est Ops @ \$2.75/sf**

Parcel Number: **08-15-300-014-0000**

Parking: **65 free Surface Spaces are available; Ratio of 3.25/1,000 SF**

Amenities: **Conferencing Facility, Property Manager on Site**

| Floor             | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term    | Type   |
|-------------------|----------|--------------|-------------|------------------|-----------|---------|--------|
| P 1st / Suite 330 | 3,318    | 3,318        | 3,318       | \$22.00/fs       | Vacant    | 1-5 yrs | Direct |

## 1120 N Arlington Heights Rd



Location: **Northwest Cluster**  
**Schaumburg Area Submarket**  
**Cook County**  
**Arlington Heights, IL 60004**

Building Type: **Class C Office/Medical**

Status: **Built 1983**

Stories: **2**

RBA: **13,732 SF**

Typical Floor: **7,463 SF**

Total Avail: **13,732 SF**

% Leased: **0%**

Developer: -  
 Management: -  
 Recorded Owner: **1120 North Arlington Heights R**

Expenses: **2014 Tax @ \$3.23/sf**

Parcel Number: **03-20-305-011-0000**

Parking: **100 free Surface Spaces are available; Ratio of 7.28/1,000 SF**

Amenities: **Signage**

| Floor | SF Avail      | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Type   |
|-------|---------------|--------------|-------------|------------------|-----------|------------|--------|
| E 1st | 1,000 - 6,866 | 6,866        | 13,732      | Withheld         | Vacant    | Negotiable | Direct |
| E 2nd | 1,000 - 6,866 | 6,866        | 13,732      | Withheld         | Vacant    | Negotiable | Direct |

## 1430 N Arlington Heights Rd



Location: **Northwest Cluster**  
**Schaumburg Area Submarket**  
**Cook County**  
**Arlington Heights, IL 60004**

Building Type: **Class C Office/Medical**

Status: **Built 1970**

Stories: **1**

RBA: **20,000 SF**

Typical Floor: **20,000 SF**

Total Avail: **1,500 SF**

% Leased: **92.5%**

Developer: **-**  
 Management: **Glazer Dermatology**  
 Recorded Owner: **Levitsky Lyuboy**

Expenses: **2014 Tax @ \$0.18/sf**  
 Parcel Number: **03-04-300-023-1047**  
 Parking: **200 free Surface Spaces are available; Ratio of 10.00/1,000 SF**  
 Amenities: **Signage**

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Type   |
|-------|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 1st | 1,500    | 1,500        | 1,500       | \$23.00/fs       | Vacant    | Negotiable | Direct |

## 1640 N Arlington Heights Rd



Location: **Northwest Cluster  
Schaumburg Area Submarket  
Cook County  
Arlington Heights, IL 60004**

Building Type: **Class B Office/Medical**

Status: **Built 1990**

Stories: **2**

RBA: **18,000 SF**

Typical Floor: **9,000 SF**

Total Avail: **2,444 SF**

% Leased: **86.4%**

Developer: **-**

Management: **Adam Lass**

Recorded Owner: **1640 North Ptshp Lp**

Expenses: **2014 Tax @ \$3.18/sf**

Parcel Number: **03-20-106-011-0000**

Parking: **73 Surface Tandem Spaces are available; 50 free Surface Spaces are available; Ratio of 4.06/1,000 SF**

Amenities: **Property Manager on Site, Signage**

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Type   |
|-------|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 1st | 2,444    | 2,444        | 2,444       | \$22.00/mg       | Vacant    | Negotiable | Direct |



## 3275 N Arlington Heights Rd - Signature Square North



Location: **Northwest Cluster  
Schaumburg Area Submarket  
Cook County  
Arlington Heights, IL 60004**

Building Type: **Class B Office/Medical**

Status: **Built 1988**

Stories: **1**

RBA: **11,000 SF**

Typical Floor: **11,000 SF**

Total Avail: **714 SF**

% Leased: **93.5%**

Developer: -  
Management: **Chicagoland Commercial, Inc.**  
Recorded Owner: **Mared Arlington Heights LLC**

Expenses: **2010 Tax @ \$19.68/sf, 2003 Est Tax @ \$5.13/sf; 2001 Ops @ \$3.32/sf, 1997 Est Ops @ \$2.73/sf**

Parcel Number: **03-08-102-037-0000**

Parking: **50 free Surface Spaces are available; Ratio of 4.55/1,000 SF**

Amenities: **Signage**

| Floor             | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs   | Occupancy | Term       | Type   |
|-------------------|----------|--------------|-------------|--------------------|-----------|------------|--------|
| P 1st / Suite 405 | 714      | 714          | 714         | \$16.50-\$18.00/mg | Vacant    | Negotiable | Direct |



## 2010 S Arlington Heights Rd



Location: **Northwest Cluster  
Schaumburg Area Submarket  
Cook County  
Arlington Heights, IL 60005**

Building Type: **Class B Office/Medical**

Status: **Built 1973, Renov 1991**

Stories: **3**

RBA: **38,636 SF**

Typical Floor: **13,333 SF**

Total Avail: **15,869 SF**

% Leased: **58.9%**

Developer: -  
Management: -  
Recorded Owner: **VFC Properties 29, LLC**

Expenses: **2010 Tax @ \$5.18/sf, 2011 Est Tax @ \$5.18/sf; 2010 Ops @ \$4.52/sf, 2011 Est Ops @ \$4.52/sf**

Parcel Number: **08-16-200-070-0000, 08-16-200-072-0000, 08-16-200-073-0000**

Parking: **116 free Surface Spaces are available; Ratio of 3.00/1,000 SF**

Amenities: **Atrium**

| Floor              | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Type   |
|--------------------|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 1st / Suite 104  | 2,573    | 2,573        | 2,573       | \$18.50/mg       | Vacant    | Negotiable | Direct |
| P 2nd / Suite 200  | 1,463    | 1,463        | 1,463       | \$18.50/mg       | Vacant    | Negotiable | Direct |
| P 2nd / Suite 209  | 2,717    | 2,717        | 2,717       | \$18.50/mg       | Vacant    | Negotiable | Direct |
| P 2nd / Suite 225  | 1,223    | 1,223        | 1,223       | \$18.50/mg       | Vacant    | Negotiable | Direct |
| P 2nd / Suite 240  | 1,762    | 1,762        | 1,762       | \$18.50/mg       | Vacant    | Negotiable | Direct |
| P 3rd / Suite 300A | 3,639    | 6,131        | 6,131       | \$18.50/mg       | Vacant    | Negotiable | Direct |
| P 3rd / Suite 300B | 2,492    | 6,131        | 6,131       | \$18.50/mg       | Vacant    | Negotiable | Direct |

# 1100 W Central Rd - Arlington Heights Medical Center



Location: **Arlington Heights Medical Center**  
**Northwest Cluster**  
**Schaumburg Area Submarket**  
**Cook County**  
**Arlington Heights, IL 60005**

Building Type: **Class B Office/Medical**

Status: **Built 1974**

Stories: **4**

RBA: **62,808 SF**

Typical Floor: **15,384 SF**

Total Avail: **9,434 SF**

% Leased: **85.0%**

Developer: -  
 Management: **MedProperties Group**  
 Recorded Owner: -

Expenses: **2014 Tax @ \$7.81/sf; 2012 Ops @ \$6.87/sf**

Parcel Number: **03-31-301-030-0000**

Parking: **247 Surface Spaces are available; Ratio of 4.01/1,000 SF**

Amenities: **Atrium, Controlled Access, On Site Management, Signage, Storage Units, Underground Space**

| Floor             | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Type   |
|-------------------|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 3rd / Suite 300 | 1,547    | 1,547        | 1,547       | \$30.00/fs       | Vacant    | Negotiable | Direct |
| P 3rd / Suite 306 | 1,804    | 1,804        | 1,804       | \$30.00/fs       | Vacant    | Negotiable | Direct |
| P 4th / Suite 401 | 1,349    | 2,427        | 2,427       | \$30.00/fs       | Vacant    | Negotiable | Direct |
| P 4th / Suite 404 | 1,612    | 1,612        | 1,612       | \$30.00/fs       | Vacant    | Negotiable | Direct |
| P 4th / Suite 405 | 943      | 943          | 943         | \$30.00/fs       | Vacant    | Negotiable | Direct |
| P 4th / Suite 408 | 1,101    | 1,101        | 1,101       | \$30.00/fs       | Vacant    | Negotiable | Direct |
| P 4th / Suite 410 | 1,078    | 2,427        | 2,427       | \$30.00/fs       | Vacant    | Negotiable | Direct |

## 1614 W Central Rd - 1614 Central Road



Location: **1614 Central Road**  
**Northwest Cluster**  
**Schaumburg Area Submarket**  
**Cook County**  
**Arlington Heights, IL 60005**

Building Type: **Class C Office**

Status: **Built 1981**

Stories: **2**

RBA: **34,470 SF**

Typical Floor: **17,235 SF**

Total Avail: **12,440 SF**

% Leased: **63.9%**

Developer: -  
 Management: **Hamilton Partners**  
 Recorded Owner: -

Expenses: **2015 Tax @ \$7.65/sf, 2013 Est Tax @ \$3.97/sf, 2015 Ops @ \$5.78/sf, 2013 Est Ops @ \$6.05/sf**

Parcel Number: **03-31-302-019-0000**

Parking: **93 free Surface Spaces are available; Ratio of 4.35/1,000 SF**

Amenities: **Atrium, Signage**

| Floor             | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs    | Occupancy | Term       | Type   |
|-------------------|----------|--------------|-------------|---------------------|-----------|------------|--------|
| P 1st / Suite 106 | 2,400    | 2,400        | 2,400       | \$15.00-\$17.00/nnn | Vacant    | 5 yrs      | Direct |
| P 2nd / Suite 200 | 1,221    | 1,221        | 1,221       | \$15.00-\$17.00/nnn | Vacant    | 3-5 yrs    | Direct |
| P 2nd / Suite 203 | 1,294    | 6,764        | 6,764       | \$15.00-\$17.00/nnn | Vacant    | 3-5 yrs    | Direct |
| P 2nd / Suite 205 | 1,980    | 6,764        | 6,764       | \$15.00-\$17.00/nnn | Vacant    | 3-5 yrs    | Direct |
| P 2nd / Suite 206 | 3,490    | 6,764        | 6,764       | \$15.00-\$17.00/nnn | Vacant    | 3-5 yrs    | Direct |
| P 2nd / Suite 211 | 2,055    | 2,055        | 2,055       | \$15.00-\$17.00/nnn | Vacant    | Negotiable | Direct |

## 1700 W Central Rd



Location: **Northwest Cluster  
Schaumburg Area Submarket  
Cook County  
Arlington Heights, IL 60005**

Building Type: **Class B Office/Medical**

Status: **Built 1988**

Stories: **2**

RBA: **32,376 SF**

Typical Floor: **11,824 SF**

Total Avail: **10,015 SF**

% Leased: **79.3%**

Developer: -  
Management: **Trancel LLC**  
Recorded Owner: **Arlington Heights Med Assoc**

Expenses: **2014 Tax @ \$6.72/sf; 2014 Ops @ \$5.02/sf**

Parcel Number: **03-31-302-003-0000, 03-31-302-004-0000, 03-31-302-005-0000**

Parking: **104 Surface Spaces are available; Ratio of 3.40/1,000 SF**

| Floor             | SF Avail      | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term   | Type   |
|-------------------|---------------|--------------|-------------|------------------|-----------|--------|--------|
| P 2nd / Suite 220 | 1,287         | 1,287        | 1,287       | \$23.00/mg       | Vacant    | 10 yrs | Direct |
| P 2nd / Suite 260 | 2,700 - 5,404 | 5,404        | 5,404       | \$23.00/mg       | Vacant    | 10 yrs | Direct |



## 120 W Eastman St



Location: **Northwest Cluster**  
**Schaumburg Area Submarket**  
**Cook County**  
**Arlington Heights, IL 60004**

Building Type: **Class C Office**

Status: **Existing**

Stories: **3**

RBA: **22,435 SF**

Typical Floor: **8,764 SF**

Total Avail: **1,400 SF**

% Leased: **93.8%**

Developer: -  
 Management: **Security First**  
 Recorded Owner: **Orozco Antelmo**

Expenses: **2014 Tax @ \$4.46/sf**

Parcel Number: **02-01-200-083-1032, 02-01-200-083-1034, 02-01-200-083-1035, 03-29-316-001-0000**

Parking: **40 free Surface Spaces are available; Ratio of 2.80/1,000 SF**

Amenities: **Property Manager on Site, Signage**

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term  | Type   |
|-------|----------|--------------|-------------|------------------|-----------|-------|--------|
| P 1st | 1,400    | 1,400        | 1,400       | \$14.00/mg       | Vacant    | 2 yrs | Direct |

## 855 E Golf Rd - Premier Office Center



Location: **Premier Office Center**  
**Northwest Cluster**  
**Schaumburg Area Submarket**  
**Cook County**  
**Arlington Heights, IL 60005**

Building Type: **Class C Office**

Status: **Built 1987**

Stories: **2**

RBA: **38,500 SF**

Typical Floor: **19,250 SF**

Total Avail: **1,000 SF**

% Leased: **97.4%**

Developer: -  
 Management: **John Emmons**  
 Recorded Owner: **JFE Investments**

Expenses: **2014 Tax @ \$2.51/sf, 1996 Est Tax @ \$2.42/sf; 1996 Est Ops @ \$1.35/sf**

Parcel Number: **08-15-104-048-0000**

Parking: **85 free Surface Spaces are available**

Amenities: **Conferencing Facility, Fireplace, Property Manager on Site, Signage**

| Floor              | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term    | Type   |
|--------------------|----------|--------------|-------------|------------------|-----------|---------|--------|
| P 2nd / Suite 2145 | 500      | 500          | 500         | \$14.28/mg       | Vacant    | 1-3 yrs | Direct |



## 139-151 W Rand Rd - The Seasons Prof & Medical Office Center



Location: **The Seasons Prof & Medical Office Center**  
**Northwest Cluster**  
**Schaumburg Area Submarket**  
**Cook County**  
**Arlington Heights, IL 60004**

Building Type: **Class B Office/Medical**

Status: **Built Nov 2008**

Stories: **2**

RBA: **28,364 SF**

Typical Floor: **29,939 SF**

Total Avail: **17,000 SF**

% Leased: **40.1%**

Developer: -  
 Management: **Brian Properties, Inc.**  
 Recorded Owner: **Mary J Hintz Tr**

Expenses: **2014 Tax @ \$0.23/sf**  
 Parcel Number: **03-18-401-115-0000**  
 Parking: **96 free Surface Spaces are available; Ratio of 3.38/1,000 SF**  
 Amenities: **Air Conditioning, Security System, Signage**

| Floor            | SF Avail | Floor Contig | Bldg Contig | Price     | Rent/SF/Yr + Svs | Occupancy | Term    | Type   |
|------------------|----------|--------------|-------------|-----------|------------------|-----------|---------|--------|
| P 1st / Suite 01 | 3,955    | 17,000       | 17,000      | \$369,000 | \$20.00/mg       | Vacant    | 1-5 yrs | Direct |
| P 1st / Suite 05 | 1,755    | 17,000       | 17,000      | \$369,000 | \$20.00/mg       | Vacant    | 1-5 yrs | Direct |
| P 1st / Suite 08 | 3,136    | 17,000       | 17,000      | \$627,200 | \$20.00/mg       | Vacant    | 1-5 yrs | Direct |
| P 1st / Suite 09 | 3,140    | 17,000       | 17,000      | \$627,200 | \$20.00/mg       | Vacant    | 1-5 yrs | Direct |
| P 1st / Suite 10 | 2,492    | 17,000       | 17,000      | No        | \$20.00/mg       | Vacant    | 1-5 yrs | Direct |
| P 1st / Suite 12 | 2,522    | 17,000       | 17,000      | No        | \$20.00/mg       | Vacant    | 1-5 yrs | Direct |

## 121 S Wilke Rd - Plaza Office Center



Location: **Plaza Office Center**  
**Northwest Cluster**  
**Schaumburg Area Submarket**  
**Cook County**  
**Arlington Heights, IL 60005**

Building Type: **Class B Office/Medical**

Status: **Built 1980**

Stories: **7**

RBA: **71,560 SF**

Typical Floor: **10,222 SF**

Total Avail: **20,342 SF**

% Leased: **71.8%**

Developer: -  
 Management: **Imperial Realty Company**  
 Recorded Owner: **Imperial Realty Company**

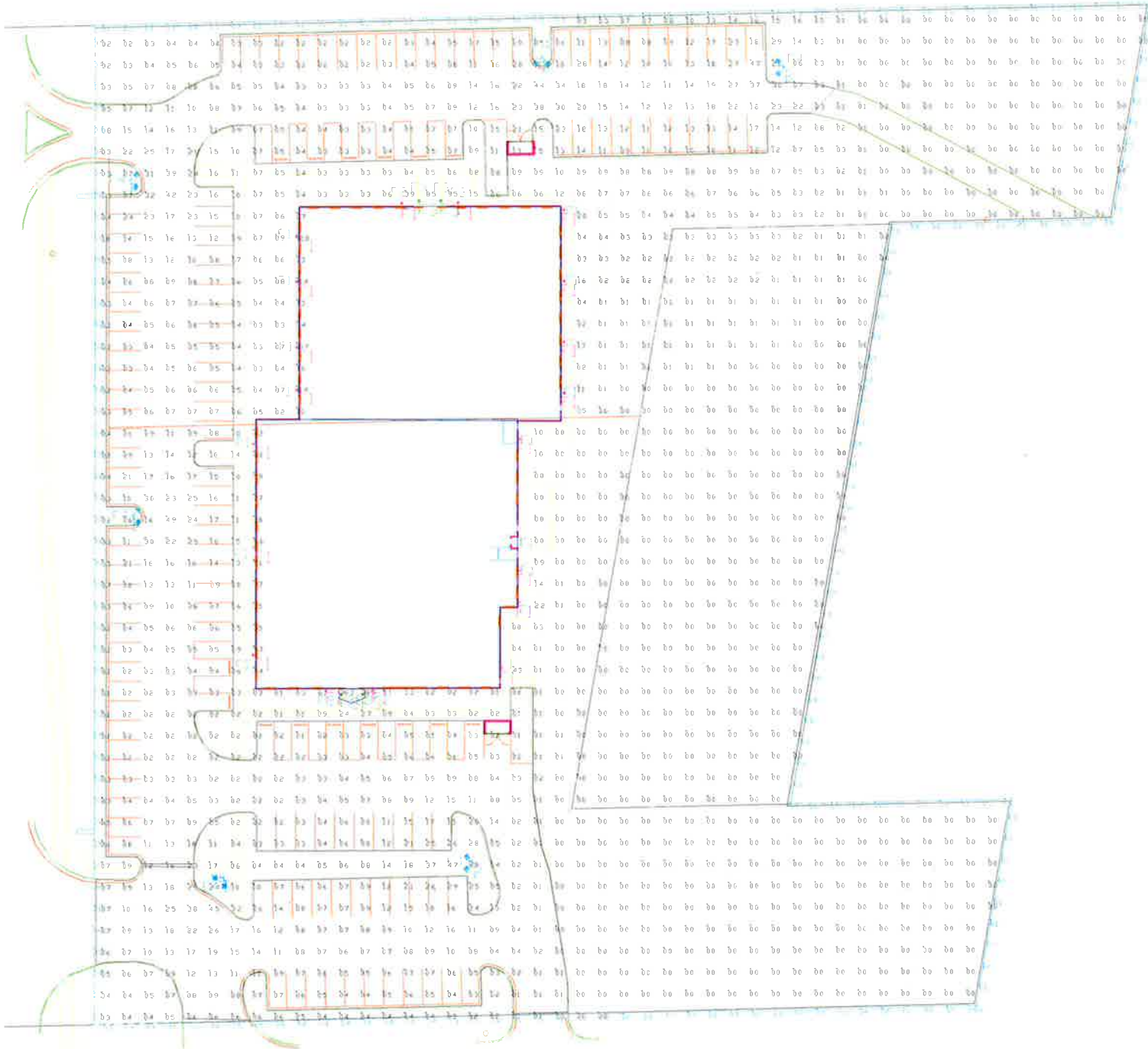
Expenses: **2010 Tax @ \$0.13/sf, 2014 Est Tax @ \$2.99/sf; 2006 Ops @ \$7.06/sf, 2014 Est Ops @ \$5.54/sf**

Parcel Number: **01-12-107-018-0000, 10-35-327-021-0000, 28-25-322-025-0000**

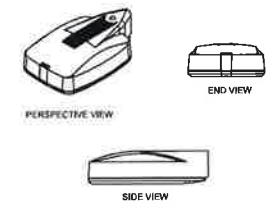
Parking: **284 Surface Spaces are available; Ratio of 4.10/1,000 SF**

Amenities: **Conferencing Facility, On Site Management, Property Manager on Site**

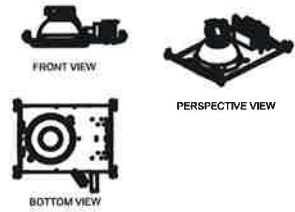
| Floor             | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Type   |
|-------------------|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 1st / Suite 101 | 1,695    | 1,695        | 1,695       | \$16.75/fs       | Vacant    | Negotiable | Direct |
| P 1st / Suite 111 | 2,712    | 2,712        | 2,712       | \$16.75/fs       | Vacant    | Negotiable | Direct |
| P 2nd / Suite 234 | 664      | 664          | 664         | \$16.75/fs       | Vacant    | Negotiable | Direct |
| P 3rd / Suite 311 | 4,100    | 4,100        | 4,100       | \$18.75/fs       | Vacant    | Negotiable | Direct |
| P 4th / Suite 400 | 1,863    | 1,863        | 1,863       | \$16.75/fs       | Vacant    | Negotiable | Direct |
| P 4th / Suite 404 | 1,868    | 1,868        | 1,868       | \$18.75/fs       | Vacant    | Negotiable | Direct |
| P 4th / Suite 410 | 887      | 887          | 887         | \$16.75/fs       | Vacant    | Negotiable | Direct |
| P 5th / Suite 520 | 3,135    | 3,135        | 3,135       | \$16.75/fs       | Vacant    | Negotiable | Direct |
| P 6th / Suite 615 | 2,356    | 2,356        | 2,356       | \$18.75/fs       | Vacant    | Negotiable | Direct |



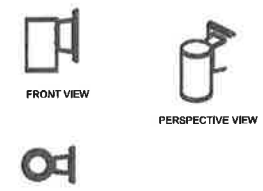
XPTS3  
LED Area Light



LCD  
LED DOWNLIGHT



CYL  
LED WALL MOUNT



| Calculation Summary |             |       |      |      |     |         |         |
|---------------------|-------------|-------|------|------|-----|---------|---------|
| Label               | CalcType    | Units | Avg  | Max  | Min | Avg/Min | Max/Min |
| ALL POINTS AT GRADE | Illuminance | Fc    | 0.61 | 38.3 | 0.0 | NA      | NA      |
| PROPERTY LINE       | Illuminance | Fc    | 0.19 | 1.6  | 0.0 | NA      | NA      |
| PARKING LOT SUMMARY | Illuminance | Fc    | 0.96 | 4.9  | 0.0 | NA      | NA      |

| Luminaire Schedule |     |       |                  |                                         |       |             |                  |
|--------------------|-----|-------|------------------|-----------------------------------------|-------|-------------|------------------|
| Symbol             | Qty | Label | Arrangement      | Description                             | LLF   | Lumens/Lamp | Arr. Lum. Lumens |
|                    | 19  | F1    | SINGLE           | CYL6-S-14-LED-40-BY-HZ-10'MH            | 0.900 | NA          | 1341             |
|                    | 4   | F3    | SINGLE           | LCD6-29-LED-40-52-TP6P-HZ-WH-9'MH       | 0.900 | NA          | 3033             |
|                    | 6   | B     | 2 @ 90 DEGREE SA | XPT3-FT-LED-128-350-CW-UE-HES-D90-28'MH | 0.900 | NA          | 16134            |

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping or any other architectural elements unless noted.

Total Project Watts  
Total Watts = 2122.00W

LIGHTING PROPOSAL LD-135376-2  
ARLINGTON HUE  
ARLINGTON HEIGHTS, IL

|      |               |          |              |
|------|---------------|----------|--------------|
| DATE | DATE REVISION | REVISION | SHEET 1 OF 1 |
|------|---------------|----------|--------------|

SCALE 1"=30'

|           |                 |          |  |
|-----------|-----------------|----------|--|
| Fixture # | OW915           |          |  |
| Style     | Exterior Sconce |          |  |
| Project   |                 | Quantity |  |



Available Specifications:

Dimensions and Lamping:

|          |                                 |
|----------|---------------------------------|
| OW915-24 | 7.25" A x 24" B x 4" D x 12" MC |
|          | F 2-27W BX                      |
|          | FF 2-39W BX                     |
|          | LED LED                         |
| OW915-36 | 7.25" A x 36" B x 4" D x 18" MC |
|          | F 2-40W BX                      |
|          | FF 2-50W BX                     |
|          | LED LED                         |
| OW915-48 | 7.25" A x 48" B x 4" D x 24" MC |
|          | F 2-50W BX                      |
|          | FF 2-55W BX                     |
|          | LED LED                         |

\*OAH is standard unless specified otherwise

Voltage Options:

|   |      |   |      |     |                             |
|---|------|---|------|-----|-----------------------------|
| 1 | 120V | 2 | 277V | MVT | Multi-Volt (120V thru 277V) |
|---|------|---|------|-----|-----------------------------|

Diffusers:

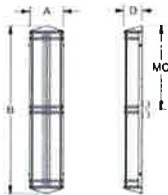
|    |                        |    |                         |     |                         |
|----|------------------------|----|-------------------------|-----|-------------------------|
| WA | White Acrylic          | WS | White Alabaster Acrylic | FA  | Beige Alabaster Acrylic |
| GR | Grey Alabaster Acrylic | CA | Custom Acrylic          | HPA | Hand Painted Acrylic    |

Finishes:

|     |                        |     |                          |     |                       |
|-----|------------------------|-----|--------------------------|-----|-----------------------|
| PAL | Aluminum               | PAB | Antique Brass            | PBW | Black Wrinkle         |
| PBR | Bronze                 | PBB | Brushed Brass            | PCM | Copper                |
| PDB | Dark Bronze            | PDG | Deep Gold                | PHB | Hammered Bronze       |
| PHC | Hammered Copper        | PHS | Hammered Silver          | PLB | Light Bronze          |
| PMW | Matte White            | PMB | Medium Bronze            | PNL | Nickel                |
| PRB | Oil Rubbed Bronze      | PPA | Patina                   | PSB | Satin Black           |
| PSG | Satin Gold             | PWW | White Wrinkle            | CPF | Custom Painted Finish |
| AB  | Premium Antique Brass  | BA  | Premium Brushed Aluminum | BB  | Premium Brushed Brass |
| PB  | Premium Polished Brass | PC  | Premium Polished Chrome  | SN  | Premium Satin Nickel  |

Other Options:

|     |                          |    |         |     |        |
|-----|--------------------------|----|---------|-----|--------|
| REM | Remote Emergency Ballast | DM | Dimming | FUS | Fusing |
| SBA | Sandblasted Acrylic      |    |         |     |        |



Custom sizes and finishes available upon request.

Incandescent and/or fluorescent lamps not included.

Camman reserves the right to make design changes without prior notice.

Unless otherwise specified, mounting is to a 4 inch octagonal junction box. Structural mounting is required for fixtures over 50 lbs. Please contact the factory for specific mounting instructions.

Photometric information available at [www.cammanlighting.com](http://www.cammanlighting.com)

Fixture approved for outdoor locations.





Atlantis Round Path Light



**Description:**  
The Atlantis Round Path Light is available in a Titanium or Bronze finish with an Etched Glass lens. LED and halogen lamping options available. LED: one 5 watt 12 volt 2700K 410 lumens 80CRI LED module is included. Non-dimmable. 35 watt incandescent equivalent. Halogen: one 20 watt 12 volt MR16 bi-pin base halogen bulb is required, but not included. 3 inch width x 30 inch height. Aluminum construction. Wet rated.

Shown in: Bronze / Etched Glass

List Price: \$373.60  
Our Price: \$268.99

Shade Color: Etched Glass  
Body Finish: Bronze  
Lamp: 1 x LED/5W/12V LED  
Wattage: 5W  
Dimmer: Not Dimmable  
Dimensions: 30"H x 3"W

**Technical Information**  
Luminous Flux: 410 lumens  
Lumens/Watt: 82.00  
Lamp Color: 2700 K  
Color Rendering: 80 CRI

|                                  |  |               |  |       |              |
|----------------------------------|--|---------------|--|-------|--------------|
| Product Number: <b>HIN360685</b> |  |               |  |       |              |
| Company:                         |  | Fixture Type: |  | Date: | Nov 28, 2016 |
| Project:                         |  | Approved By:  |  |       |              |

Fax: (773) 883-6131

Phone: 866-954-4489

Address: 1718 W. Fullerton Ave. Chicago IL 60614

www.Lightology.com



GL-6540



GL-6541

# CYLINDER

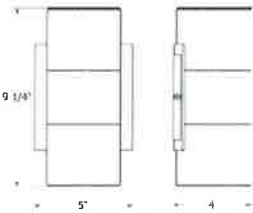
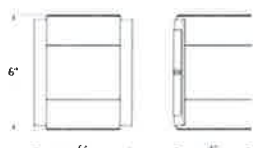
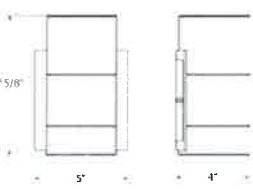
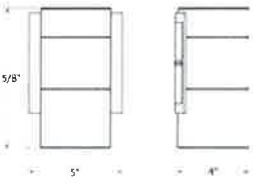




# CYLINDER

Outdoor ADA Wall Sconce

GLighting  
9777 Reavis Park Drive  
St. Louis, MO 63123  
800.331.2425 or 314.631.6000  
Fax 314.631.7800  
sales@glighting.com www.glighting.com

| SAMPLE CATALOG NUMBER:<br>GL-6540-                      B-                      R2-R2                      TBL-                      120 |                 |                                                                                                                    |                                                                                                                                                 |                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MODEL NO.                                                                                                                                | LAMPING         | REFLECTOR                                                                                                          | FINISH                                                                                                                                          | VOLTAGE- SPECIFY 120 OR 277                                                                                                                                                                                                                                                                 |
| GL-6540<br>                                             | A. 7W<br>B. 12W | Up<br>R2 20° Fresnel Lens<br>R3 30° Flat, Clear Lens<br><br>Down<br>R2 20° Fresnel Lens<br>R3 30° Flat, Clear Lens | Textured:<br>TLV - Light Verdigris<br>TFR - Faux Rust<br>TBL - Black<br>TS - Silver<br>TBN - Terra Brown<br><br>Premium:<br>SA - Satin Aluminum | <b>Nominal Beam Angle = 20°    7W LED</b><br><br>5' 35 fc                      2.4'<br>10' 9 fc                      4.8'<br>15' 4 fc                      7.2'<br>20' 2 fc                      9.6'     |
| GL-6541<br>                                             | A. 7W<br>B. 12W | Up<br>R5 50° Flat, Clear Lens<br>CC Closed Cap<br><br>Down<br>R5 50° Flat, Clear Lens<br>CC Closed Cap             |                                                                                                                                                 | <b>Nominal Beam Angle = 30°    7W LED</b><br><br>5' 9 fc                      2.6'<br>10' 2 fc                      5.1'<br>15' 1 fc                      7.7'<br>20' 1 fc                      10.3'     |
| GL-6542<br>                                            | A. 7W<br>B. 12W | Up<br>R2 20° Fresnel Lens<br>R3 30° Flat, Clear Lens<br><br>Down<br>R5 50° Flat, Clear Lens<br>CC Closed Cap       |                                                                                                                                                 | <b>Nominal Beam Angle = 50°    7W LED</b><br><br>5' 4 fc                      5.0'<br>10' 1 fc                      10.0'<br>15' 0 fc                      15.0'<br>20' 0 fc                      20.1' |
| GL-6543<br>                                           | A. 7W<br>B. 12W | Up<br>R5 50° Flat, Clear Lens<br>CC Closed Cap<br><br>Down<br>R2 20° Fresnel Lens<br>R3 30° Flat, Clear Lens       |                                                                                                                                                 | Complete LM-79 and Lighting Facts data<br>available for 7W at glighting.com (12W pending)                                                                                                                                                                                                   |

\* All dimensions are nominal.

### LED

- 7W 3500K 85CRI GE high power white LED
- 12W 3000K 80CRI Philips high power LED
- No ultra violet light
- 70% lumen maintenance over 50,000 hour life
- Light source is plug & play and field replaceable
- RoHS compliant, mercury free

### Mounting

- Driver mounted in 4" square by 2 1/8" deep junction box:  
Steel City #52171 or equivalent (supplied by others)

### Driver

- Polarized quick connect for ease of installation and replacement
- Protection: electronic internal, resettable short circuit protection, thermal protection, and overload regulation
- Components are UL recognized and drivers meet CE standards, class 2 low voltage, inherently safe, wet location.
- Prior to shipping, all fixtures are tested by the manufacturer to ensure quality
- Available in 120 or 277 volt
- 0-10V dimming available
- Remote emergency option available. Consult factory

Fixture is ETL listed for wet location

LM-79

Cylinder Sell Sheet





# CYLINDER

## Outdoor ADA Wall Sconce

**GLighting**  
9777 Reavis Park Drive  
St. Louis, MO, 63123  
800.331.2425 or 314.631.6000  
Fax 314.631.7800  
sales@glighting.com www.glighting.com

**lighting facts**  
A Light Facts Fact Sheet

|                                                   |                     |
|---------------------------------------------------|---------------------|
| Light Output (Lumens)                             | 283                 |
| Watts                                             | 15.3                |
| Lumens per Watt (Efficacy)                        | 17                  |
| Color Accuracy<br>Color Rendering Index (CRI)     | 92                  |
| Light Color<br>Correlated Color Temperature (CCT) | 3555 (Bright White) |

2700K 3000K 3500K 4000K 4500K

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide

Registration Number: 1000-00000-0  
Model Number: 1000-00000-0  
Page: Outdoor ADA Wall Sconce



**lighting facts**  
A Light Facts Fact Sheet

|                                                   |                     |
|---------------------------------------------------|---------------------|
| Light Output (Lumens)                             | 262                 |
| Watts                                             | 15.6                |
| Lumens per Watt (Efficacy)                        | 16                  |
| Color Accuracy<br>Color Rendering Index (CRI)     | 93                  |
| Light Color<br>Correlated Color Temperature (CCT) | 3529 (Bright White) |

2700K 3000K 3500K 4000K 4500K

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide

Registration Number: 1000-00000-0  
Model Number: 1000-00000-0  
Page: Outdoor ADA Wall Sconce



**lighting facts**  
A Light Facts Fact Sheet

|                                                   |                     |
|---------------------------------------------------|---------------------|
| Light Output (Lumens)                             | 243                 |
| Watts                                             | 15.4                |
| Lumens per Watt (Efficacy)                        | 15                  |
| Color Accuracy<br>Color Rendering Index (CRI)     | 93                  |
| Light Color<br>Correlated Color Temperature (CCT) | 3513 (Bright White) |

2700K 3000K 3500K 4000K 4500K

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide

Registration Number: 1000-00000-0  
Model Number: 1000-00000-0  
Page: Outdoor ADA Wall Sconce



**lighting facts**  
A Light Facts Fact Sheet

|                                                   |                     |
|---------------------------------------------------|---------------------|
| Light Output (Lumens)                             | 273                 |
| Watts                                             | 15.4                |
| Lumens per Watt (Efficacy)                        | 17                  |
| Color Accuracy<br>Color Rendering Index (CRI)     | 92                  |
| Light Color<br>Correlated Color Temperature (CCT) | 3507 (Bright White) |

2700K 3000K 3500K 4000K 4500K

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide

Registration Number: 1000-00000-0  
Model Number: 1000-00000-0  
Page: Outdoor ADA Wall Sconce



**lighting facts**  
A Light Facts Fact Sheet

|                                                   |                     |
|---------------------------------------------------|---------------------|
| Light Output (Lumens)                             | 172                 |
| Watts                                             | 8.4                 |
| Lumens per Watt (Efficacy)                        | 20                  |
| Color Accuracy<br>Color Rendering Index (CRI)     | 93                  |
| Light Color<br>Correlated Color Temperature (CCT) | 3585 (Bright White) |

2700K 3000K 3500K 4000K 4500K

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide

Registration Number: 1000-00000-0  
Model Number: 1000-00000-0  
Page: Outdoor ADA Wall Sconce



**lighting facts**  
A Light Facts Fact Sheet

|                                                   |                     |
|---------------------------------------------------|---------------------|
| Light Output (Lumens)                             | 278                 |
| Watts                                             | 15.4                |
| Lumens per Watt (Efficacy)                        | 18                  |
| Color Accuracy<br>Color Rendering Index (CRI)     | 92                  |
| Light Color<br>Correlated Color Temperature (CCT) | 3529 (Bright White) |

2700K 3000K 3500K 4000K 4500K

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide

Registration Number: 1000-00000-0  
Model Number: 1000-00000-0  
Page: Outdoor ADA Wall Sconce



**lighting facts**  
A Light Facts Fact Sheet

|                                                   |                     |
|---------------------------------------------------|---------------------|
| Light Output (Lumens)                             | 256                 |
| Watts                                             | 15.4                |
| Lumens per Watt (Efficacy)                        | 16                  |
| Color Accuracy<br>Color Rendering Index (CRI)     | 93                  |
| Light Color<br>Correlated Color Temperature (CCT) | 3514 (Bright White) |

2700K 3000K 3500K 4000K 4500K

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide

Registration Number: 1000-00000-0  
Model Number: 1000-00000-0  
Page: Outdoor ADA Wall Sconce



**lighting facts**  
A Light Facts Fact Sheet

|                                                   |                     |
|---------------------------------------------------|---------------------|
| Light Output (Lumens)                             | 166                 |
| Watts                                             | 8.5                 |
| Lumens per Watt (Efficacy)                        | 19                  |
| Color Accuracy<br>Color Rendering Index (CRI)     | 92                  |
| Light Color<br>Correlated Color Temperature (CCT) | 3622 (Bright White) |

2700K 3000K 3500K 4000K 4500K

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide

Registration Number: 1000-00000-0  
Model Number: 1000-00000-0  
Page: Outdoor ADA Wall Sconce



**lighting facts**  
A Light Facts Fact Sheet

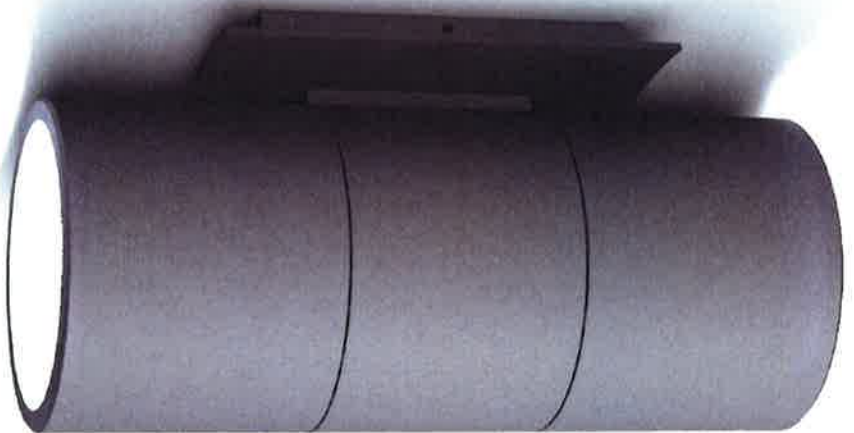
|                                                   |                     |
|---------------------------------------------------|---------------------|
| Light Output (Lumens)                             | 144                 |
| Watts                                             | 8.4                 |
| Lumens per Watt (Efficacy)                        | 17                  |
| Color Accuracy<br>Color Rendering Index (CRI)     | 93                  |
| Light Color<br>Correlated Color Temperature (CCT) | 3595 (Bright White) |

2700K 3000K 3500K 4000K 4500K

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide

Registration Number: 1000-00000-0  
Model Number: 1000-00000-0  
Page: Outdoor ADA Wall Sconce





**G**lighting  
PROVE LIGHTING SINCE 1982

## Cylinder

LED Cylinder from G Lighting provides a blend of architectural appeal with solid state technology. The design provides the benefit of excellent thermal management, energy savings, sustainability, long life, and exceptional white light quality. With available reflector, length, finish, wattage and sizes, this cylinder scone can suite any environment.

Features include:

- ◆ Designed to suit multiple environments
- ◆ Beam angles of 20°, 30°, & 50°
- ◆ 5 year product warranty
- ◆ Field replaceable
- ◆ Powered by GE U10™
- ◆ Powder coat

Visit our website for further information



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sales@glighting.com    www.glighting.com





LED AREA LIGHTS - PATRIOT® (XPT3)



LED

lighting facts

A Program of the U.S. DOE

Light Output (Lumens)

Watts

Lumens per Watt (Efficacy)

Color Accuracy

Color Rendering Index (CRI)

15793

186.5

85

68

Light Color

Correlated Color Temperature (CCT)

5320 (Daylight)

Warm White

Bright White

Daylight

2700K

3000K

4500K

6500K

LED Lumen Maintenance Projection

at 25,000 Hours at 25°C Ambient\*

Warranty\*\*

94.32%

Yes

All results, except LED Lumen Maintenance, are according to IESNA LM-79-2008, Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

\* Based on TM-21 projections for the light source.

\*\* See [www.lightingfacts.com/products](http://www.lightingfacts.com/products) for details.

Registration Number: KGCN-ZS3DX4 (11/5/2012)

Model Number: XPT3 FT LED 128 450 CW UE

Type: Outdoor area/roadway fixture

US patent 7828456, 7952293, 8002428, 8177386 and CAN 2736757 and MX patent 29631 and ISRL 49679 and AUS 2008312668 and US & Int'l. patents pending

**SMARTTEC™ THERMAL CONTROL** - Sensors in both optical and driver enclosure reduce driver current when ambient temperatures exceed 50°C. Current is lowered in imperceptible 5% increments every 5 minutes until safe operating temperature is reached.

**OCCUPANCY SENSING (IMS)** – Optional integral passive infrared motion sensor activates switching of luminaire light levels. High level light is activated and increased to full bright in 1-2 seconds upon detection of motion. Low light level (30% maximum drive current) is activated when target zone is absent of motion activity for ~2 minutes and ramps down (10-15 seconds) to low level to allow eyes time to adjust. Sensor is located on the rear of optical assembly. Sensor optic has a detection cone of approximately 45°. Examples of detection – occurs 30' out from a 30' mounting height pole; occurs 20' out from a 20' mounting height pole.

**EXPECTED LIFE** - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

**LEDS** - Select high-brightness LEDs in Cool White (5250°K nominal) or Neutral White (4100°K nominal) color temperature. 70 CRI (nominal)

**DISTRIBUTION/PERFORMANCE** - Type 3, 5 and FT. Exceptional uniformity with full cutoff creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

**HOUSING** - One-piece, die-cast aluminum in a multi-radiused, rectangular shape with mounting arm cast in as an integral part of the housing. All hardware is stainless steel or electro-zinc plated steel.

**OPTICAL UNIT** - Clear tempered optical grade flat glass lens sealed to die-cast aluminum door assembly. Secures to housing with stainless steel hinge bracket. Integral over-center latch allows easy tool-less access to driver. Optic provided with catch mechanism to limit door swing. One-piece extruded silicone gasket seals optical assembly against the housing.

**MOUNTING** - Use with 5" traditional drilling pattern. Integral cast mounting arm is flat for square pole applications. Use round pole adaptor (RPPC) to mount to round poles. RPPC must be ordered separately. Extruded 6" arm extension is available (but not required for 90° or 120° mounting configurations).

**ELECTRICAL** - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE-50/60Hz input) and 347-480VAC. Optional twistlock photocell receptacle is available. Photocell must be ordered separately. Fixture Watts (nominal): 350mA - 144, 450mA - 188.

**DRIVER** - Available in 350mA and 450mA drive currents. (Drive currents are factory programmed). Components are fully encased in potting material for IP65 moisture resistance. Driver complies with FCC 47 CFR part 15 RFI/EMI standard.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F)

**FINISH** - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

**WARRANTY** - LSI LED fixtures carry a limited 5-year warranty.

**PHOTOMETRICS** - Application layouts are available upon request. Contact LSI Applications Group at [lighting.apps@lsi-industries.com](mailto:lighting.apps@lsi-industries.com)

**SHIPPING WEIGHT (in carton)** - 56 lbs /25.4 Kg

**LISTING** - ETL listed to U.S. and Canadian safety standards. Suitable for wet locations.

**This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.**



| LIGHT OUTPUT - XPT3 |       |           |                  |        |         |
|---------------------|-------|-----------|------------------|--------|---------|
|                     |       | # of LEDs | Lumens (Nominal) |        |         |
|                     |       |           | Type 3           | Type 5 | Type FT |
| Cool White          | 350mA | 128       | 12500            | 12100  | 13300   |
|                     | 450mA | 128       | 14600            | 14400  | 15800   |
| Neutral White       | 350mA | 128       | 11700            | 11600  | 12600   |
|                     | 450mA | 128       | 13400            | 13300  | 14700   |



Project Name \_\_\_\_\_

Fixture Type \_\_\_\_\_

Catalog # \_\_\_\_\_

LED AREA LIGHTS - PATRIOT® (XPT3)



LUMINAIRE ORDERING INFORMATION

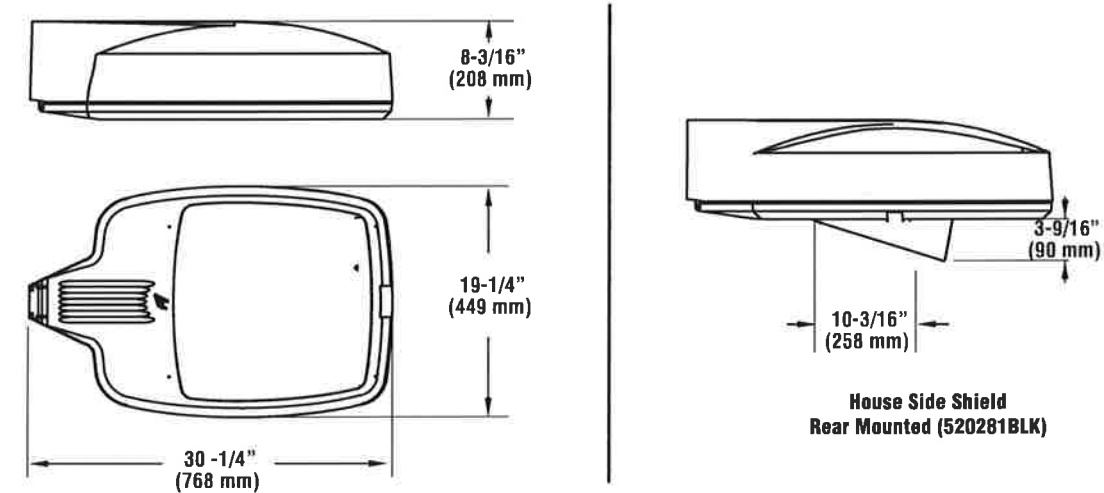
|                        |      |    |         |     |    |    |     |     |
|------------------------|------|----|---------|-----|----|----|-----|-----|
| TYPICAL ORDER EXAMPLE: | XPT3 | FT | LED 128 | 450 | CW | UE | WHT | PCR |
|------------------------|------|----|---------|-----|----|----|-----|-----|

| Prefix                | Distribution                    | Light Source | # of LEDs | Drive Current              | Color Temperature                     | Input Voltage                                           | Finish                                                                                                                                  | Options                                                                                                       |
|-----------------------|---------------------------------|--------------|-----------|----------------------------|---------------------------------------|---------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| XPT3 - LED<br>Patriot | 3 - Type III                    | LED          | 128       | 350 - 350mA<br>450 - 450mA | CW - Cool White<br>NW - Neutral White | UE - Universal<br>Voltage<br>(120-277V)<br><br>347-480V | BLK - Black<br>BRZ - Bronze<br>GPT - Graphite<br>MSV - Metallic Silver<br>PLP - Platinum Plus<br>SVG - Satin Verde Green<br>WHT - White | PCR - Photoelectric Control<br>Receptacle <sup>2</sup><br>TB - Terminal Block<br>IMS - Integral Motion Sensor |
|                       | 5 - Type V                      |              |           |                            |                                       |                                                         |                                                                                                                                         |                                                                                                               |
|                       | FT - Forward Throw <sup>1</sup> |              |           |                            |                                       |                                                         |                                                                                                                                         |                                                                                                               |

NOTE:  
1 - This is a non-field-rotatable optic. For retrofit applications in which the original metal halide product was rotated and LED version will require a non-standard orientation, consult factory.  
2 - Photocell must be ordered separately - see Accessories.

| LUMINAIRE EPA CHART - XPT3                                    |     | ACCESSORY ORDERING INFORMATION (Accessories are field installed)                                                                                                                                  |                          |
|---------------------------------------------------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
|                                                               |     | Description                                                                                                                                                                                       | Order Number             |
| Single                                                        | 1.5 | PC120 - Photocell                                                                                                                                                                                 | 122514 <sup>+</sup>      |
| D180°                                                         | 3.0 | PC208-277 - Photocell for 208V, 240V or 277V                                                                                                                                                      | 122515 <sup>+</sup>      |
| D90°                                                          | 2.3 | PC347 - Photocell                                                                                                                                                                                 | 159516 <sup>+</sup>      |
| T90°                                                          | 3.8 | PC480 - Photocell                                                                                                                                                                                 | 1225180 <sup>+</sup>     |
| TN120°                                                        | 4.0 | RPPC - Round Pole Plate                                                                                                                                                                           | 141940CLR                |
| Q90°                                                          | 4.5 | FK120 - Single Fusing                                                                                                                                                                             | FK120 <sup>++</sup>      |
| Note: House Side Shield adds to fixture EPA. Consult Factory. |     | FK277 - Single Fusing                                                                                                                                                                             | FK277 <sup>++</sup>      |
|                                                               |     | DFK208, 240 - Double Fusing                                                                                                                                                                       | DFK208,240 <sup>++</sup> |
|                                                               |     | DFK480 - Double Fusing                                                                                                                                                                            | DFK480 <sup>++</sup>     |
|                                                               |     | FK347 - Single Fusing                                                                                                                                                                             | FK347 <sup>++</sup>      |
|                                                               |     | Description                                                                                                                                                                                       | Order Number             |
|                                                               |     | XPT3 FT HSS RM- External House Side Shield - Rear Mount                                                                                                                                           | 520281BLK <sup>+++</sup> |
|                                                               |     | XPT3 PLS - Polycarbonate Shield                                                                                                                                                                   | 92730                    |
|                                                               |     | BKS-BO-WM-* -CLR - Wall Mount Plate                                                                                                                                                               | 123111CLR                |
|                                                               |     | BKA-BO-EC-6-CLR - Extension Arm                                                                                                                                                                   | 142862CLR                |
|                                                               |     | BKA-BO-BA-8-CLR - Radius Arm                                                                                                                                                                      | 169010CLR                |
|                                                               |     | BKU-BO-S-19-CLR - Upsweep Bracket for Round and Square Poles                                                                                                                                      | 144191CLR                |
|                                                               |     | NOTES:<br><sup>+</sup> Factory installed PCR option required. <sup>++</sup> Fusing must be located in the hand hole of pole.<br><sup>+++</sup> Black only. House Side Shields add to fixture EPA. |                          |

DIMENSIONS



## ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- Lumen packages suitable for ceiling heights ranging from 8' to in excess of 100'
- Efficacies up to 87 lm/w
- Superior-quality white LED light output using Chip on Board technology
- No harmful ultraviolet or infrared wavelengths
- No lead or mercury

## PRODUCT SPECIFICATIONS

### Optics

**Cone/Lens:** Computer-optimized parabolic reflector with frosted convex lens regressed into cone provides uniform distribution with no striations • Concealed LED array provides superior aesthetic appeal both on and off

**Finishes:** Low iridescent specular, semi-specular and satin Alzak® finishes available with integral flange of same finish • See reflector options for other colors and finishes

**Baffle:** White or black painted deep multi-groove aluminum baffle insert with integral white painted flange and frosted convexed glass lens

### Electrical

**LED Light Engine:** Compact light source delivers uniform illumination without pixilation, enabling excellent beam control • Consistent fixture-to-fixture color temperature within 3 SDCM • Replaceable light engine with quick connector mounts directly to heat sink and is easily replaceable • CRI > 80

**Passive Cooling:** Cast aluminum heat sink integrated directly with housing provides superior thermal management to ensure the long life of LED

**Active Cooling:** Low noise, high efficiency, long life fan with ultra-low thermal resistance heat sink ensures long life and maximum performance of LEDs on light weight units of 8,500 lumens and higher • Active cooling unit easily accessible from above or below the ceiling

**LED Driver:** Power factor >0.9 • Easily replaceable from above or below the ceiling.

**Dimming:** Dimmable via 0-10V protocol standard • Optional drivers available for use with Lutron EcoSystem or 2-wire dimmers • For a list of compatible dimmers, see [LED-DIM](#).

**Life:** Rated for 50,000 hours at 70% lumen maintenance • Available with option Lumen Depreciation Indicator (LDI)

### Mechanical

**Housing:** Low profile, universal housing design installs in suspended grid, plaster or drywall • Integral heat sink conducts heat away from LED light engine • Driver is accessible from above and below ceiling and can be upgraded to accommodate future technology improvements.

**Mounting Frame:** Heavy gauge steel lower housing ring accommodates ceilings up to 2" thick • For thicker ceilings; consult factory

**Mounting Bracket:** Mounting brackets have 3" vertical adjustment and accepts most commercial bar hangers, including our proprietary Tru-Lock bar hangers

- Our one-piece Tru-Lock bar hangers have integral T-bar locking screws and alignment notches for locating and locking fixture in the center or 1/4" tile increments

**Junction Box:** Over size 4" x 6" galvanized steel junction box with (6) 1/2" (2) 3/4" knockouts facilitate quick wiring • Junction box rated for four (4) No. 12 AWG 90° C branch circuit conductors (2-in, 2-out)

### Labels and Listings

- UL listed for feed through and damp locations
- UL and cUL, RoHS compliant
- EMI complies with FCC 47, Part 15, Class A
- Energy Star qualified, see back page for designated products
- I.B.E.W. Union made • ARRA Compliant

**Warranty:** 5 years when used in accordance with manufacturing guidelines. Product specifications subject to change without notice.

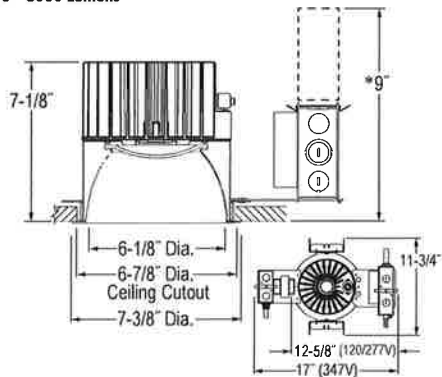
03/15 Rev.2



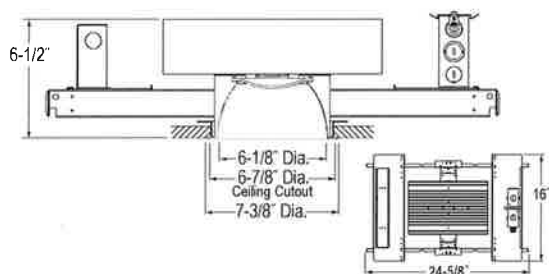
## 800 TO 9000 LUMEN 6" LED DOWNLIGHT PARABOLIC LENSED APERTURE L6 SERIES

|          |          |
|----------|----------|
| Type     | Cat. No. |
| Project: |          |
| Notes:   |          |

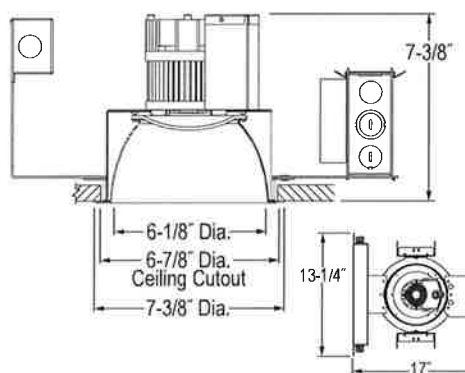
### PASSIVE COOLING DIMENSIONS: 800 - 8000 Lumens \*6000 - 8000 Lumens



### PASSIVE COOLING DIMENSIONS: 8500 - 9000 Lumens



### SPACE SAVING ACTIVE COOLING DIMENSIONS: 8500 - 9000 Lumens (Space Saving Active Cooling option shown)



1300 South Wolf Rd • Des Plaines, Illinois 60018  
PHONE 800-367-5866 • FAX 888-708-6578  
[www.junolightinggroup.com](http://www.junolightinggroup.com)



ORDERING INFORMATION: Rough-in, cone and accessories each ordered separately. J7.1.4

Example: L6-90401-G2

ROUGH-IN

LIGHT ENGINE LUMENS

COLOR TEMP

VOLTAGE

GENERATION

OPTIONS

L6

-

-

G2

-

08 800 lm

13 1300 lm

15 1500 lm

17 1700 lm

23 2300 lm

28 2800 lm

33 3300 lm

40 4000 lm

45 4500 lm

50 5000 lm

55 5500 lm

60 6000 lm

65 6500 lm

70 7000 lm

75 7500 lm

80 8000 lm

85 8500 lm

90 9000 lm

27 2700

30 3000

35 3500

40 4000

■800 & 1300 lumen fixtures are universal voltage (120/277V)

◆Not Available for 4000 Lumens and up.

● Not available for 8500 Lumens and up.

†Available on fixtures up to 7000 lumens only

■U Universal

1 120V

2 277V

3 347V

G2

F Fuse and Fuse Holder

† CP Chicago Plenum

BR Emergency Battery Pack W/ Remote Test Switch

\*PD Driver compatible with 3-wire fluorescent controls & Lutron Programmable Dimming EcoSystem®

\*FDL Forward Phase Dimming Lutron Driver - 120V only (2-wire dimming, neutral wire required)

LDI Lumen Depreciation Indicator (Cannot Be Used w/ BR Option)

SS Space Saving Active Cooling (8500 lumens and up)

Example: L600P-CL-WH

CONE

COLOR

FINISH

OPTIONS

-

-

L600P Parabolic Cone

L600B Baffle

C Clear

G Gold

WT Wheat

PT Pewter

BZ Bronze

B Black

W White

Low Irridescent Abrak Finishes:

L Specular

S Satin

\*Q Semi-Specular (\*Clear only)

Blank for White & Baffle

WH White Flange

WET Wet Locatin Listing

Example: HB-TL

ACCESSORIES

HB-TL 25" Tri-Lock grid ceiling bar hangers, Pair

HB-S2 52" C-Channel Bar Hangers, Pair

HB-28 28" C-Channel Bar Hangers, Pair

LB-27 27" Linear Bar Hangers, Pair

SCA6-\* Sloped Ceiling adapter

\* Angle must be specified when ordering;

Available in 5", 10", 15", 20", 25", 30" Example: SCA6-20

| ENGINEERING DATA 347 Volt available, consult factory. |                           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
|-------------------------------------------------------|---------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Voltage 120V                                          |                           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| Light Engine Lumens                                   | 800                       | 1300    | 1500    | 1700    | 2300    | 2800    | 3300    | 4000    | 4500    | 5000    | 5500    | 6000    | 6500    | 7000    | 7500    | 8000    | 8500    | 9000    |
| CCT                                                   | (2700K/3000K/3500K/4000K) |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| Input Current                                         | 0.075                     | 0.125   | 0.158   | 0.183   | 0.242   | 0.308   | 0.300   | 0.383   | 0.337   | 0.382   | 0.426   | 0.452   | 0.492   | 0.552   | 0.601   | 0.638   | 0.694   | 0.766   |
| Input Wattage                                         | 9W                        | 15W     | 19W     | 22W     | 29W     | 37W     | 36W     | 46W     | 40W     | 46W     | 51W     | 54W     | 59W     | 66W     | 72W     | 76W     | 83W     | 92W     |
| Input Frequency                                       | 50/60Hz                   | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz |
| Power Factor                                          | 0.9                       | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     |
| Voltage 277V                                          |                           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| Light Engine Lumens                                   | 800                       | 1300    | 1500    | 1700    | 2300    | 2800    | 3300    | 4000    | 4500    | 5000    | 5500    | 6000    | 6500    | 7000    | 7500    | 8000    | 8500    | 9000    |
| CCT                                                   | (270K/3000K/3500K/4000K)  |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| Input Current                                         | 0.032                     | 0.054   | 0.069   | 0.079   | 0.105   | 0.134   | 0.130   | 0.166   | 0.146   | 0.165   | 0.185   | 0.196   | 0.213   | 0.239   | 0.260   | 0.276   | 0.301   | 0.332   |
| Input Wattage                                         | 9W                        | 15W     | 19W     | 22W     | 29W     | 37W     | 36W     | 46W     | 40W     | 46W     | 51W     | 54W     | 59W     | 66W     | 72W     | 76W     | 83W     | 92W     |
| Input Frequency                                       | 50/60Hz                   | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz | 50/60Hz |
| Power Factor                                          | 0.9                       | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     | 0.9     |

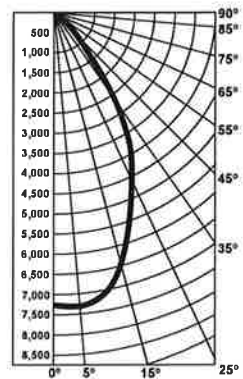
| Energy Star Qualified:                                                              |                                          |                                                                                                                                                                           |
|-------------------------------------------------------------------------------------|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                     | Product #                                | Fixture Configurations = Energy Star                                                                                                                                      |
|  | (120-277V)<br>L6-(XX)(YY)(Z); L600P-C(F) | Lumen Pacvkage: XX = 08, 13, 15, 17, 23, 28, 33, 40, 50, 55, 60, 65, 70, 75, 80, 85, 90<br>CCT: YY = 27, 30, 35, 40<br>Voltage: Z = 1, 2<br>Reflector Finish: F = L, S, Q |
|  | (347V)<br>L6-(XX)(YY)3; L600P-C(F)       | Lumen Package: XX = 15, 17, 23, 33, 40, 45, 50, 55, 60, 65, 70, 75, 75, 80, 90<br>CCT: YY = 27, 30, 35, 40<br>Reflector Finish: F = L, Q                                  |



1300 S. Wolf Road • Des Plaines, IL 60018 • Phone (800) 367-5866 • Fax (888) 708-6578  
Visit us at [www.junolightinggroup.com](http://www.junolightinggroup.com)

Catalog Number: **L6-90351-G2; L600P-CL**  
 PHOTOMETRIC REPORT  
 Test Number: PR11132291

Total Lumen Output: 6776 Lumens  
 Luminaire Efficacy: 74.7 lm/w (4K)  
 Luminaire Spacing Criteria: 0.90  
 Luminaire: Clear specular Alzak® reflector with regressed frosted glass lens.  
 CIE-Type: Direct



#### Candlepower Distribution

| Angle (Candela) | Candela | Lumens |
|-----------------|---------|--------|
| 0°              | 7254    |        |
| 5°              | 7284    | 695    |
| 15°             | 6508    | 1845   |
| 25°             | 4647    | 2151   |
| 35°             | 2735    | 1718   |
| 45°             | 426     | 330    |
| 55°             | 35      | 32     |
| 65°             | 0       | 0      |
| 75°             | 0       | 0      |
| 85°             | 0       | 0      |

#### Initial Footcandles

| Distance to Illuminated Plane (Feet) | Footcandles Beam Center | Footcandles Beam Edge | Beam Diameter |
|--------------------------------------|-------------------------|-----------------------|---------------|
| 6'                                   | 201.5                   | 63.9                  | 7.2'          |
| 7'                                   | 148.0                   | 46.9                  | 8.4'          |
| 8'                                   | 113.3                   | 35.9                  | 9.6'          |
| 9'                                   | 89.6                    | 28.4                  | 10.8'         |
| 10'                                  | 72.5                    | 23.0                  | 12.0'         |
| 11'                                  | 59.9                    | 19.0                  | 13.2'         |
| 12'                                  | 50.4                    | 16.0                  | 14.4'         |
| 13'                                  | 42.9                    | 13.6                  | 15.6'         |
| 14'                                  | 37.0                    | 11.7                  | 16.8'         |
| 15'                                  | 32.2                    | 10.2                  | 18.0'         |

#### Luminance Data

| Angle in Degrees | Candela/M² |
|------------------|------------|
| 45°              | 33,001     |
| 55°              | 3356       |
| 65°              | 0          |
| 75°              | 808        |
| 85°              | 0          |

#### Zonal Lumen Summary

| Zone    | Lumen% | %Fixture |
|---------|--------|----------|
| 0-30°   | 4691   | 69.2     |
| 0-40°   | 6409   | 94.6     |
| 0-60°   | 7661   | 99.9     |
| 0-90°   | 8775   | 100.0    |
| 90-180° | 0      | 0.0      |
| 0-180°  | 8775   | 100.0    |

#### AVERAGE INITIAL FOOTCANDLES

Reflectances: 80% Ceiling, 50% Walls, 20% Floors

| Luminaire Spacing | Room Cavity Ratio |      |      |  |
|-------------------|-------------------|------|------|--|
|                   | RCR1              | RCR4 | RCR8 |  |
| 5' x 5'           | 301               | 244  | 190  |  |
| 6' x 6'           | 209               | 169  | 132  |  |
| 7' x 7'           | 153               | 124  | 97   |  |
| 8' x 8'           | 118               | 95   | 74   |  |
| 9' x 9'           | 93                | 75   | 59   |  |
| 10' x 10'         | 75                | 61   | 47   |  |
| 11' x 11'         | 62                | 50   | 39   |  |
| 12' x 12'         | 52                | 42   | 33   |  |

#### COEFFICIENTS OF UTILIZATION - % (Zonal Cavity Method)

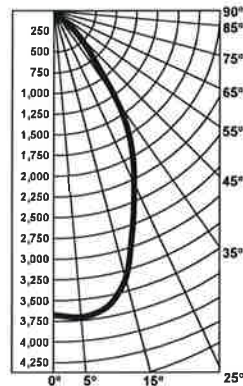
Effective Floor Reflectance 20%

| PCC | 80  |     |     |     | 70  |     |     |     | 50  |     |     |     | 30  |     |     |     | 10  |     |     |     | 0   |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| PW  | 70  | 50  | 30  | 10  | 70  | 50  | 30  | 10  | 50  | 30  | 10  | 50  | 30  | 10  | 50  | 30  | 10  | 50  | 30  | 10  | 0   |
| 0   | 119 | 119 | 119 | 119 | 116 | 116 | 116 | 116 | 111 | 111 | 111 | 106 | 106 | 106 | 102 | 102 | 102 | 100 | 100 | 100 | 100 |
| 1   | 113 | 110 | 108 | 106 | 111 | 108 | 106 | 104 | 104 | 102 | 101 | 100 | 99  | 98  | 97  | 96  | 95  | 93  | 93  | 93  | 93  |
| 2   | 107 | 103 | 99  | 95  | 105 | 101 | 97  | 94  | 98  | 95  | 92  | 95  | 92  | 90  | 92  | 90  | 88  | 87  | 87  | 87  | 87  |
| 3   | 102 | 96  | 91  | 87  | 100 | 94  | 90  | 86  | 92  | 88  | 85  | 89  | 86  | 83  | 87  | 84  | 82  | 80  | 80  | 80  | 80  |
| 4   | 97  | 89  | 84  | 79  | 95  | 88  | 83  | 79  | 86  | 81  | 78  | 84  | 80  | 77  | 82  | 79  | 76  | 75  | 75  | 75  | 75  |
| 5   | 92  | 83  | 78  | 73  | 90  | 82  | 77  | 73  | 81  | 76  | 72  | 79  | 75  | 72  | 77  | 74  | 71  | 70  | 70  | 70  | 70  |
| 6   | 87  | 78  | 72  | 68  | 86  | 77  | 72  | 68  | 76  | 71  | 67  | 74  | 70  | 67  | 73  | 69  | 66  | 65  | 65  | 65  | 65  |
| 7   | 83  | 73  | 67  | 63  | 81  | 73  | 67  | 63  | 71  | 66  | 63  | 70  | 66  | 62  | 69  | 65  | 62  | 60  | 60  | 60  | 60  |
| 8   | 79  | 69  | 63  | 59  | 77  | 68  | 63  | 59  | 67  | 62  | 58  | 66  | 62  | 58  | 65  | 61  | 58  | 57  | 57  | 57  | 57  |
| 9   | 75  | 65  | 59  | 55  | 74  | 65  | 59  | 55  | 64  | 58  | 55  | 63  | 58  | 55  | 62  | 58  | 54  | 53  | 53  | 53  | 53  |
| 10  | 71  | 61  | 56  | 52  | 70  | 61  | 55  | 52  | 60  | 55  | 51  | 59  | 55  | 51  | 59  | 54  | 51  | 50  | 50  | 50  | 50  |

Catalog Number: **L6-45351-G2; L600P-CL**

PHOTOMETRIC REPORT  
 Test Number: PR11132281

Total Lumen Output: 3449 Lumens  
 Luminaire Efficacy: 86.2 lm/w (35K)  
 Luminaire Spacing Criteria: 0.9  
 Luminaire: Clear specular Alzak® reflector with regressed frosted glass lens.  
 CIE-Type: Direct



#### Candlepower Distribution

| Angle (Candela) | Candela | Lumens |
|-----------------|---------|--------|
| 0°              | 3692    |        |
| 5°              | 3707    | 354    |
| 15°             | 3312    | 939    |
| 25°             | 2365    | 1095   |
| 35°             | 1392    | 875    |
| 45°             | 217     | 168    |
| 55°             | 18      | 16     |
| 65°             | 0       | 0      |
| 75°             | 0       | 0      |
| 85°             | 0       | 0      |

#### Initial Footcandles

| Distance to Illuminated Plane (Feet) | Footcandles Beam Center | Footcandles Beam Edge | Beam Diameter |
|--------------------------------------|-------------------------|-----------------------|---------------|
| 6'                                   | 102.5                   | 32.5                  | 7.2'          |
| 7'                                   | 75.3                    | 23.9                  | 8.4'          |
| 8'                                   | 57.7                    | 18.3                  | 9.6'          |
| 9'                                   | 45.6                    | 14.4                  | 10.8'         |
| 10'                                  | 36.9                    | 11.7                  | 12.0'         |
| 11'                                  | 30.5                    | 9.7                   | 13.2'         |
| 12'                                  | 25.6                    | 8.1                   | 14.4'         |
| 13'                                  | 21.8                    | 6.9                   | 15.6'         |
| 14'                                  | 18.8                    | 6.0                   | 16.8'         |
| 15'                                  | 16.4                    | 5.2                   | 18.0'         |

#### Luminance Data

| Angle in Degrees | Candela/M² |
|------------------|------------|
| 45°              | 16,795     |
| 55°              | 1723       |
| 65°              | 0          |
| 75°              | 212        |
| 85°              | 0          |

#### Zonal Lumen Summary

| Zone    | Lumen% | %Fixture |
|---------|--------|----------|
| 0-30°   | 2387   | 69.3     |
| 0-40°   | 3262   | 94.6     |
| 0-60°   | 3446   | 100.0    |
| 0-90°   | 3446   | 100.0    |
| 90-180° | 0      | 0.0      |
| 0-180°  | 3446   | 100.0    |

#### AVERAGE INITIAL FOOTCANDLES

Reflectances: 80% Ceiling, 50% Walls, 30% Floors

| Luminaire Spacing | Room Cavity Ratio |      |      |  |
|-------------------|-------------------|------|------|--|
|                   | RCR1              | RCR4 | RCR8 |  |
| 5' x 5'           | 152               | 123  | 95   |  |
| 6' x 6'           | 105               | 85   | 66   |  |
| 7' x 7'           | 77                | 63   | 49   |  |
| 8' x 8'           | 59                | 48   | 37   |  |
| 9' x 9'           | 47                | 38   | 29   |  |
| 10' x 10'         | 38                | 31   | 24   |  |
| 11' x 11'         | 31                | 25   | 20   |  |
| 12' x 12'         | 26                | 21   | 17   |  |

#### COEFFICIENTS OF UTILIZATION - % (Zonal Cavity Method)

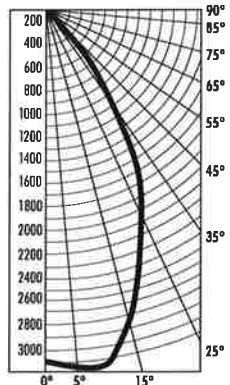
Effective Floor Reflectance 20%

| PCC | 80  |     |     |     | 70  |     |     |     | 50  |     |     |     | 30  |     |     |     | 10  |    |    |    | 0  |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|----|----|----|
| PW  | 70  | 50  | 30  | 10  | 70  | 50  | 30  | 10  | 50  | 30  | 10  | 50  | 30  | 10  | 50  | 30  | 10  | 50 | 30 | 10 | 0  |
| 0   | 118 | 118 | 118 | 118 | 116 | 116 | 116 | 116 | 110 | 110 | 110 | 106 | 106 | 106 | 101 | 101 | 101 | 99 | 99 | 99 | 99 |
| 1   | 113 | 110 | 108 | 105 | 110 | 108 | 106 | 104 | 104 | 102 | 101 | 100 | 99  | 98  | 97  | 96  | 95  | 93 | 93 | 93 | 93 |
| 2   | 107 | 102 | 98  | 95  | 105 | 101 | 97  | 94  | 98  | 95  | 92  | 95  | 92  | 90  | 92  | 90  | 88  | 86 | 86 | 86 | 86 |
| 3   | 102 | 95  | 91  | 87  | 100 | 94  | 90  | 86  | 91  | 88  | 85  | 89  | 86  | 83  | 87  | 84  | 82  | 80 | 80 | 80 | 80 |
| 4   | 97  | 89  | 84  | 79  | 95  | 88  | 83  | 79  | 86  | 81  | 78  | 84  | 80  | 77  | 82  | 79  | 76  | 75 | 75 | 75 | 75 |
| 5   | 92  | 83  | 78  | 73  | 90  | 82  | 77  | 73  | 81  | 76  | 72  | 79  | 75  | 72  | 77  | 74  | 71  | 69 | 69 | 69 | 69 |
| 6   | 87  | 78  | 72  | 68  | 86  | 77  | 72  | 68  | 76  | 71  | 67  | 74  | 70  | 67  | 73  | 69  | 66  | 65 | 65 | 65 | 65 |
| 7   | 83  | 73  | 67  | 63  | 81  | 73  | 67  | 63  | 71  | 66  | 63  | 70  | 66  | 62  | 69  | 65  | 62  | 60 | 60 | 60 | 60 |
| 8   | 78  | 69  | 63  | 59  | 77  | 68  | 63  | 59  | 67  | 62  | 58  | 66  | 62  | 58  | 65  | 61  | 58  | 57 | 57 | 57 | 57 |
| 9   | 75  | 65  | 59  | 55  | 74  | 64  | 59  | 55  | 64  | 58  | 55  | 63  | 58  | 55  | 62  | 58  | 54  | 53 | 53 | 53 | 53 |
| 10  | 71  | 61  | 56  | 52  | 70  | 61  | 55  | 52  | 60  | 55  | 51  | 59  | 55  | 51  | 59  | 54  | 51  | 50 | 50 | 50 | 50 |

Catalog Number: **L6-40351-G2; L600P-CL**

PHOTOMETRIC REPORT  
 Test Number: PR0811061

Total Lumen Output: 2996 Lumens  
 Luminaire Efficacy: 65.8 lm/w (35K)  
 Luminaire Spacing Criteria: 0.93  
 Luminaire: Clear specular Alzak® reflector with regressed frosted glass lens.  
 CIE-Type: Direct



#### CCT MULTIPLIER:

(3300-4000 Lumens)

27K 3K 35K 4K  
 .87 .96 Baseline 1.02

#### Candlepower Distribution

| Angle (Candela) | Candela | Lumens |
|-----------------|---------|--------|
| 0°              | 3097    |        |
| 5°              | 3118    | 298    |
| 15°             | 2894    | 820    |
| 25°             | 2078    | 962    |
| 35°             | 1195    | 751    |
| 45°             | 190     | 147    |
| 55°             | 6       | 5      |
| 65°             | 0       | 0      |
| 75°             | 0       | 0      |
| 85°             | 0       | 0      |

#### Initial Footcandles

| Distance to Illuminated Plane (Feet) | Footcandles Beam Center | Footcandles Beam Edge | Beam Diameter |
|--------------------------------------|-------------------------|-----------------------|---------------|
| 6'                                   | 86.0                    | 26.8                  | 7.4'          |
| 7'                                   | 63.2                    | 19.7                  | 8.7'          |
| 8'                                   | 48.4                    | 15.1                  | 9.9'          |
| 9'                                   | 38.2                    | 11.9                  | 11.2'         |
| 10'                                  | 31.0                    | 9.6                   | 12.4'         |
| 11'                                  | 25.6                    | 8.0                   | 13.7'         |
| 12'                                  | 21.5                    | 6.7                   | 14.9'         |
| 13'                                  | 18.3                    | 5.7                   | 16.1'         |
| 14'                                  | 15.8                    | 4.9                   | 17.4'         |
| 15'                                  | 13.8                    | 4.3                   | 18.6'         |

#### Luminance Data

| Angle in Degrees | Candela/M² |
|------------------|------------|
| 45°              | 13559      |
| 55°              | 526        |
| 65°              | 0          |
| 75°              | 1025       |
| 85°              | 2827       |

#### Zonal Lumen Summary

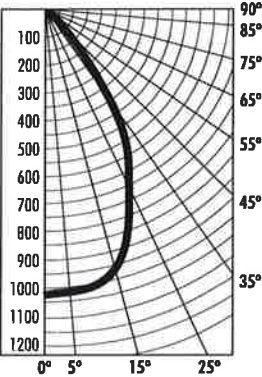
| Zone    | Lumen% | %Fixture |
|---------|--------|----------|
| 0-30°   | 2080   | 69.5     |
| 0-40°   | 2830   | 94.5     |
| 0-60°   | 2983   | 99.6     |
| 0-90°   | 2994   | 100.0    |
| 90-180° | 0      | 0.0      |
| 0-180°  | 2994   | 100.0    |

#### AVERAGE INITIAL FOOTCANDLES

Reflectances: 80% Ceiling, 50% Walls, 30% Floors

| Luminaire Spacing | Room Cavity Ratio |      |      |  |
|-------------------|-------------------|------|------|--|
|                   | RCR1              | RCR4 | RCR8 |  |
| 5' x 5'           | 133               | 108  | 84   |  |
| 6' x 6'           | 92                | 75   | 58   |  |
| 7' x 7'           | 68                | 55   | 43   |  |
| 8' x 8'           | 52                | 42   | 33   |  |
| 9' x 9'           | 41                | 33   | 26   |  |
| 10' x 10'         | 33                | 27   | 21   |  |
| 11' x 11'         | 27                | 22   | 17   |  |
| 12' x 12'         | 23                | 19   | 15   |  |

Catalog Number: **L6-1340U-G2; L600P-CL**  
PHOTOMETRIC REPORT  
Test Number: PRO8110861  
Total Lumen Output: 1010 Lumens  
Luminaire Efficacy: 68.2 lm/w (4K)  
Luminaire Spacing Criteria: 0.95  
Luminaire: Clear specular Alzak® reflector with regressed frosted glass lens.  
CIE-Type: Direct



**CCT MULTIPLIER:**  
(800-2880 Lumens)  
27K 3K 35K 4K  
.83 .92 .93 Baseline

| Candlepower Distribution (Candelas) |         |        |
|-------------------------------------|---------|--------|
| Angle                               | Candela | Lumens |
| 0°                                  | 1024    |        |
| 5°                                  | 1032    | 99     |
| 15°                                 | 979     | 278    |
| 25°                                 | 713     | 330    |
| 35°                                 | 405     | 254    |
| 45°                                 | 57      | 44     |
| 55°                                 | 3       | 3      |
| 65°                                 | 3       | 3      |
| 75°                                 | 0       | 0      |
| 85°                                 | 0       | 0      |

Initial Footcandles

| Distance to Illuminated Plane (feet) | Footcandles Beam Center | Footcandles Beam Edge | Beam Diameter |
|--------------------------------------|-------------------------|-----------------------|---------------|
| 6'                                   | 28.4                    | 8.8                   | 7.5'          |
| 7'                                   | 20.9                    | 6.5                   | 8.7'          |
| 8'                                   | 16.0                    | 5.0                   | 10.0'         |
| 9'                                   | 12.6                    | 3.9                   | 11.2'         |
| 10'                                  | 10.2                    | 3.2                   | 12.5'         |
| 11'                                  | 8.5                     | 2.6                   | 13.7'         |
| 12'                                  | 7.1                     | 2.2                   | 15.0'         |
| 13'                                  | 6.1                     | 1.9                   | 16.2'         |
| 14'                                  | 5.2                     | 1.6                   | 17.5'         |
| 15'                                  | 4.5                     | 1.4                   | 18.7'         |

Luminance Data

| Angle in Degrees | Candela/M <sup>2</sup> |
|------------------|------------------------|
| 45°              | 4102                   |
| 55°              | 254                    |
| 65°              | 307                    |
| 75°              | 0                      |
| 85°              | 0                      |

Zonal Lumen Summary

| Zone    | Lumens% | % Fixture |
|---------|---------|-----------|
| 0-30°   | 706     | 69.9      |
| 0-40°   | 960     | 95.1      |
| 0-60°   | 1007    | 99.7      |
| 0-90°   | 1010    | 100.0     |
| 90-180° | 0       | 0.0       |
| 0-180°  | 1010    | 100.0     |

AVERAGE INITIAL FOOTCANDLES

Reflectances: 80% Ceiling, 50% Walls, 20% Floors

| Luminaire Spacing | Room Cavity Ratio |      |      |
|-------------------|-------------------|------|------|
|                   | RCR1              | RCR4 | RCR8 |
| 5' x 5'           | 45                | 36   | 28   |
| 6' x 6'           | 31                | 25   | 20   |
| 7' x 7'           | 23                | 19   | 14   |
| 8' x 8'           | 18                | 14   | 11   |
| 9' x 9'           | 14                | 11   | 9    |
| 10' x 10'         | 11                | 9    | 7    |
| 11' x 11'         | 9                 | 8    | 6    |
| 12' x 12'         | 8                 | 6    | 5    |

COEFFICIENTS OF UTILIZATION - % (Zonal Cavity Method)

Effective Floor Reflectance 20%

| PCC | 80  |     |     |     | 70  |     |     |     | 50  |     |     |     | 30  |     |     |     | 10  |     |    |    | 0 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|----|---|
| PW  | 70  | 50  | 30  | 10  | 70  | 50  | 30  | 10  | 50  | 30  | 10  | 50  | 30  | 10  | 50  | 30  | 10  | 50  | 30 | 10 | 0 |
| 0   | 119 | 119 | 119 | 119 | 116 | 116 | 116 | 116 | 111 | 111 | 111 | 106 | 106 | 106 | 102 | 102 | 102 | 100 |    |    |   |
| 1   | 113 | 111 | 108 | 106 | 111 | 109 | 106 | 104 | 104 | 103 | 101 | 101 | 99  | 98  | 97  | 96  | 95  | 93  |    |    |   |
| 2   | 108 | 103 | 99  | 96  | 106 | 101 | 98  | 94  | 98  | 95  | 92  | 95  | 93  | 90  | 92  | 90  | 89  | 87  |    |    |   |
| 3   | 102 | 96  | 91  | 87  | 100 | 95  | 90  | 86  | 92  | 88  | 85  | 89  | 86  | 84  | 87  | 85  | 82  | 81  |    |    |   |
| 4   | 97  | 90  | 84  | 80  | 95  | 88  | 83  | 79  | 86  | 82  | 78  | 84  | 80  | 77  | 82  | 79  | 76  | 75  |    |    |   |
| 5   | 92  | 84  | 78  | 73  | 90  | 83  | 77  | 73  | 81  | 76  | 72  | 79  | 75  | 72  | 78  | 74  | 71  | 70  |    |    |   |
| 6   | 87  | 78  | 72  | 68  | 86  | 78  | 72  | 68  | 76  | 71  | 67  | 75  | 70  | 67  | 73  | 69  | 66  | 65  |    |    |   |
| 7   | 83  | 73  | 68  | 63  | 82  | 73  | 67  | 63  | 72  | 66  | 63  | 70  | 66  | 62  | 69  | 65  | 62  | 61  |    |    |   |
| 8   | 79  | 69  | 63  | 59  | 78  | 69  | 63  | 59  | 68  | 62  | 59  | 66  | 62  | 58  | 66  | 61  | 58  | 57  |    |    |   |
| 9   | 75  | 65  | 59  | 55  | 74  | 65  | 59  | 55  | 64  | 59  | 55  | 63  | 58  | 55  | 62  | 58  | 55  | 53  |    |    |   |
| 10  | 71  | 62  | 56  | 52  | 70  | 61  | 55  | 52  | 60  | 55  | 52  | 59  | 55  | 51  | 59  | 54  | 51  | 50  |    |    |   |

Fixtures tested to IES recommended standard for solid state lighting per LM-79-08. Photometric performance on a single unit represents a baseline of performance for the fixture. Results may vary in the field.



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# Traffic Impact Study

## Medical Office Development

Arlington Heights, Illinois



Prepared For



Prepared By

Michael A. Werthmann, PE, PTOE



November 7, 2016

# 1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed medical office development to be located in Arlington Heights, Illinois. The site, which is currently vacant, is located on the east side of Arlington Heights Road between Pickwick Road and Emerson Street.

As proposed, the development is to contain a medical office development with approximately 26,650 square feet of space and will have shared access with the Autumn Leaves Assisted Living Community. Access to the development is proposed via the existing full movement access drive on Arlington Heights Road serving the Autumn Leaves Assisted Living Community located opposite Pickwick Road and a proposed right-in/right-out access drive on Arlington Heights Road opposite Emerson Street.

**Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site area.

The purpose of this report was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development.

The sections of this memorandum present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the site
- Traffic analyses for the weekday morning and evening peak hours
- Recommendations with respect to adequacy of the site access system and adjacent roadway system



FINAL PLAT  
OF  
ARLINGTON HEIGHTS MEDICAL SUBDIVISION

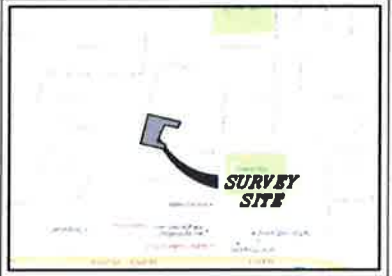
BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY RECORDER CERTIFICATE (TO BE STAMPED BY THE COOK COUNTY RECORDER)

COOK COUNTY CLERK CERTIFICATE (TO BE STAMPED BY THE COOK COUNTY CLERK)

| DATE     | REVISION                   | BY | CHK | APP |
|----------|----------------------------|----|-----|-----|
| 11/29/16 | REVISED PER VILLAGE REVIEW |    |     |     |
| 11/27/16 | REVISED PER VILLAGE REVIEW |    |     |     |

**Manhard CONSULTING**  
180 Westlawn Parkway, Suite 200, Oakbrook Terrace, IL 60181  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners



LOCATION MAP

NOT TO SCALE

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE-2011 ADJUSTMENT, ADJUSTED TO GROUND VALUES, AS ESTABLISHED UTILIZING TRIMBLE VRS REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

SURVEY PREPARED FOR

DEBB KOSICH MANAGEMENT, LLC.  
1111 EAST TOUHY, SUITE 230  
DES PLAINES, ILLINOIS 60018

SUBMITTED BY/RETURN TO:

DEBB KOSICH MANAGEMENT, LLC.  
1111 EAST TOUHY, SUITE 230  
DES PLAINES, ILLINOIS 60018

EXISTING PROPERTY AREA

168,180 SQUARE FEET (3.861 ACRES)

PRE-SUBDIVISION  
PROPERTY ADDRESS

TRACT A: 1519 SOUTH ARLINGTON HEIGHTS ROAD  
TRACT B: 1521 SOUTH ARLINGTON HEIGHTS ROAD  
TRACT C: 1525 SOUTH ARLINGTON HEIGHTS ROAD  
TRACT D: 1531 SOUTH ARLINGTON HEIGHTS ROAD  
TRACT E: 1625 SOUTH ARLINGTON HEIGHTS ROAD

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67) ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- VISIBLE IMPROVEMENTS HAVE NOT BEEN SHOWN. UNDERGROUND AND SURFACE VISIBLE UTILITIES HAVE NOT BEEN SHOWN.
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.
- THIS SURVEY WAS PREPARED FOR DEBB KOSICH MANAGEMENT, LLC. BASED ON A FIELD BOUNDARY SURVEY COMPLETED ON MARCH 9, 2016. THE BASIS OF BEARINGS IS ASSUMED.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 194003350, EXPIRES APRIL 30, 2017.

ARLINGTON HEIGHTS MEDICAL SUBDIVISION  
ARLINGTON HEIGHTS, ILLINOIS  
FINAL PLAT OF SUBDIVISION

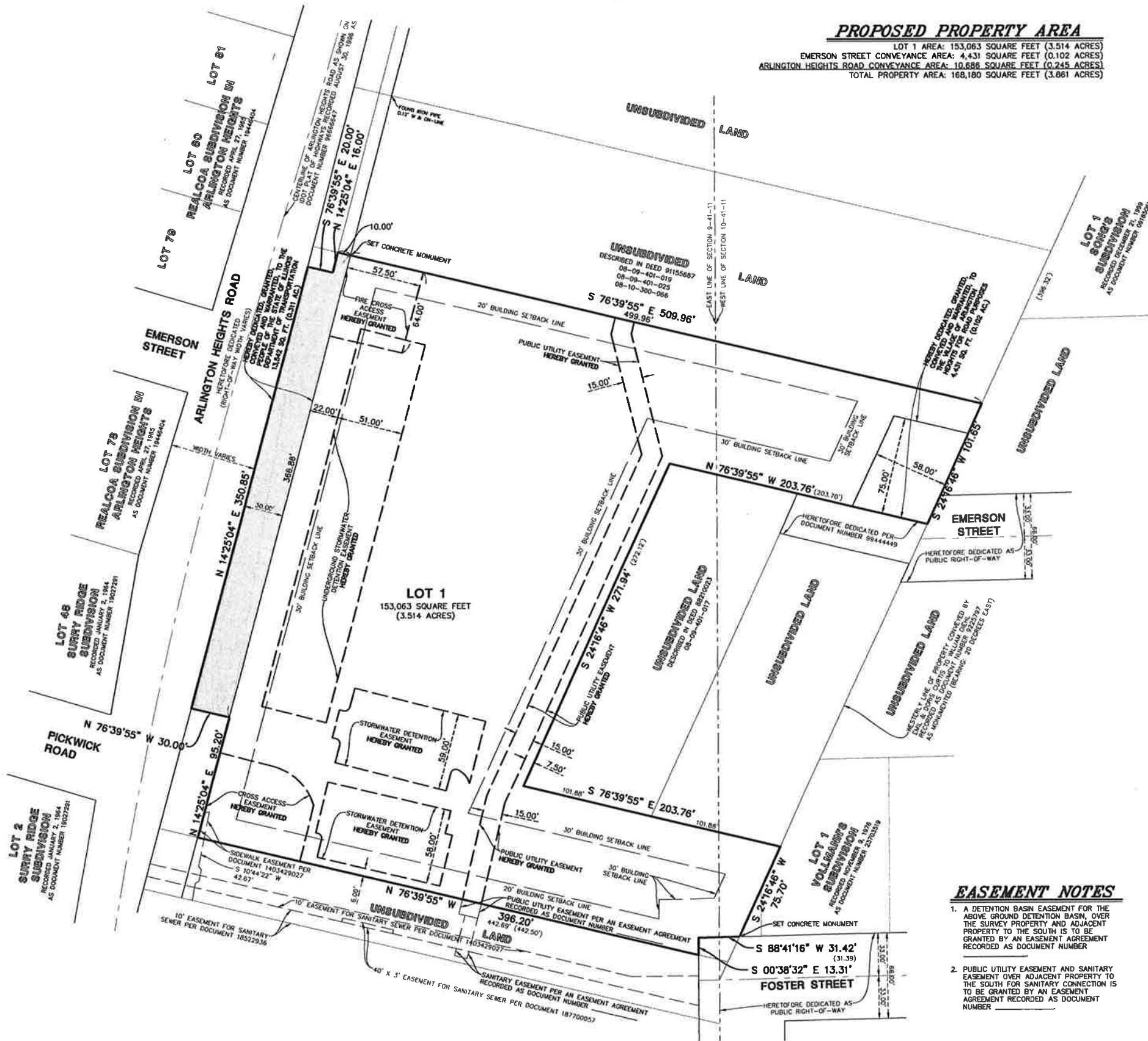


FINAL PLAT  
OF  
ARLINGTON HEIGHTS MEDICAL SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

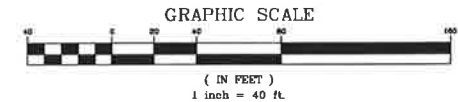
PROPOSED PROPERTY AREA

LOT 1 AREA: 153,063 SQUARE FEET (3.514 ACRES)  
EMERSON STREET CONVEYANCE AREA: 4,431 SQUARE FEET (0.102 ACRES)  
ARLINGTON HEIGHTS ROAD CONVEYANCE AREA: 10,686 SQUARE FEET (0.245 ACRES)  
TOTAL PROPERTY AREA: 168,180 SQUARE FEET (3.861 ACRES)



COOK COUNTY RECORDER CERTIFICATE (TO BE STAMPED BY THE COOK COUNTY RECORDER)

COOK COUNTY CLERK CERTIFICATE (TO BE STAMPED BY THE COOK COUNTY CLERK)



LAND DEDICATED, GRANTED, CONVEYED AND WARRANTED, TO THE PEOPLE OF THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION.

ARLINGTON HEIGHTS ROAD  
RIGHT-OF-WAY CONVEYANCE

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 38 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 15.52 FEET (RECORD DISTANCE OF 15.41 FEET) TO A LINE WHICH FORMS AN ANGLE OF 76 DEGREES 01 MINUTES 23 SECONDS (RECORD ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS) MEASURED FROM NORTH TO WEST WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 76 DEGREES 39 MINUTES 55 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 442.69 FEET (RECORD DISTANCE OF 442.50 FEET) TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD AS DESCRIBED IN DOCUMENT NUMBER 7544738; THENCE NORTH 14 DEGREES 25 MINUTES 04 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 95.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 14 DEGREES 25 MINUTES 04 SECONDS EAST, CONTINUING ALONG SAID LINE, A DISTANCE OF 350.83 FEET; THENCE SOUTH 76 DEGREES 39 MINUTES 55 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A LINE WHICH IS 20.00 FEET EAST OF AND PARALLEL WITH SAID CENTERLINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTH 14 DEGREES 25 MINUTES 04 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 16.00 FEET TO SOUTH LINE OF LAND DESCRIBED IN DEED 81155687; THENCE SOUTH 76 DEGREES 39 MINUTES 55 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 10.00 FEET TO A LINE WHICH IS 30.00 FEET EAST OF AND PARALLEL WITH SAID CENTERLINE OF ARLINGTON HEIGHTS ROAD; THENCE SOUTH 14 DEGREES 25 MINUTES 04 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 366.85 FEET; THENCE NORTH 76 DEGREES 39 MINUTES 55 SECONDS WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CROSS ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR THE PROPERTY OWNER AND FUTURE OWNERS OF THE PROPERTY DIRECTLY SOUTH OF THE SURVEYED PROPERTY, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE CROSS ACCESS, INGRESS AND EGRESS TO AND FROM THE SUBDIVIDED PROPERTY, OVER AND ACROSS THAT PART OF THE PROPERTY SHOWN AND LABELED AS "CROSS ACCESS EASEMENT."

FIRE CROSS ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR THE VILLAGE OF ARLINGTON HEIGHTS EMERGENCY DEPARTMENTS, PROPERTY OWNER AND FUTURE OWNERS OF THE PROPERTY DIRECTLY NORTH OF THE SURVEYED PROPERTY, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE CROSS ACCESS, INGRESS AND EGRESS TO AND FROM THE PROPERTY, OVER AND ACROSS THAT PART OF THE PROPERTY SHOWN AND LABELED AS "FIRE CROSS ACCESS EASEMENT"

PUBLIC UTILITY EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS ON THE PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS AND ITS SUCCESSORS AND ASSIGNS AND TO THE VILLAGE OF ARLINGTON HEIGHTS AND ITS SUCCESSORS AND ASSIGNS, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITIES, TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING SANITARY SEWERS, WATER MAINS, VALVE VAULTS, AND HYDRANTS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OF ARLINGTON HEIGHTS, OVER, UPON, ALONG, UNDER, THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK; THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE TREES, SHRUBS, OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS AND OTHER UTILITIES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN. GRANTEE SHALL PROVIDE GRANTOR WRITTEN NOTICE PRIOR TO ANY CONSTRUCTION OR MAINTENANCE ACTIVITIES EXCEPT IN THE CASE OF ANY EMERGENCY REPAIRS. NO PERMANENT BUILDINGS, TREES OR OTHER STRUCTURES SHALL INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SANITARY SEWER AND/OR WATER MAINS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS.

STORMWATER DETENTION EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS STORMWATER DETENTION EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS AND ITS SUCCESSORS AND ASSIGNS AND TO THE VILLAGE OF ARLINGTON HEIGHTS AND ITS SUCCESSORS AND ASSIGNS, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE THE DETENTION FACILITIES AS MAY BE DEEMED NECESSARY OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK, AND INCLUDING THE RIGHT TO CUT DOWN, TRIM, OR REMOVE TREES, SHRUBS, OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE DETENTION FACILITIES. NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREE FLOW OF STORMWATER. THE OWNER(S) OF LOT 1 IN THIS SUBDIVISION AND ANY SUBSEQUENT PURCHASER (FUTURE OWNER) SHALL BE RESPONSIBLE FOR MAINTAINING SUCH STORMWATER MANAGEMENT FACILITY.

IN THE EVENT THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON ITS BEHALF ANY MAINTENANCE WORK TO OR UPON ANY SUCH FACILITY OR EASEMENT AREA, THE COST SHALL BE ASSESSED TO THE OWNER(S) IN THIS SUBDIVISION, ITS SUCCESSORS AND ASSIGNS AND SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY WHICH MAY BE ENFORCED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF ARLINGTON HEIGHT.

EASEMENT NOTES

- A DETENTION BASIN EASEMENT FOR THE ABOVE GROUND DETENTION BASIN, OVER THE SURVEY PROPERTY AND ADJACENT PROPERTY TO THE SOUTH IS TO BE GRANTED BY AN EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER
- PUBLIC UTILITY EASEMENT AND SANITARY EASEMENT OVER ADJACENT PROPERTY TO THE SOUTH FOR SANITARY CONNECTION IS TO BE GRANTED BY AN EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER

Manhard CONSULTING

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ARLINGTON HEIGHTS MEDICAL SUBDIVISION  
ARLINGTON HEIGHTS, ILLINOIS  
FINAL PLAT OF SUBDIVISION

PREPARED BY: JDE  
PROJECT NO.: 100  
DRAWN BY: SK  
DATE: 9/1/18  
SCALE: 1" = 40'  
SHEET  
2 OF 3  
WWW.AH101

SEND TAX BILL TO:

FINAL PLAT

OF

ARLINGTON HEIGHTS MEDICAL SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY RECORDER CERTIFICATE (TO BE STAMPED BY THE COOK COUNTY RECORDER)

COOK COUNTY CLERK CERTIFICATE (TO BE STAMPED BY THE COOK COUNTY CLERK)

OWNER'S CERTIFICATION OF EASEMENT VACATION

WE, THE UNDERSIGNED VACATE, ABOLISH, ABOLISH CROSS ACCESS EASEMENT RECORDED AS DOCUMENT NUMBER 1403429027 AND PERMANENT RIGHT-OF-WAY AND STORMWATER EASEMENT GRANTED BY DOCUMENT NUMBER 9229546

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY: \_\_\_\_\_  
SIGNATURE

NAME AND TITLE

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT \_\_\_\_\_ TRUST IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLAT AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, \_\_\_\_\_ OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS ARLINGTON HEIGHTS MEDICAL SUBDIVISION. IN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ALL STREETS AND ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, 10 FEET IN WIDTH, AS SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT" RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO PROPER AUTHORITIES AND TO THE EASEMENTS HERIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

COVENANTS AND RESTRICTIONS TO BE INSERTED

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED OR MAINTAINED IN VIOLATION, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

LOT NUMBER(S) \_\_\_\_\_ SCHOOL DISTRICT \_\_\_\_\_  
ALL \_\_\_\_\_ COMMUNITY CONSOLIDATED SCHOOL DISTRICT #59  
TOWNSHIP HIGH SCHOOL DISTRICT #214  
HARPER COMMUNITY COLLEGE DISTRICT #512

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

BY: \_\_\_\_\_  
OWNER'S NAME AND ADDRESS

PRINTED NAME AND TITLE

NOTARY PUBLIC

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORSAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2016.

NOTARY PUBLIC

MORTGAGEE'S CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED \_\_\_\_\_ AND RECORDED IN THE RECORDER'S OFFICE OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_ AS DOCUMENT NUMBER \_\_\_\_\_, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED: \_\_\_\_\_, A.D., 2016.

BY: \_\_\_\_\_

PRINTED NAME AND TITLE \_\_\_\_\_  
MORTGAGEE'S NAME AND ADDRESS

ATTEST: \_\_\_\_\_

PRINTED NAME AND TITLE

MORTGAGEE NOTARY PUBLIC

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_

OF \_\_\_\_\_ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2016.

NOTARY PUBLIC

OWNER'S CERTIFICATION AND CONVEYANCE OF RIGHT-OF-WAY

WE, THE UNDERSIGNED DEDICATED, GRANT, CONVEY AND WARRANT TO THE PEOPLE OF THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION THAT PORTION OF THE PROPERTY SHOWN HEREON DESCRIBED AFORESAID.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY: \_\_\_\_\_  
SIGNATURE

NAME AND TITLE

ACCESS NOTES

- LOT 1 SHALL HAVE ONE FULL ACCESS POINT ALONG ARLINGTON HEIGHTS ROAD
- LOT 1 SHALL HAVE ONE RIGHT IN/RIGHT OUT ACCESS POINT ALONG ARLINGTON HEIGHTS ROAD
- LOT 1 SHALL NOT HAVE ACCESS TO EMERSON STREET OR FOSTER AVENUE.

ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE

THE PROPOSED CONVEYANCE OF RIGHT-OF-WAY TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IS HEREBY ACCEPTED.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 2016.  
JOHN FORTMANN, P.E.  
DEPUTY DIRECTOR OF HIGHWAYS, REGION ONE ENGINEER

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

JOHN A. FORTMANN, P.E.  
DEPUTY DIRECTOR OF HIGHWAYS,  
REGION ONE ENGINEER

CERTIFICATE OF APPROVAL

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

APPROVED BY THE PLAN COMMISSION AT A MEETING

HELD \_\_\_\_\_, 2016.

CHAIRMAN

SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD

HELD \_\_\_\_\_, 2016.

VILLAGE PRESIDENT

VILLAGE CLERK

APPROVED BY THE VILLAGE COLLECTOR

ON \_\_\_\_\_, 2016.

VILLAGE COLLECTOR

APPROVED BY THE DIRECTOR OF ENGINEERING

ON \_\_\_\_\_, 2016

DIRECTOR OF ENGINEERING

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, \_\_\_\_\_, COUNTY CLERK OF COOK COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID CURRENT GENERAL TAXES AND NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK COUNTY, ILLINOIS,

THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2016.

COUNTY CLERK

SURVEYED PROPERTY LEGAL DESCRIPTION

TRACT A:  
PARCEL 1: THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST, A DISTANCE OF 384.30 FEET TO A POINT OF BEGINNING, THENCE NORTHEASTERLY ALONG SAID LINE 85.35 FEET; THENCE NORTHEASTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 527.24 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 83.81 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 512.57 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

PARCEL 2: THE SOUTH 10 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST A DISTANCE OF 469.65 FEET TO A POINT OF BEGINNING, THENCE NORTHEASTERLY ALONG SAID LINE 394.12 FEET; THENCE NORTHEASTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 595.30 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 309.18 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 527.24 FEET TO THE PLACE OF BEGINNING (EXCEPT THE WESTERLY 20 FEET THEREOF DEDICATED FOR ROAD), IN COOK COUNTY, ILLINOIS.

TRACT B:  
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 384.30 FEET; THENCE NORTHEASTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 308.87 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 86.27 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 263.78 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT NUMBER 9225797 A DISTANCE OF 87.55 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT C:  
THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 296.42 FEET; THENCE NORTHEASTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 283.78 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 86.97 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 278.21 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT 9225797 A DISTANCE OF 90.61 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT D:  
THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 10, THAT IS 15.41 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 10, RUNNING THENCE NORTHEASTERLY IN A STRAIGHT LINE THAT FORMS AN ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS (MEASURED FROM NORTH TO WEST) WITH THE WEST LINE SAID SECTION 10, A DISTANCE OF 442.50 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 93.20 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE FIRST DESCRIBED COURSE, A DISTANCE OF 465.83 TO A POINT ON THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 166.55 FEET TO A POINT ON A LINE FIRST COURSE EXTENDED; THENCE NORTHEASTERLY ALONG SAID LINE 6.07 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE WESTERLY 30 FEET FALLING WITHIN ARLINGTON HEIGHTS ROAD AND ALSO EXCEPT THEREFROM THAT PART DEDICATED FOR ROADWAY PURPOSES PURSUANT TO THE PLAT OF DEDICATION RECORDED OCTOBER 9, 2014 AS DOCUMENT NUMBER 1428234037, IN COOK COUNTY, ILLINOIS.

TRACT E:  
THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 10, THAT IS 15.41 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 10, RUNNING THENCE NORTHEASTERLY IN A STRAIGHT LINE THAT FORMS AN ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS (MEASURED FROM NORTH TO WEST) WITH THE WEST LINE SAID SECTION 10, A DISTANCE OF 442.50 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 93.20 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE FIRST DESCRIBED COURSE, A DISTANCE OF 465.83 TO A POINT ON THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 166.55 FEET TO A POINT ON A LINE FIRST COURSE EXTENDED; THENCE NORTHEASTERLY ALONG SAID LINE 6.07 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE WESTERLY 30 FEET FALLING WITHIN ARLINGTON HEIGHTS ROAD AND ALSO EXCEPT THEREFROM THAT PART DEDICATED FOR ROADWAY PURPOSES PURSUANT TO THE PLAT OF DEDICATION RECORDED OCTOBER 9, 2014 AS DOCUMENT NUMBER 1428234037, IN COOK COUNTY, ILLINOIS.

UTILITY EASEMENT CERTIFICATE

COMMONWEALTH EDISON COMPANY  
EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_

NICOR GAS

EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

AMERTECH/SEC

EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_

COMCAST CABLE

EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_

WIDE OPEN WEST, LLC

EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2016.

BY: \_\_\_\_\_  
OWNER

PRINTED NAME AND TITLE

OWNER'S NAME AND ADDRESS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PERMISSION TO RECORD

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS

I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2016.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855  
LICENSE EXPIRES NOVEMBER 30, 2016

SURVEYORS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF LAKE ) SS

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION: (SEE SURVEYED LEGAL DESCRIPTION)

SUBDIVIDED PROPERTY CONTAINS 3.815 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0211J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2016.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855  
LICENSE EXPIRES NOVEMBER 30, 2016

DESIGN FIRM PROFESSIONAL REGISTRATION  
NO. 184003350-EXPIRES APRIL 30, 2017

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

DATE OF FIELD SURVEY: MARCH 9, 2016

Manhard CONSULTING

803 Westlawn Parkway, Vernon Hills, IL 60061  
847.854.8950  
manhard.com  
Civil Engineers • Surveyors • Water-Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscaping Architects • Planners

ARLINGTON HEIGHTS MEDICAL SUBDIVISION  
ARLINGTON HEIGHTS, ILLINOIS  
FINAL PLAT OF SUBDIVISION

PROJ. NO.: \_\_\_\_\_  
PROJ. ASSOC.: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
DATE: 9/1/16  
SCALE: N/A  
SHEET  
3 OF 3  
WWW.AHL01





**PERSPECTIVES**

November 7th, 2016

Arlington Heights Medical Office Building  
Arlington Heights, Illinois

**STEPHEN RANKIN ASSOCIATES**  
DISTINCTIVE ARCHITECTURAL DESIGN & PLANNING

**RECEIVED**  
NOV 30 2016  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT





**PERSPECTIVES**

November 7th, 2016

Arlington Heights Medical Office Building  
Arlington Heights, Illinois

**STEPHEN RANKIN ASSOCIATES**  
DISTINCTIVE ARCHITECTURAL DESIGN & PLANNING

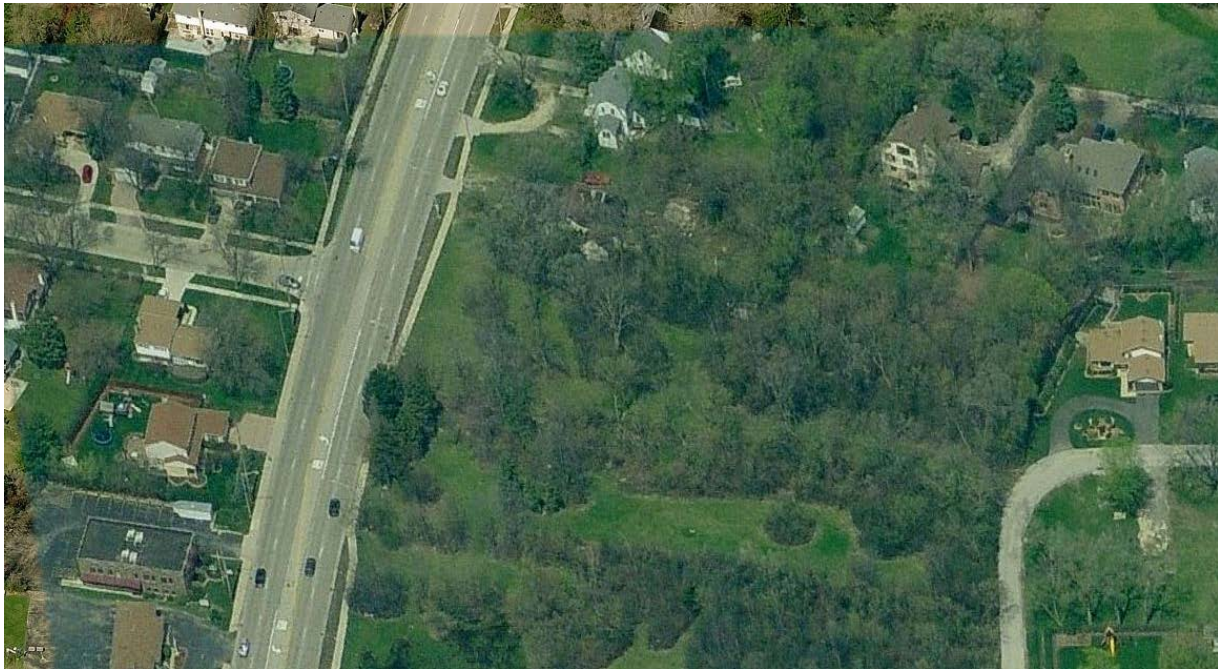
**RECEIVED**  
NOV 30 2016  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT



# Traffic Impact Study

## Medical Office Development

Arlington Heights, Illinois



Prepared For



A handwritten signature in black ink, appearing to read "M. Werthmann", with a long horizontal line extending to the right.



Prepared By  
Michael A. Werthmann, PE, PTOE



November 7, 2016



# 1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed medical office development to be located in Arlington Heights, Illinois. The site, which is currently vacant, is located on the east side of Arlington Heights Road between Pickwick Road and Emerson Street.

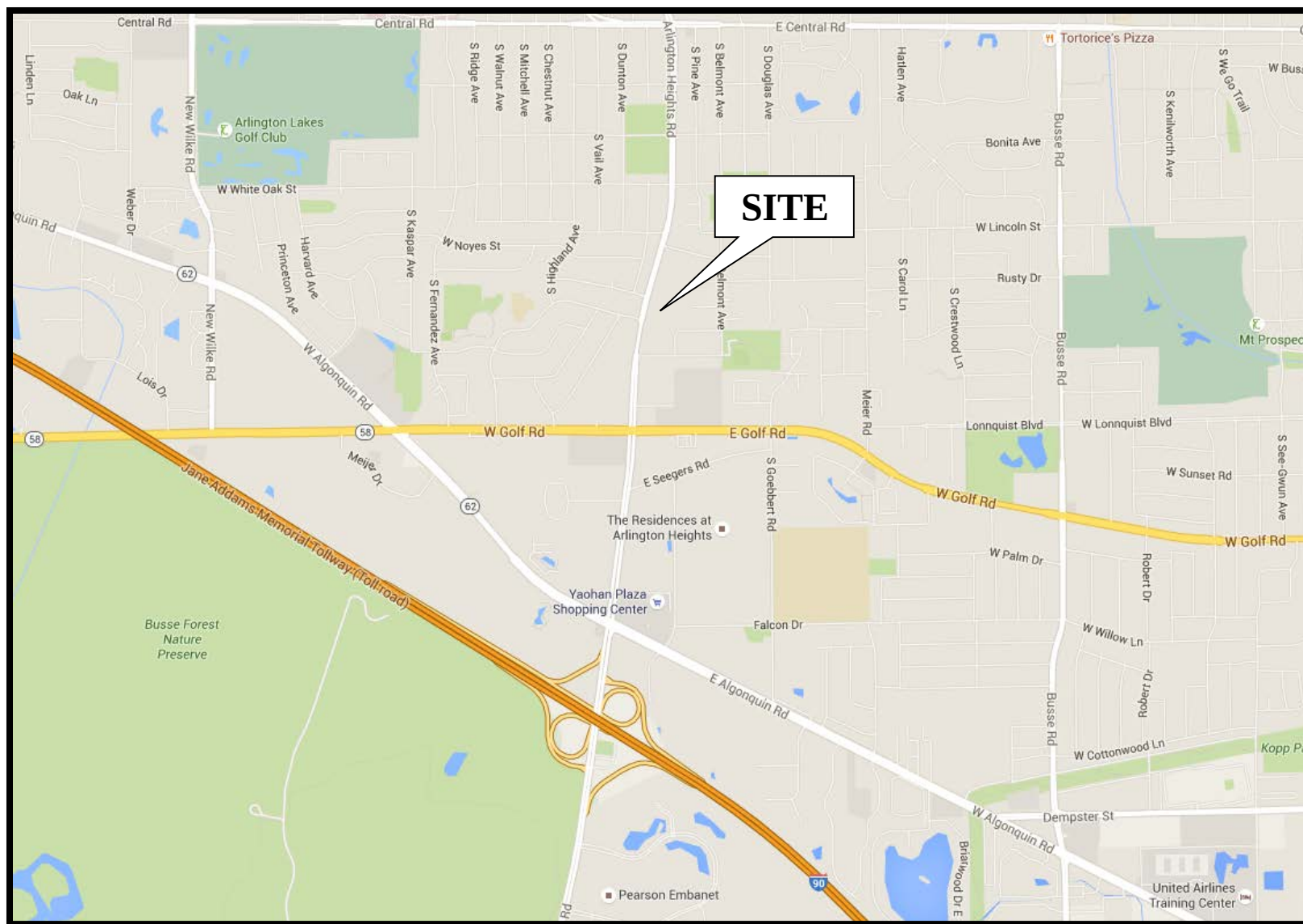
As proposed, the development is to contain a medical office development with approximately 26,650 square feet of space and will have shared access with the Autumn Leaves Assisted Living Community. Access to the development is proposed via the existing full movement access drive on Arlington Heights Road serving the Autumn Leaves Assisted Living Community located opposite Pickwick Road and a proposed right-in/right-out access drive on Arlington Heights Road opposite Emerson Street.

**Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site area.

The purpose of this report was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development.

The sections of this memorandum present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the site
- Traffic analyses for the weekday morning and evening peak hours
- Recommendations with respect to adequacy of the site access system and adjacent roadway system



**Site Location**

**Figure 1**

*Medical Office Development  
Arlington Heights, Illinois*



**Aerial View of Site Location**

**Figure 2**

*Medical Office Development  
Arlington Heights, Illinois*



## 2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

### Site Location

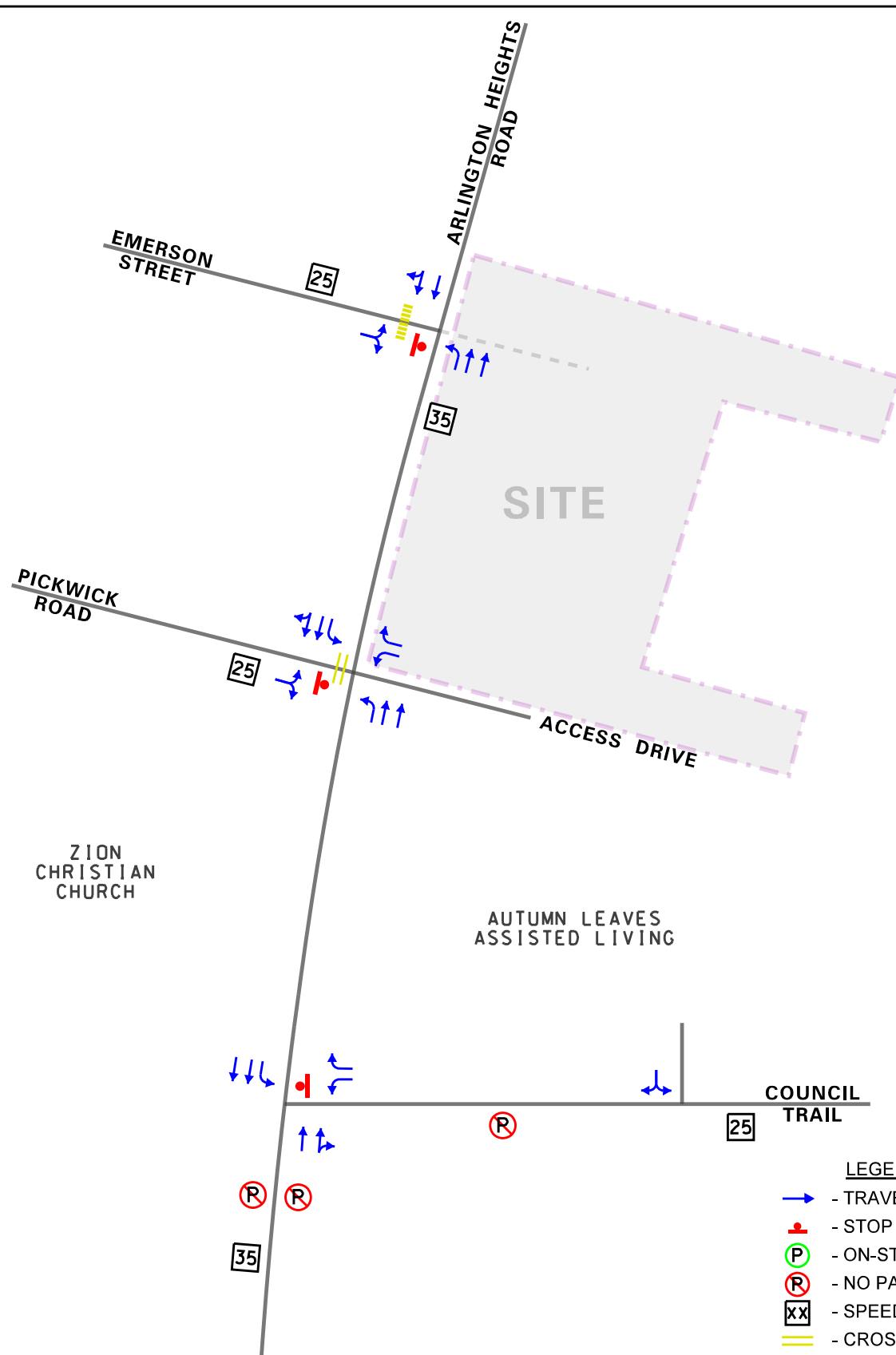
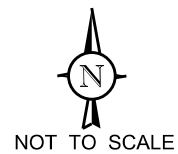
The site, which is currently vacant, is located on the east side of Arlington Heights Road approximately 500 feet north of East Council Trail between Pickwick Road and Emerson Street. Area land uses surrounding the site are predominately residential in nature with commercial developments located south of the site along Arlington Heights Road. The Autumn Leaves Assisted Living Community is located directly south of the site and will have shared access with the proposed development.

### Existing Roadway System Characteristics

**Figure 3** illustrates and the following summarizes the existing roadway characteristics within the vicinity of the site.

*Arlington Heights Road* is a north-south arterial roadway that provides two lanes in each direction and a center median. At its unsignalized intersection with East Council Trail, Arlington Heights Road provides a separate left-turn lane and two through lanes in the southbound direction and an exclusive through lane and a shared right-turn/through lane in the northbound direction. At its unsignalized intersection with Pickwick Road and the Autumn Leaves access drive, Arlington Heights Road provides a shared right-turn/through lane, an exclusive through lane, and a separate left-turn lane in both the northbound and southbound directions. At its unsignalized intersection with Emerson Street, Arlington Heights Road provides a shared right-turn/through lane and an exclusive through lane in the southbound direction and a separate left-turn lane and two through lanes in the northbound direction. Arlington Heights Road has a posted speed limit of 35 mph, a daily traffic volume of 35,100 vehicles, is under the jurisdiction of the Illinois Department of Transportation (IDOT), and is classified as a minor arterial by IDOT.

*East Council Trail* is an east-west local road that provides one travel lane in each direction. At its unsignalized intersection with Arlington Heights Road, East Council Trail provides an exclusive left-turn lane and an exclusive right-turn lane under stop sign control. East Council Trail has a posted speed limit of 25 mph and is under the jurisdiction of the Village of Arlington Heights.



- LEGEND**
- TRAVEL LANE
  - STOP SIGN
  - ON-STREET PARKING
  - NO PARKING
  - SPEED LIMIT
  - CROSSWALK
  - CONTINENTAL CROSSWALK

PROJECT:  
Medical Offices  
Arlington Heights, Illinois

TITLE:  
Existing Roadway Characteristics

**KLOA**  
Job No: 16-157  
Figure: 3



*Pickwick Road* is an east-west local road that provides one travel lane in each direction. At its unsignalized intersection with Arlington Heights Road, Pickwick Road provides a single shared lane under stop sign control that accommodates left-turn/through/right-turn movements. A standard pedestrian crosswalk is provided on the west approach of the Pickwick Road/Arlington Heights Road intersection. Pickwick Road has a posted speed limit of 25 mph and is under the jurisdiction of the Village of Arlington Heights.

*Emerson Street* is an east-west local road that provides one travel lane in each direction. At its intersection with Arlington Heights Road, Emerson Street provides a single shared lane under stop sign control that accommodates both left-turn and right-turn movements. A continental style pedestrian crosswalk is provided on the west approach of the Emerson Street/Arlington Heights Road intersection. Emerson Street has a posted speed limit of 25 mph and is under the jurisdiction of the Village of Arlington Heights.

### **Existing Traffic Volumes**

In order to determine current traffic conditions on the existing roads, KLOA, Inc. conducted peak period vehicle traffic counts at the following intersections:

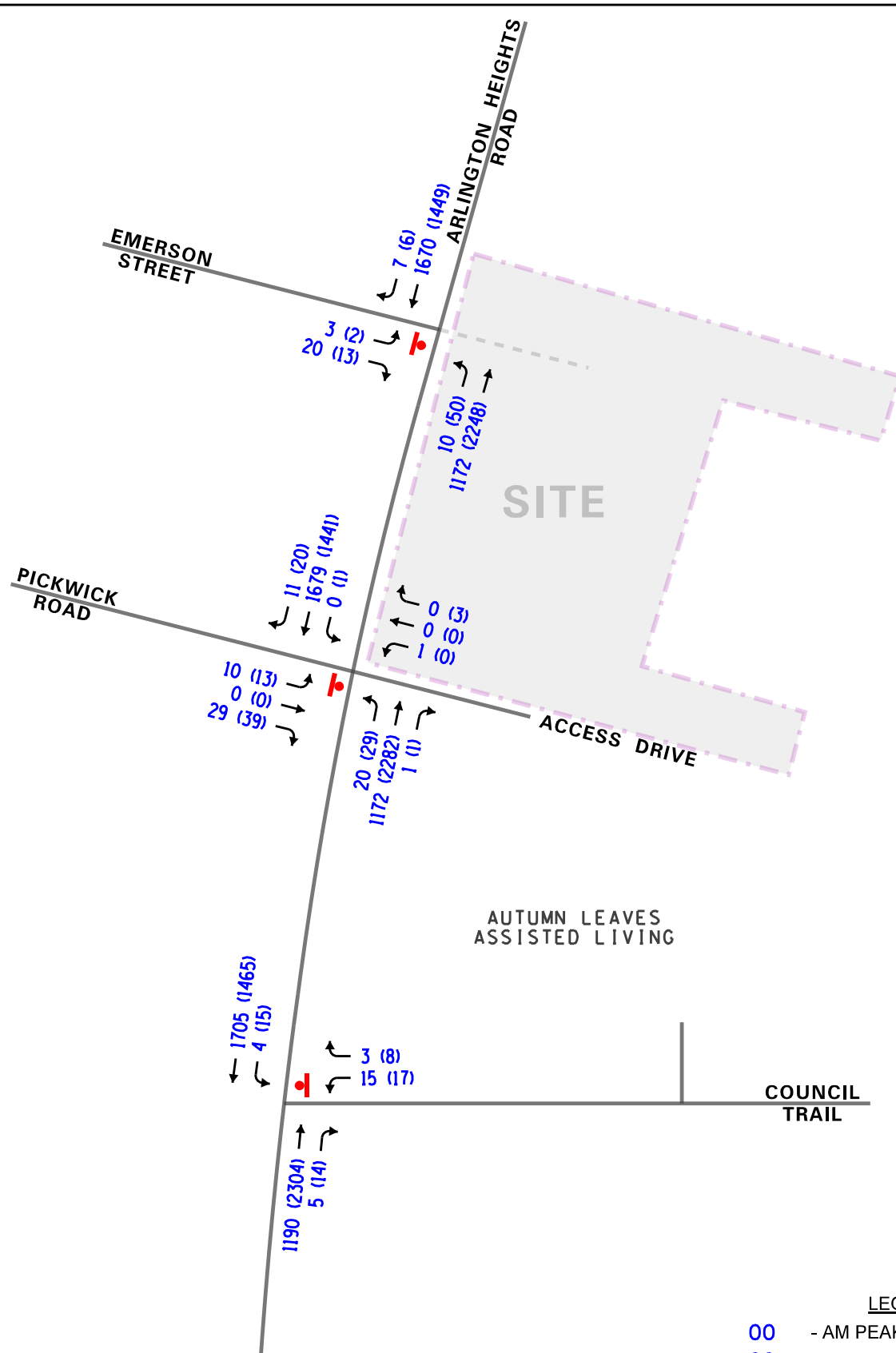
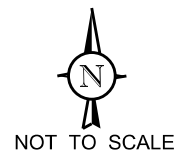
- Arlington Heights Road with East Council Trail
- Arlington Heights Road with Pickwick Road/Autumn Leaves Access Drive
- Arlington Heights Road with Emerson Street

The traffic counts were conducted on Tuesday, June 21, 2016 during the morning (7:00 A.M. to 9:00 A.M.) and evening (4:00 P.M. to 6:00 P.M.) peak periods. The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:30 A.M. to 8:30 A.M. and the weekday evening peak hour of traffic occurs from 4:45 P.M. to 5:45 P.M. **Figure 4** illustrates the existing peak hour vehicle volumes. The traffic count summary sheets are included in the Appendix.

### **Accident Analysis**

KLOA, Inc. obtained accident data from IDOT for the past five years (2010 to 2014) for the intersections of Arlington Heights Road with East Council Trail, Pickwick Road, and Emerson Street. **Tables 1, 2, and 3** summarize the accident data for the intersections. A review of the data shows that there were no fatalities reported and that the frequency of accidents was relatively low.

**DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. The author is responsible for any data analyses and conclusions drawn.**



**LEGEND**

- 00 - AM PEAK HOUR (7:30-8:30 AM)
- (00) - PM PEAK HOUR (4:45-5:45 PM)

PROJECT:

Medical Offices  
Arlington Heights, Illinois

TITLE:

Existing Traffic Volumes



Figure: 4

Table 1  
ARLINGTON HEIGHTS ROAD WITH EAST COUNCIL TRAIL ACCIDENT SUMMARY

| Year                | Type of Accident Frequency |          |                |                |                |          | Total      |
|---------------------|----------------------------|----------|----------------|----------------|----------------|----------|------------|
|                     | Angle                      | Object   | Rear End       | Sideswipe      | Turning        | Other    |            |
| 2010                | -                          | -        | 2              | -              | 1              | -        | 3          |
| 2011                | -                          | -        | -              | -              | -              | -        | -          |
| 2012                | -                          | -        | 1              | -              | 1              | -        | 2          |
| 2013                | -                          | -        | -              | -              | -              | -        | -          |
| 2014                | -                          | -        | -              | <u>1</u>       | -              | -        | <u>1</u>   |
| <b>Total</b>        | <b>0</b>                   | <b>0</b> | <b>3</b>       | <b>1</b>       | <b>2</b>       | <b>0</b> | <b>6</b>   |
| <b>Average/Year</b> | <b>0</b>                   | <b>0</b> | <b>&gt;1.0</b> | <b>&gt;1.0</b> | <b>&gt;1.0</b> | <b>0</b> | <b>1.2</b> |

Table 2  
ARLINGTON HEIGHTS ROAD WITH PICKWICK ROAD ACCIDENT SUMMARY

| Year                | Type of Accident Frequency |                |                |                |                |          | Total          |
|---------------------|----------------------------|----------------|----------------|----------------|----------------|----------|----------------|
|                     | Angle                      | Object         | Rear End       | Sideswipe      | Turning        | Other    |                |
| 2010                | -                          | -              | 1              | -              | -              | -        | 1              |
| 2011                | -                          | -              | -              | -              | -              | -        | -              |
| 2012                | -                          | 1              | -              | -              | 1              | -        | 2              |
| 2013                | -                          | -              | -              | -              | -              | -        | -              |
| 2014                | -                          | -              | -              | <u>1</u>       | -              | -        | <u>1</u>       |
| <b>Total</b>        | <b>0</b>                   | <b>1</b>       | <b>1</b>       | <b>1</b>       | <b>1</b>       | <b>0</b> | <b>4</b>       |
| <b>Average/Year</b> | <b>0</b>                   | <b>&gt;1.0</b> | <b>&gt;1.0</b> | <b>&gt;1.0</b> | <b>&gt;1.0</b> | <b>0</b> | <b>&gt;1.0</b> |

Table 3  
ARLINGTON HEIGHTS ROAD WITH EMERSON STREET ACCIDENT SUMMARY

| Year                | Type of Accident Frequency |          |                |           |          |          | Total          |
|---------------------|----------------------------|----------|----------------|-----------|----------|----------|----------------|
|                     | Angle                      | Object   | Rear End       | Sideswipe | Turning  | Other    |                |
| 2010                | -                          | -        | -              | -         | -        | -        | -              |
| 2011                | -                          | -        | 1              | -         | -        | -        | 1              |
| 2012                | -                          | -        | -              | -         | -        | -        | -              |
| 2013                | -                          | -        | -              | -         | -        | -        | -              |
| 2014                | -                          | -        | -              | -         | -        | -        | -              |
| <b>Total</b>        | <b>0</b>                   | <b>0</b> | <b>1</b>       | <b>0</b>  | <b>0</b> | <b>0</b> | <b>1</b>       |
| <b>Average/Year</b> | <b>0</b>                   | <b>0</b> | <b>&gt;1.0</b> | <b>0</b>  | <b>0</b> | <b>0</b> | <b>&gt;1.0</b> |

### 3. Traffic Characteristics of the Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

#### Proposed Development Plan

As proposed, the development is to consist of approximately 26,650 square feet of medical office space and will have shared access with the Autumn Leaves Assisted Living facility. The following summarizes the design and location of the access drives proposed to serve the development:

- The existing Autumn Leaves Assisted Living Community access drive located on Arlington Heights Road and aligned opposite Pickwick Road. This access drive provides one inbound lane and two outbound lanes striped as an exclusive left-turn lane and an exclusive right-turn lane. The outbound lanes are under stop sign control. A separate left-turn lane is provided on Arlington Heights Road serving this access drive.
- A proposed right-turn in/right-turn out access drive to be located on Arlington Heights Road aligned opposite Emerson Street approximately 325 feet north of the Autumn Leaves access drive. The proposed access drive will provide one inbound lane and one outbound lane channelized, signed, and striped to permit right-turn movements only with the outbound lane under stop sign control.

#### Directional Distribution of Site Traffic

The directional distribution of future development-generated trips was estimated based on the existing travel patterns, as determined from the traffic counts and previous studies conducted in the area. **Figure 5** illustrates the directional distribution of the development traffic.

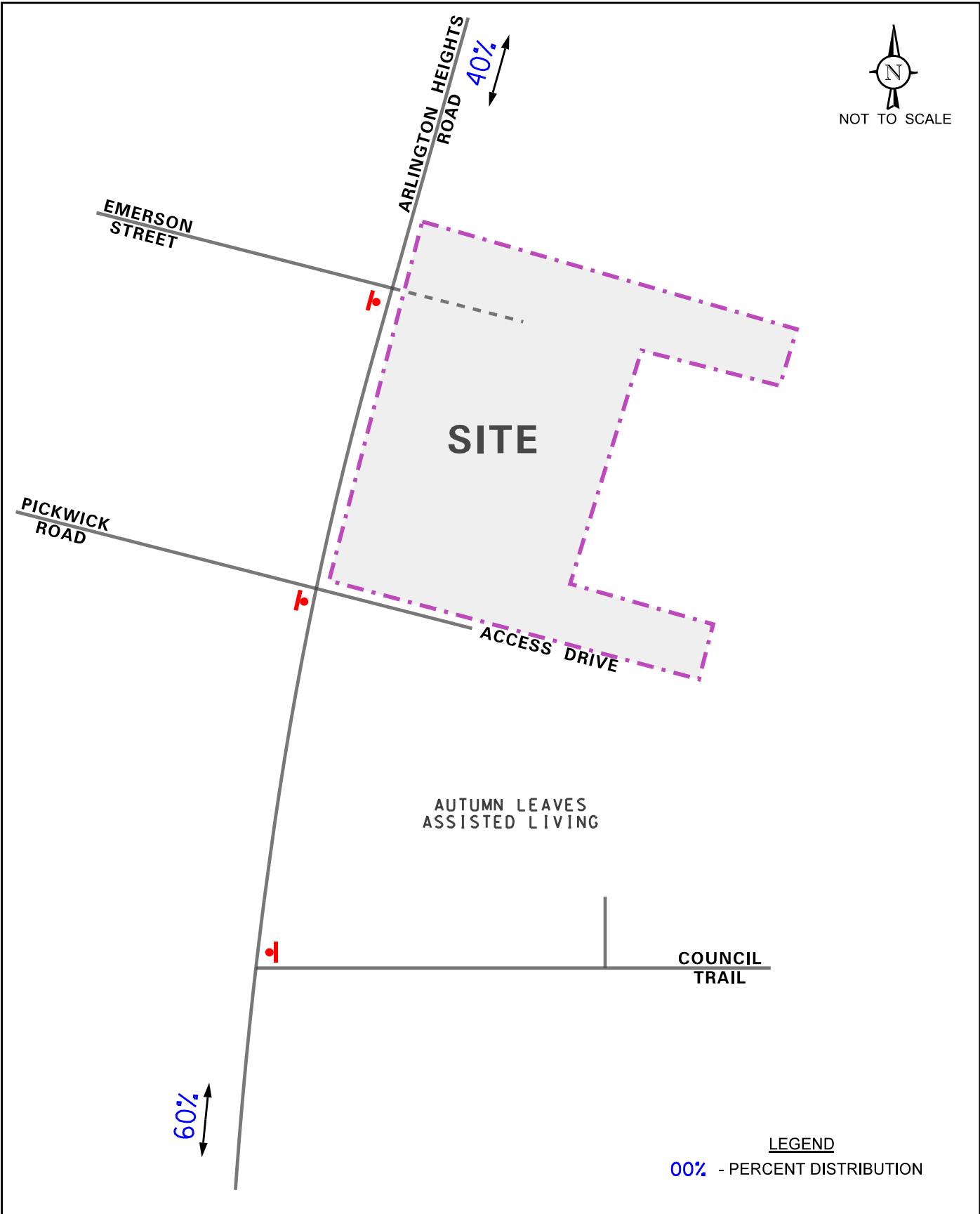
#### Estimated Site Traffic Generation

The number of peak hour vehicle trips estimated to be generated by the proposed 26,650 square feet of medical office space was based on vehicle trip generation rates contained in *Trip Generation Manual*, 9<sup>th</sup> Edition, published by the Institute of Transportation Engineers (ITE). **Table 4** shows the estimated site-generated traffic volumes.

Table 4  
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

| Land Use                  | Weekday Morning<br>Peak Hour |     |       | Weekday Evening<br>Peak Hour |     |       |
|---------------------------|------------------------------|-----|-------|------------------------------|-----|-------|
|                           | In                           | Out | Total | In                           | Out | Total |
| Medical Offices (LUC 720) | 51                           | 13  | 64    | 25                           | 64  | 89    |





PROJECT:

Medical Offices  
Arlington Heights, Illinois

TITLE:

Estimated Directional Distribution

**KLOA**

Job No: 16-157

Figure: 5

## 4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, the increase in background traffic due to growth in the area, and the traffic estimated to be generated by the proposed development.

### Development Traffic Assignment

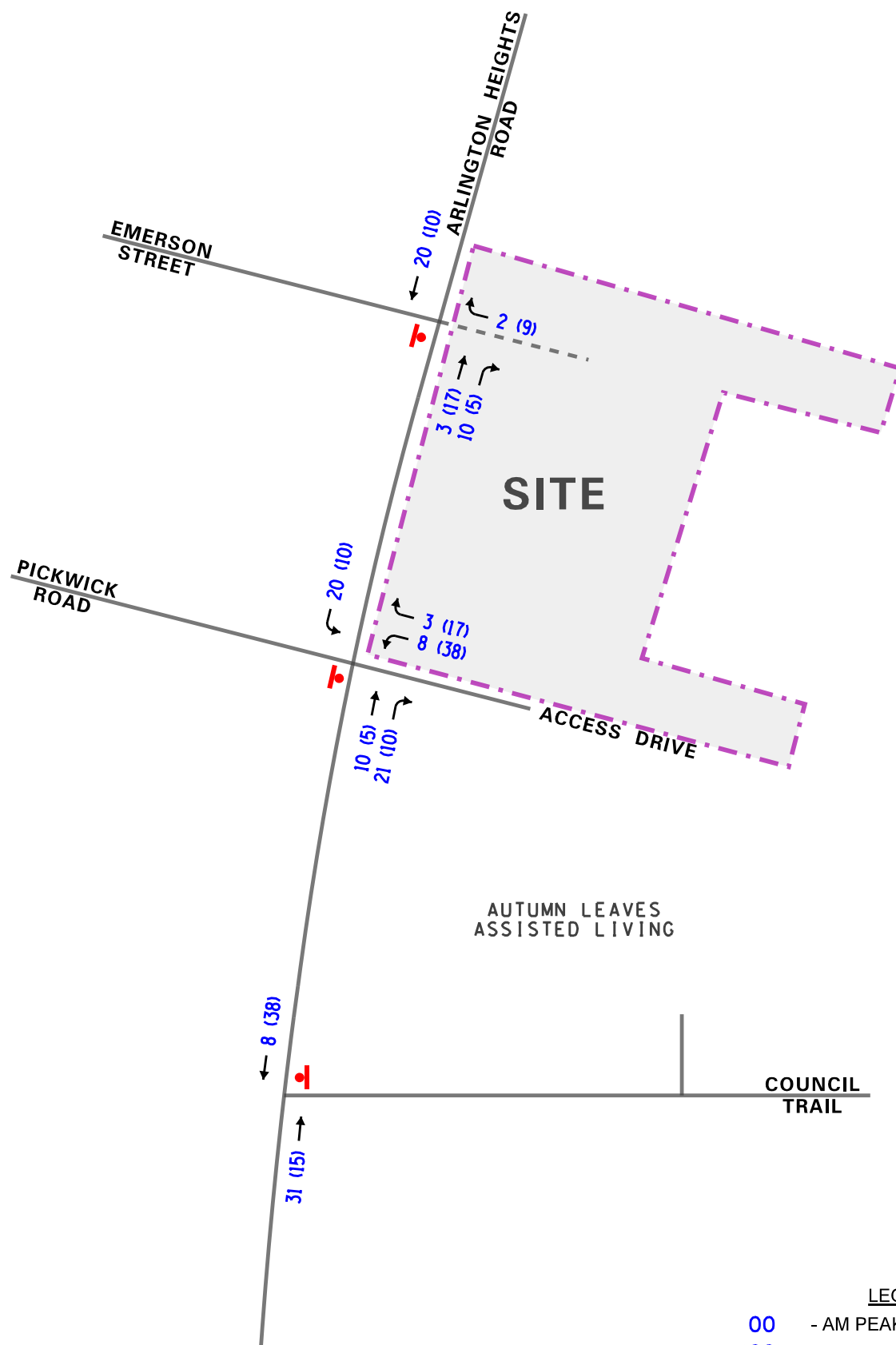
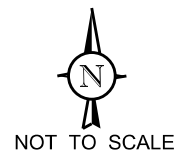
The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5) and are illustrated in **Figure 6**.

### Background Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on the Chicago Metropolitan Agency for Planning's (CMAP) *2040 Forecast of Population, Households and Employment*, the existing traffic volumes were increased by one-half percent per year for six years for a total of three percent to project Year 2022 (buildout year plus five years) conditions.

### Total Projected Traffic Volumes

The existing traffic volumes accounting for growth were combined with the peak hour traffic volumes generated by the development to determine the Year 2022 total projected traffic volumes, shown in **Figure 7**.



AUTUMN LEAVES  
ASSISTED LIVING

**LEGEND**

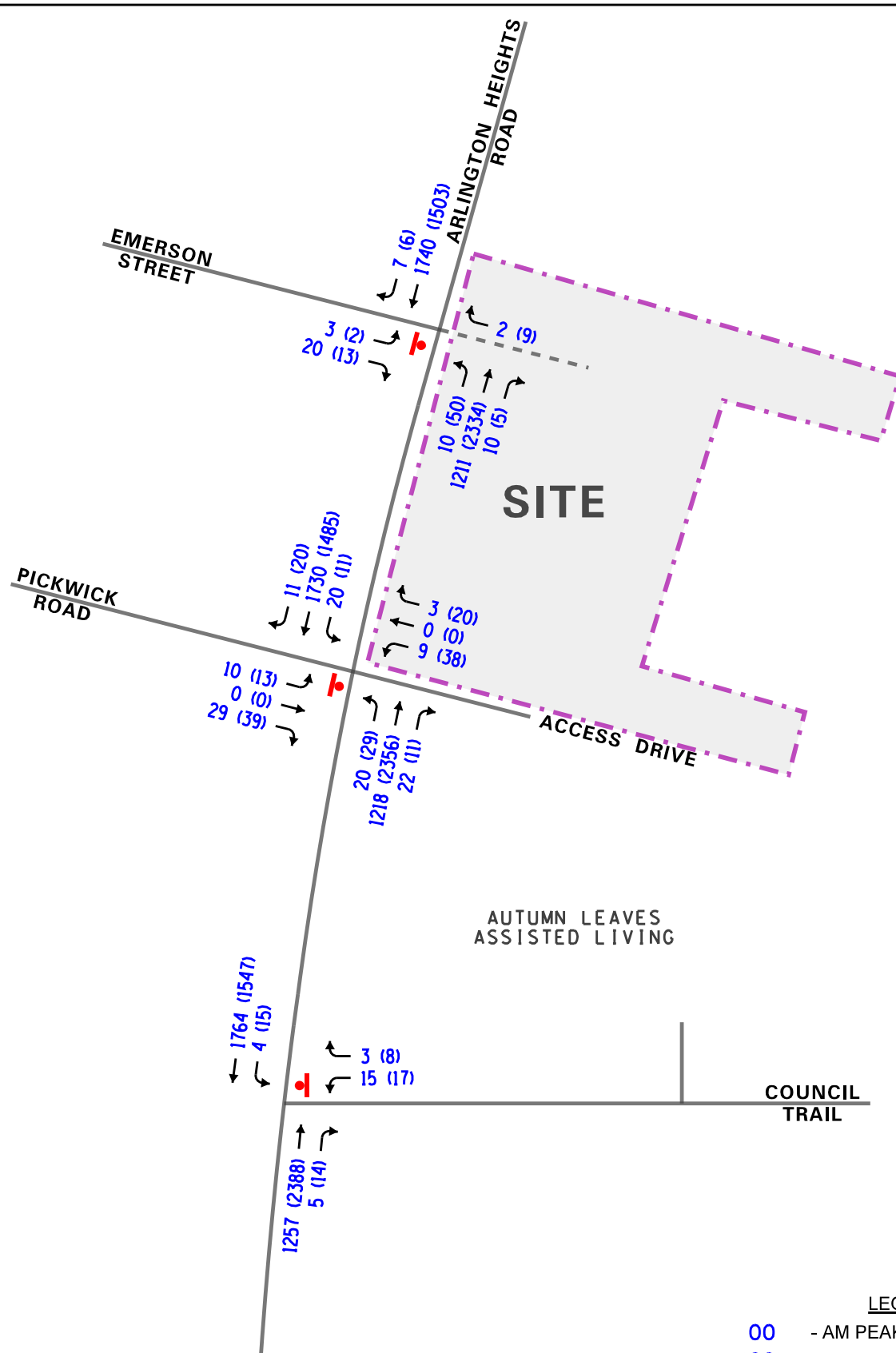
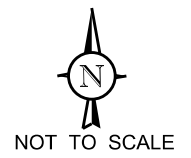
- 00** - AM PEAK HOUR (7:30-8:30 AM)
- (00)** - PM PEAK HOUR (4:45-5:45 PM)

PROJECT:  
Medical Offices  
Arlington Heights, Illinois

TITLE:  
Estimated Site Traffic Assignment

**KLOA**  
Job No: 16-157

Figure: 6



AUTUMN LEAVES  
ASSISTED LIVING

**LEGEND**

- 00** - AM PEAK HOUR (7:30-8:30 AM)
- (00)** - PM PEAK HOUR (4:45-5:45 PM)

PROJECT:  
Medical Offices  
Arlington Heights, Illinois

TITLE:  
Year 2022 Total Projected  
Traffic Volumes

**KLOA**  
Job No: 16-157

Figure: 7

## Traffic Analysis

Traffic analyses were performed for the intersections in the study area to determine the operation of the existing roadway system, evaluate the impact of the proposed development, and determine the ability of the roadway system to accommodate projected traffic demands. Analyses were performed for the weekday morning and evening peak hours for both the existing and projected traffic volumes.

The traffic analyses were performed using Highway Capacity Software (HCS). The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter grade from A to F based on the average control delay experienced by vehicles passing through the intersection. Control delay is that portion of the total delay attributed to the traffic signal or stop sign control operation and includes initial deceleration delay, queue move-up time, stopped delay and final acceleration delay. Level of Service A is the highest grade (best traffic flow and least delay), Level of Service E represents saturated or at-capacity conditions, and Level of Service F is the lowest grade (oversaturated conditions, extensive delays). For two-way stop controlled (TWSC) intersections, levels of service are only calculated for the approaches controlled by a stop sign (not for the intersection as a whole).

The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for unsignalized and signalized intersections are provided in the Appendix. The results of the capacity analyses for both existing and future conditions are summarized in **Table 5** and **Table 6**, respectively.



Table 5  
CAPACITY ANALYSIS RESULTS—EXISTING TRAFFIC CONDITIONS

| Intersection                                                          | Weekday<br>Morning<br>Peak Hour |       | Weekday<br>Evening<br>Peak Hour |       |
|-----------------------------------------------------------------------|---------------------------------|-------|---------------------------------|-------|
|                                                                       | LOS                             | Delay | LOS                             | Delay |
| Arlington Heights Road with East Council Trail                        |                                 |       |                                 |       |
| • Westbound Approach                                                  | D                               | 30.3  | F                               | 99+   |
| • Southbound Left Turn                                                | B                               | 13.4  | C                               | 23.5  |
| Arlington Heights Road with Pickwick Road/ Autumn Leaves Access Drive |                                 |       |                                 |       |
| • Eastbound Approach                                                  | E                               | 37.9  | D                               | 34.0  |
| • Westbound Approach                                                  | E                               | 42.2  | C                               | 24.2  |
| • Northbound Left Turn                                                | C                               | 17.9  | B                               | 13.4  |
| • Southbound Left Turn                                                | B                               | 11.4  | C                               | 21.7  |
| Arlington Heights Road with Emerson Street                            |                                 |       |                                 |       |
| • Eastbound Approach                                                  | C                               | 22.8  | C                               | 19.9  |
| • Northbound Left Turn                                                | C                               | 15.7  | B                               | 13.7  |
| LOS - Level of Service                                                |                                 |       |                                 |       |
| Delay - Measured in seconds.                                          |                                 |       |                                 |       |
| All intersections are unsignalized.                                   |                                 |       |                                 |       |

Table 6  
CAPACITY ANALYSIS RESULTS—PROJECTED TRAFFIC CONDITIONS

| Intersection                                                          | Weekday Morning<br>Peak Hour |       | Weekday Evening<br>Peak Hour |       |
|-----------------------------------------------------------------------|------------------------------|-------|------------------------------|-------|
|                                                                       | LOS                          | Delay | LOS                          | Delay |
| Arlington Heights Road with East Council Trail                        |                              |       |                              |       |
| • Westbound Approach                                                  | D                            | 32.6  | F                            | 99+   |
| • Southbound Left Turn                                                | B                            | 14.0  | D                            | 25.1  |
| Arlington Heights Road with Pickwick Road/ Autumn Leaves Access Drive |                              |       |                              |       |
| • Eastbound Approach                                                  | E                            | 44.2  | E                            | 40.4  |
| • Westbound Approach                                                  | E                            | 43.6  | F                            | 99+   |
| • Northbound Left Turn                                                | C                            | 18.6  | B                            | 13.8  |
| • Southbound Left Turn                                                | B                            | 12.2  | C                            | 24.0  |
| Arlington Heights Road with Emerson Street/ North Access Drive        |                              |       |                              |       |
| • Eastbound Approach                                                  | D                            | 26.7  | C                            | 22.3  |
| • Westbound Right Turn                                                | B                            | 13.8  | D                            | 25.4  |
| • Northbound Left Turn                                                | C                            | 16.5  | B                            | 14.2  |
| LOS - Level of Service                                                |                              |       |                              |       |
| Delay - Measured in seconds.                                          |                              |       |                              |       |
| All intersections are unsignalized.                                   |                              |       |                              |       |

## 5. Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development traffic.

### *Arlington Heights Road with East Council Trail*

The results of the capacity analyses indicate that the westbound approach of East Council Trail currently operates and is projected to continue to operate at a poor level of service during the weekday morning and evening peak hours. This is due to the higher volume of traffic on Arlington Heights Road and the reduced number of gaps in the traffic stream. This traffic is and will be able to exit onto Arlington Heights Road. However, during the weekday morning and evening peak periods, the traffic may experience additional delay. This is common for stop sign controlled intersections along higher volume roadways such as Arlington Heights Road. The southbound left-turn movement currently operates at a good Level of Service (LOS) C or better and is projected to operate at an acceptable LOS D or better. Given the low volume of development-generated traffic projected to travel along East Council Trail, the proposed development will have a limited impact on the operation of this intersection.

### *Arlington Heights Road with Pickwick Road/Autumn Leaves Access Drive*

The results of the capacity analyses indicate that the Pickwick Road/Autumn Leaves access drive approaches currently operate and are projected to continue to operate at a poor level of service during the weekday morning and evening peak hours. This is due to the higher volume of traffic on Arlington Heights Road and the reduced number of gaps in the traffic stream. This traffic is and will be able to exit onto Arlington Heights Road. However, during the weekday morning and evening peak periods, the traffic may experience additional delay. This is common for stop sign controlled intersection along higher volume roadways such as Arlington Heights Road. The northbound and southbound left-turn movements are currently and are projected to continue operating at a good LOS C or better. It should be noted that a review of the IDOT warrants shows that a separate right-turn lane is not required on Arlington Heights Road serving the Autumn Leaves access drive.

### *Arlington Heights Road with Emerson Street and North Access Drive*

The proposed access drive to be aligned opposite Emerson Street and will be a restricted right-in/right-out access drive under stop sign control. This access drive will provide one inbound lane and one outbound lane channelized, signed, and striped to permit right-turn movements only. A review of the IDOT warrants shows that a separate right-turn lane is not required on Arlington Heights Road serving this access drive. The results of the capacity analyses indicate that the eastbound approach of Emerson Street is currently operating at a good LOS C and is projected to continue to operate at an acceptable LOS D or better during the weekday morning and evening peak hours. The northbound left-turn movement is currently and is projected to continue operating at a good LOS C or better. The proposed right-turn out movement is projected to operate at an acceptable LOS D or better. Given the low volume of development-generated traffic projected to use the proposed access drive, the proposed development will have a limited impact on the operation of this intersection.

### **Internal Circulation and Parking**

The internal circulation system will provide two-way circulation with perpendicular parking. The following summarizes the operation of the internal circulation system:

- Parking and circulation for the development will be provided via a single bay of parking along the north and west sides of the site and two bays of parking along the south side of the site.
- The north-south circulation road serving the parking bay along the west side of the site is proposed to be under stop sign control at its intersection with (1) the right-in/right-out access drive and (2) the east-west circulation road serving the parking bay along the north side of the site.
- The four-way internal intersection of the full access drive with (1) the north-south circulation, (2) the east-west circulation road serving the southernmost parking bay, and (3) the circulation road to the Autumn Leaves Assisted Living Community is proposed to operate under three-way stop sign control. As proposed, the north-south circulation road, east-west circulation road, and Autumn Leaves circulation road will be under stop sign control so that the inbound movements from Arlington Heights Road will have the free-flow condition. Per the direction of the Village of Arlington Heights, the inbound left-turn movement from the main access drive to the proposed medical office development will be prohibited. Any inbound motorists traveling to the medical office development will be required to travel straight through the internal intersection and either (1) park on the south side of the site or (2) circle around the two east-west parking bays on the south side of the site to access the rest of the medical office development.

As proposed, the medical office development is to provide a total of 140 parking spaces along the north, south, and west sides of the development. With a total of approximately 26,650 square feet, the medical office development will provide 5.25 parking spaces per 1,000 square feet of floor area. According to the *ITE Parking Generation Manual*, 4<sup>th</sup> Edition, Medical-Dental Office Buildings (Land-Use Code 720) have a peak parking demand between 2.94 and 3.46 parking spaces per 1,000 square feet of gross floor area. Further, the Village of Arlington Heights requires medical office buildings to provide a parking ratio of 5.0 parking spaces per 1,000 square feet. As such, the 5.25 parking ratio proposed as part of the medical office development exceeds the ITE rates and the Village's parking requirements.



## 6. Conclusions and Recommendations

Based on the proposed development plans and the preceding traffic impact study, the following conclusions and recommendations are made:

- Access to the site will be provided via the existing Autumn Leaves access drive on Arlington Heights Road and a proposed right-turn in/right-turn out access drive on Arlington Heights Road. A review of the IDOT warrants shows that a separate right-turn lane is not required on Arlington Heights Road serving the Autumn Leaves access drive.
- The proposed access drive will be located opposite Emerson Street and will provide one inbound lane and one outbound lane channelized, signed, and striped to permit right-turn movements only. The outbound lane will be under stop sign control. A review of the IDOT warrants shows that a separate right-turn lane is not required on Arlington Heights Road serving the access drive.
- As the capacity analyses have shown, the existing roadway system generally has sufficient reserve capacity to accommodate the traffic to be generated by the development.
- The existing and proposed access drives on Arlington Heights Road are located and designed to provide efficient and orderly access to and from the facility and are sufficient to accommodate the traffic to be generated by the development.
- The 5.25 parking ratio proposed as part of the medical office development exceeds the ITE rates and the Village's parking requirements.

# **Appendix**

**Traffic Count Summary Sheets**

**Level of Service Criteria**

**Capacity Analysis Summary Sheets**

# **Traffic Count Summary Sheets**

| Start Time           | E Council Trail<br>Westbound |      |       |       |            | Arlington Heights Road<br>Northbound |      |       |      |            | Arlington Heights Road<br>Southbound |      |      |      |            | Int. Total |
|----------------------|------------------------------|------|-------|-------|------------|--------------------------------------|------|-------|------|------------|--------------------------------------|------|------|------|------------|------------|
|                      | U-Turn                       | Left | Right | Peds  | App. Total | U-Turn                               | Thru | Right | Peds | App. Total | U-Turn                               | Left | Thru | Peds | App. Total |            |
| 7:00 AM              | 0                            | 5    | 0     | 0     | 5          | 0                                    | 272  | 0     | 0    | 272        | 0                                    | 1    | 353  | 0    | 354        | 631        |
| 7:15 AM              | 0                            | 3    | 1     | 0     | 4          | 1                                    | 295  | 2     | 0    | 298        | 0                                    | 0    | 399  | 0    | 399        | 701        |
| 7:30 AM              | 0                            | 2    | 1     | 0     | 3          | 0                                    | 287  | 0     | 0    | 287        | 0                                    | 0    | 464  | 0    | 464        | 754        |
| 7:45 AM              | 0                            | 4    | 0     | 1     | 4          | 0                                    | 310  | 3     | 0    | 313        | 0                                    | 0    | 456  | 0    | 456        | 773        |
| Hourly Total         | 0                            | 14   | 2     | 1     | 16         | 1                                    | 1164 | 5     | 0    | 1170       | 0                                    | 1    | 1672 | 0    | 1673       | 2859       |
| 8:00 AM              | 0                            | 4    | 1     | 0     | 5          | 0                                    | 279  | 0     | 0    | 279        | 0                                    | 2    | 334  | 0    | 336        | 620        |
| 8:15 AM              | 0                            | 5    | 1     | 0     | 6          | 0                                    | 299  | 2     | 0    | 301        | 0                                    | 2    | 444  | 0    | 446        | 753        |
| 8:30 AM              | 0                            | 2    | 2     | 0     | 4          | 0                                    | 316  | 2     | 0    | 318        | 0                                    | 0    | 348  | 0    | 348        | 670        |
| 8:45 AM              | 0                            | 3    | 2     | 0     | 5          | 0                                    | 313  | 5     | 0    | 318        | 0                                    | 2    | 361  | 0    | 363        | 686        |
| Hourly Total         | 0                            | 14   | 6     | 0     | 20         | 0                                    | 1207 | 9     | 0    | 1216       | 0                                    | 6    | 1487 | 0    | 1493       | 2729       |
| *** BREAK ***        | -                            | -    | -     | -     | -          | -                                    | -    | -     | -    | -          | -                                    | -    | -    | -    | -          | -          |
| 4:00 PM              | 0                            | 1    | 1     | 0     | 2          | 0                                    | 430  | 6     | 0    | 436        | 0                                    | 4    | 368  | 0    | 372        | 810        |
| 4:15 PM              | 0                            | 1    | 1     | 0     | 2          | 0                                    | 454  | 8     | 0    | 462        | 0                                    | 0    | 360  | 0    | 360        | 824        |
| 4:30 PM              | 0                            | 2    | 0     | 0     | 2          | 0                                    | 469  | 6     | 0    | 475        | 0                                    | 4    | 375  | 0    | 379        | 856        |
| 4:45 PM              | 0                            | 2    | 0     | 1     | 2          | 0                                    | 526  | 2     | 0    | 528        | 0                                    | 1    | 388  | 0    | 389        | 919        |
| Hourly Total         | 0                            | 6    | 2     | 1     | 8          | 0                                    | 1879 | 22    | 0    | 1901       | 0                                    | 9    | 1491 | 0    | 1500       | 3409       |
| 5:00 PM              | 0                            | 5    | 2     | 0     | 7          | 0                                    | 564  | 4     | 0    | 568        | 0                                    | 2    | 391  | 0    | 393        | 968        |
| 5:15 PM              | 0                            | 6    | 2     | 0     | 8          | 0                                    | 605  | 4     | 0    | 609        | 1                                    | 6    | 352  | 0    | 359        | 976        |
| 5:30 PM              | 0                            | 4    | 4     | 0     | 8          | 0                                    | 609  | 4     | 0    | 613        | 0                                    | 6    | 330  | 0    | 336        | 957        |
| 5:45 PM              | 0                            | 1    | 3     | 1     | 4          | 0                                    | 528  | 4     | 0    | 532        | 0                                    | 1    | 329  | 0    | 330        | 866        |
| Hourly Total         | 0                            | 16   | 11    | 1     | 27         | 0                                    | 2306 | 16    | 0    | 2322       | 1                                    | 15   | 1402 | 0    | 1418       | 3767       |
| Grand Total          | 0                            | 50   | 21    | 3     | 71         | 1                                    | 6556 | 52    | 0    | 6609       | 1                                    | 31   | 6052 | 0    | 6084       | 12764      |
| Approach %           | 0.0                          | 70.4 | 29.6  | -     | -          | 0.0                                  | 99.2 | 0.8   | -    | -          | 0.0                                  | 0.5  | 99.5 | -    | -          | -          |
| Total %              | 0.0                          | 0.4  | 0.2   | -     | 0.6        | 0.0                                  | 51.4 | 0.4   | -    | 51.8       | 0.0                                  | 0.2  | 47.4 | -    | 47.7       | -          |
| Lights               | 0                            | 48   | 18    | -     | 66         | 1                                    | 6356 | 50    | -    | 6407       | 1                                    | 30   | 5933 | -    | 5964       | 12437      |
| % Lights             | -                            | 96.0 | 85.7  | -     | 93.0       | 100.0                                | 96.9 | 96.2  | -    | 96.9       | 100.0                                | 96.8 | 98.0 | -    | 98.0       | 97.4       |
| Buses                | 0                            | 0    | 1     | -     | 1          | 0                                    | 18   | 1     | -    | 19         | 0                                    | 0    | 19   | -    | 19         | 39         |
| % Buses              | -                            | 0.0  | 4.8   | -     | 1.4        | 0.0                                  | 0.3  | 1.9   | -    | 0.3        | 0.0                                  | 0.0  | 0.3  | -    | 0.3        | 0.3        |
| Single-Unit Trucks   | 0                            | 2    | 2     | -     | 4          | 0                                    | 131  | 1     | -    | 132        | 0                                    | 1    | 77   | -    | 78         | 214        |
| % Single-Unit Trucks | -                            | 4.0  | 9.5   | -     | 5.6        | 0.0                                  | 2.0  | 1.9   | -    | 2.0        | 0.0                                  | 3.2  | 1.3  | -    | 1.3        | 1.7        |
| Articulated Trucks   | 0                            | 0    | 0     | -     | 0          | 0                                    | 50   | 0     | -    | 50         | 0                                    | 0    | 23   | -    | 23         | 73         |
| % Articulated Trucks | -                            | 0.0  | 0.0   | -     | 0.0        | 0.0                                  | 0.8  | 0.0   | -    | 0.8        | 0.0                                  | 0.0  | 0.4  | -    | 0.4        | 0.6        |
| Bicycles on Road     | 0                            | 0    | 0     | -     | 0          | 0                                    | 1    | 0     | -    | 1          | 0                                    | 0    | 0    | -    | 0          | 1          |
| % Bicycles on Road   | -                            | 0.0  | 0.0   | -     | 0.0        | 0.0                                  | 0.0  | 0.0   | -    | 0.0        | 0.0                                  | 0.0  | 0.0  | -    | 0.0        | 0.0        |
| Pedestrians          | -                            | -    | -     | 3     | -          | -                                    | -    | -     | 0    | -          | -                                    | -    | -    | 0    | -          | -          |
| % Pedestrians        | -                            | -    | -     | 100.0 | -          | -                                    | -    | -     | -    | -          | -                                    | -    | -    | -    | -          | -          |

| Start Time           | E Council Trail<br>Westbound |       |       |       |            | Arlington Heights Road<br>Northbound |       |       |      |            | Arlington Heights Road<br>Southbound |       |       |      |            | Int. Total |
|----------------------|------------------------------|-------|-------|-------|------------|--------------------------------------|-------|-------|------|------------|--------------------------------------|-------|-------|------|------------|------------|
|                      | U-Turn                       | Left  | Right | Peds  | App. Total | U-Turn                               | Thru  | Right | Peds | App. Total | U-Turn                               | Left  | Thru  | Peds | App. Total |            |
|                      |                              |       |       |       |            |                                      |       |       |      |            |                                      |       |       |      |            |            |
| 7:30 AM              | 0                            | 2     | 1     | 0     | 3          | 0                                    | 287   | 0     | 0    | 287        | 0                                    | 0     | 464   | 0    | 464        | 754        |
| 7:45 AM              | 0                            | 4     | 0     | 1     | 4          | 0                                    | 310   | 3     | 0    | 313        | 0                                    | 0     | 456   | 0    | 456        | 773        |
| 8:00 AM              | 0                            | 4     | 1     | 0     | 5          | 0                                    | 279   | 0     | 0    | 279        | 0                                    | 2     | 334   | 0    | 336        | 620        |
| 8:15 AM              | 0                            | 5     | 1     | 0     | 6          | 0                                    | 299   | 2     | 0    | 301        | 0                                    | 2     | 444   | 0    | 446        | 753        |
| Total                | 0                            | 15    | 3     | 1     | 18         | 0                                    | 1175  | 5     | 0    | 1180       | 0                                    | 4     | 1698  | 0    | 1702       | 2900       |
| Approach %           | 0.0                          | 83.3  | 16.7  | -     | -          | 0.0                                  | 99.6  | 0.4   | -    | -          | 0.0                                  | 0.2   | 99.8  | -    | -          | -          |
| Total %              | 0.0                          | 0.5   | 0.1   | -     | 0.6        | 0.0                                  | 40.5  | 0.2   | -    | 40.7       | 0.0                                  | 0.1   | 58.6  | -    | 58.7       | -          |
| PHF                  | 0.000                        | 0.750 | 0.750 | -     | 0.750      | 0.000                                | 0.948 | 0.417 | -    | 0.942      | 0.000                                | 0.500 | 0.915 | -    | 0.917      | 0.938      |
| Lights               | 0                            | 15    | 2     | -     | 17         | 0                                    | 1106  | 5     | -    | 1111       | 0                                    | 3     | 1662  | -    | 1665       | 2793       |
| % Lights             | -                            | 100.0 | 66.7  | -     | 94.4       | -                                    | 94.1  | 100.0 | -    | 94.2       | -                                    | 75.0  | 97.9  | -    | 97.8       | 96.3       |
| Buses                | 0                            | 0     | 0     | -     | 0          | 0                                    | 8     | 0     | -    | 8          | 0                                    | 0     | 7     | -    | 7          | 15         |
| % Buses              | -                            | 0.0   | 0.0   | -     | 0.0        | -                                    | 0.7   | 0.0   | -    | 0.7        | -                                    | 0.0   | 0.4   | -    | 0.4        | 0.5        |
| Single-Unit Trucks   | 0                            | 0     | 1     | -     | 1          | 0                                    | 48    | 0     | -    | 48         | 0                                    | 1     | 25    | -    | 26         | 75         |
| % Single-Unit Trucks | -                            | 0.0   | 33.3  | -     | 5.6        | -                                    | 4.1   | 0.0   | -    | 4.1        | -                                    | 25.0  | 1.5   | -    | 1.5        | 2.6        |
| Articulated Trucks   | 0                            | 0     | 0     | -     | 0          | 0                                    | 13    | 0     | -    | 13         | 0                                    | 0     | 4     | -    | 4          | 17         |
| % Articulated Trucks | -                            | 0.0   | 0.0   | -     | 0.0        | -                                    | 1.1   | 0.0   | -    | 1.1        | -                                    | 0.0   | 0.2   | -    | 0.2        | 0.6        |
| Bicycles on Road     | 0                            | 0     | 0     | -     | 0          | 0                                    | 0     | 0     | -    | 0          | 0                                    | 0     | 0     | -    | 0          | 0          |
| % Bicycles on Road   | -                            | 0.0   | 0.0   | -     | 0.0        | -                                    | 0.0   | 0.0   | -    | 0.0        | -                                    | 0.0   | 0.0   | -    | 0.0        | 0.0        |
| Pedestrians          | -                            | -     | -     | 1     | -          | -                                    | -     | -     | 0    | -          | -                                    | -     | -     | 0    | -          | -          |
| % Pedestrians        | -                            | -     | -     | 100.0 | -          | -                                    | -     | -     | -    | -          | -                                    | -     | -     | -    | -          | -          |



| Start Time           | E Council Trail<br>Westbound |       |       |       |            | Arlington Heights Road<br>Northbound |       |       |      |            | Arlington Heights Road<br>Southbound |       |       |      |            | Int. Total |
|----------------------|------------------------------|-------|-------|-------|------------|--------------------------------------|-------|-------|------|------------|--------------------------------------|-------|-------|------|------------|------------|
|                      | U-Turn                       | Left  | Right | Peds  | App. Total | U-Turn                               | Thru  | Right | Peds | App. Total | U-Turn                               | Left  | Thru  | Peds | App. Total |            |
|                      |                              |       |       |       |            |                                      |       |       |      |            |                                      |       |       |      |            |            |
| 4:45 PM              | 0                            | 2     | 0     | 1     | 2          | 0                                    | 526   | 2     | 0    | 528        | 0                                    | 1     | 388   | 0    | 389        | 919        |
| 5:00 PM              | 0                            | 5     | 2     | 0     | 7          | 0                                    | 564   | 4     | 0    | 568        | 0                                    | 2     | 391   | 0    | 393        | 968        |
| 5:15 PM              | 0                            | 6     | 2     | 0     | 8          | 0                                    | 605   | 4     | 0    | 609        | 1                                    | 6     | 352   | 0    | 359        | 976        |
| 5:30 PM              | 0                            | 4     | 4     | 0     | 8          | 0                                    | 609   | 4     | 0    | 613        | 0                                    | 6     | 330   | 0    | 336        | 957        |
| Total                | 0                            | 17    | 8     | 1     | 25         | 0                                    | 2304  | 14    | 0    | 2318       | 1                                    | 15    | 1461  | 0    | 1477       | 3820       |
| Approach %           | 0.0                          | 68.0  | 32.0  | -     | -          | 0.0                                  | 99.4  | 0.6   | -    | -          | 0.1                                  | 1.0   | 98.9  | -    | -          | -          |
| Total %              | 0.0                          | 0.4   | 0.2   | -     | 0.7        | 0.0                                  | 60.3  | 0.4   | -    | 60.7       | 0.0                                  | 0.4   | 38.2  | -    | 38.7       | -          |
| PHF                  | 0.000                        | 0.708 | 0.500 | -     | 0.781      | 0.000                                | 0.946 | 0.875 | -    | 0.945      | 0.250                                | 0.625 | 0.934 | -    | 0.940      | 0.978      |
| Lights               | 0                            | 16    | 8     | -     | 24         | 0                                    | 2284  | 14    | -    | 2298       | 1                                    | 15    | 1445  | -    | 1461       | 3783       |
| % Lights             | -                            | 94.1  | 100.0 | -     | 96.0       | -                                    | 99.1  | 100.0 | -    | 99.1       | 100.0                                | 100.0 | 98.9  | -    | 98.9       | 99.0       |
| Buses                | 0                            | 0     | 0     | -     | 0          | 0                                    | 0     | 0     | -    | 0          | 0                                    | 0     | 1     | -    | 1          | 1          |
| % Buses              | -                            | 0.0   | 0.0   | -     | 0.0        | -                                    | 0.0   | 0.0   | -    | 0.0        | 0.0                                  | 0.0   | 0.1   | -    | 0.1        | 0.0        |
| Single-Unit Trucks   | 0                            | 1     | 0     | -     | 1          | 0                                    | 8     | 0     | -    | 8          | 0                                    | 0     | 9     | -    | 9          | 18         |
| % Single-Unit Trucks | -                            | 5.9   | 0.0   | -     | 4.0        | -                                    | 0.3   | 0.0   | -    | 0.3        | 0.0                                  | 0.0   | 0.6   | -    | 0.6        | 0.5        |
| Articulated Trucks   | 0                            | 0     | 0     | -     | 0          | 0                                    | 12    | 0     | -    | 12         | 0                                    | 0     | 6     | -    | 6          | 18         |
| % Articulated Trucks | -                            | 0.0   | 0.0   | -     | 0.0        | -                                    | 0.5   | 0.0   | -    | 0.5        | 0.0                                  | 0.0   | 0.4   | -    | 0.4        | 0.5        |
| Bicycles on Road     | 0                            | 0     | 0     | -     | 0          | 0                                    | 0     | 0     | -    | 0          | 0                                    | 0     | 0     | -    | 0          | 0          |
| % Bicycles on Road   | -                            | 0.0   | 0.0   | -     | 0.0        | -                                    | 0.0   | 0.0   | -    | 0.0        | 0.0                                  | 0.0   | 0.0   | -    | 0.0        | 0.0        |
| Pedestrians          | -                            | -     | -     | 1     | -          | -                                    | -     | -     | 0    | -          | -                                    | -     | -     | 0    | -          | -          |
| % Pedestrians        | -                            | -     | -     | 100.0 | -          | -                                    | -     | -     | -    | -          | -                                    | -     | -     | -    | -          | -          |

| Start Time           | Emerson Street |      |       |       |            | Arlington Heights Road |       |      |      |            | Arlington Heights Road |      |       |      |            | Int. Total |
|----------------------|----------------|------|-------|-------|------------|------------------------|-------|------|------|------------|------------------------|------|-------|------|------------|------------|
|                      | Eastbound      |      |       |       |            | Northbound             |       |      |      |            | Southbound             |      |       |      |            |            |
|                      | U-Turn         | Left | Right | Peds  | App. Total | U-Turn                 | Left  | Thru | Peds | App. Total | U-Turn                 | Thru | Right | Peds | App. Total |            |
| 7:00 AM              | 0              | 2    | 7     | 0     | 9          | 0                      | 1     | 266  | 0    | 267        | 0                      | 346  | 0     | 0    | 346        | 622        |
| 7:15 AM              | 0              | 1    | 5     | 0     | 6          | 0                      | 0     | 294  | 0    | 294        | 0                      | 398  | 0     | 0    | 398        | 698        |
| 7:30 AM              | 0              | 2    | 6     | 0     | 8          | 0                      | 2     | 282  | 0    | 284        | 0                      | 467  | 1     | 0    | 468        | 760        |
| 7:45 AM              | 0              | 1    | 6     | 0     | 7          | 0                      | 5     | 268  | 0    | 273        | 0                      | 434  | 2     | 0    | 436        | 716        |
| Hourly Total         | 0              | 6    | 24    | 0     | 30         | 0                      | 8     | 1110 | 0    | 1118       | 0                      | 1645 | 3     | 0    | 1648       | 2796       |
| 8:00 AM              | 0              | 0    | 6     | 0     | 6          | 0                      | 1     | 279  | 0    | 280        | 0                      | 346  | 0     | 0    | 346        | 632        |
| 8:15 AM              | 0              | 0    | 2     | 1     | 2          | 0                      | 2     | 285  | 0    | 287        | 0                      | 423  | 4     | 0    | 427        | 716        |
| 8:30 AM              | 0              | 0    | 9     | 1     | 9          | 0                      | 4     | 311  | 0    | 315        | 0                      | 343  | 1     | 0    | 344        | 668        |
| 8:45 AM              | 0              | 2    | 4     | 5     | 6          | 0                      | 5     | 301  | 0    | 306        | 0                      | 350  | 4     | 0    | 354        | 666        |
| Hourly Total         | 0              | 2    | 21    | 7     | 23         | 0                      | 12    | 1176 | 0    | 1188       | 0                      | 1462 | 9     | 0    | 1471       | 2682       |
| *** BREAK ***        | -              | -    | -     | -     | -          | -                      | -     | -    | -    | -          | -                      | -    | -     | -    | -          | -          |
| 4:00 PM              | 0              | 2    | 6     | 0     | 8          | 0                      | 7     | 428  | 0    | 435        | 0                      | 372  | 3     | 0    | 375        | 818        |
| 4:15 PM              | 0              | 0    | 4     | 0     | 4          | 0                      | 6     | 452  | 0    | 458        | 0                      | 357  | 1     | 0    | 358        | 820        |
| 4:30 PM              | 0              | 0    | 4     | 4     | 4          | 0                      | 6     | 457  | 0    | 463        | 0                      | 388  | 0     | 0    | 388        | 855        |
| 4:45 PM              | 0              | 2    | 6     | 0     | 8          | 0                      | 15    | 521  | 0    | 536        | 0                      | 389  | 3     | 0    | 392        | 936        |
| Hourly Total         | 0              | 4    | 20    | 4     | 24         | 0                      | 34    | 1858 | 0    | 1892       | 0                      | 1506 | 7     | 0    | 1513       | 3429       |
| 5:00 PM              | 0              | 0    | 3     | 0     | 3          | 0                      | 12    | 551  | 0    | 563        | 0                      | 375  | 0     | 0    | 375        | 941        |
| 5:15 PM              | 0              | 0    | 2     | 3     | 2          | 0                      | 15    | 577  | 0    | 592        | 0                      | 354  | 1     | 0    | 355        | 949        |
| 5:30 PM              | 0              | 0    | 2     | 0     | 2          | 0                      | 8     | 585  | 0    | 593        | 0                      | 326  | 2     | 0    | 328        | 923        |
| 5:45 PM              | 0              | 0    | 4     | 0     | 4          | 0                      | 17    | 502  | 0    | 519        | 0                      | 315  | 2     | 0    | 317        | 840        |
| Hourly Total         | 0              | 0    | 11    | 3     | 11         | 0                      | 52    | 2215 | 0    | 2267       | 0                      | 1370 | 5     | 0    | 1375       | 3653       |
| Grand Total          | 0              | 12   | 76    | 14    | 88         | 0                      | 106   | 6359 | 0    | 6465       | 0                      | 5983 | 24    | 0    | 6007       | 12560      |
| Approach %           | 0.0            | 13.6 | 86.4  | -     | -          | 0.0                    | 1.6   | 98.4 | -    | -          | 0.0                    | 99.6 | 0.4   | -    | -          | -          |
| Total %              | 0.0            | 0.1  | 0.6   | -     | 0.7        | 0.0                    | 0.8   | 50.6 | -    | 51.5       | 0.0                    | 47.6 | 0.2   | -    | 47.8       | -          |
| Lights               | 0              | 11   | 76    | -     | 87         | 0                      | 106   | 6182 | -    | 6288       | 0                      | 5852 | 24    | -    | 5876       | 12251      |
| % Lights             | -              | 91.7 | 100.0 | -     | 98.9       | -                      | 100.0 | 97.2 | -    | 97.3       | -                      | 97.8 | 100.0 | -    | 97.8       | 97.5       |
| Buses                | 0              | 0    | 0     | -     | 0          | 0                      | 0     | 14   | -    | 14         | 0                      | 14   | 0     | -    | 14         | 28         |
| % Buses              | -              | 0.0  | 0.0   | -     | 0.0        | -                      | 0.0   | 0.2  | -    | 0.2        | -                      | 0.2  | 0.0   | -    | 0.2        | 0.2        |
| Single-Unit Trucks   | 0              | 1    | 0     | -     | 1          | 0                      | 0     | 118  | -    | 118        | 0                      | 91   | 0     | -    | 91         | 210        |
| % Single-Unit Trucks | -              | 8.3  | 0.0   | -     | 1.1        | -                      | 0.0   | 1.9  | -    | 1.8        | -                      | 1.5  | 0.0   | -    | 1.5        | 1.7        |
| Articulated Trucks   | 0              | 0    | 0     | -     | 0          | 0                      | 0     | 45   | -    | 45         | 0                      | 26   | 0     | -    | 26         | 71         |
| % Articulated Trucks | -              | 0.0  | 0.0   | -     | 0.0        | -                      | 0.0   | 0.7  | -    | 0.7        | -                      | 0.4  | 0.0   | -    | 0.4        | 0.6        |
| Bicycles on Road     | 0              | 0    | 0     | -     | 0          | 0                      | 0     | 0    | -    | 0          | 0                      | 0    | 0     | -    | 0          | 0          |
| % Bicycles on Road   | -              | 0.0  | 0.0   | -     | 0.0        | -                      | 0.0   | 0.0  | -    | 0.0        | -                      | 0.0  | 0.0   | -    | 0.0        | 0.0        |
| Pedestrians          | -              | -    | -     | 14    | -          | -                      | -     | -    | 0    | -          | -                      | -    | -     | 0    | -          | -          |
| % Pedestrians        | -              | -    | -     | 100.0 | -          | -                      | -     | -    | -    | -          | -                      | -    | -     | -    | -          | -          |

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Count Name: Arlington Heights Road and  
Pickwick Road  
Site Code:  
Start Date: 06/21/2016  
Page No: 1

## Turning Movement Data

| Start Time           | Pickwick Road<br>Eastbound |      |      |       |      |            | Autumn Leaves Access Drive<br>Westbound |       |      |       |      |            | Arlington Heights Road<br>Northbound |      |      |       |      |            | Arlington Heights Road<br>Southbound |       |      |       |      |            | Int. Total |
|----------------------|----------------------------|------|------|-------|------|------------|-----------------------------------------|-------|------|-------|------|------------|--------------------------------------|------|------|-------|------|------------|--------------------------------------|-------|------|-------|------|------------|------------|
|                      | U-Turn                     | Left | Thru | Right | Peds | App. Total | U-Turn                                  | Left  | Thru | Right | Peds | App. Total | U-Turn                               | Left | Thru | Right | Peds | App. Total | U-Turn                               | Left  | Thru | Right | Peds | App. Total |            |
| 7:00 AM              | 0                          | 3    | 0    | 4     | 0    | 7          | 0                                       | 0     | 0    | 2     | 0    | 2          | 0                                    | 2    | 278  | 2     | 0    | 282        | 0                                    | 0     | 348  | 1     | 0    | 349        | 640        |
| 7:15 AM              | 0                          | 5    | 0    | 7     | 1    | 12         | 0                                       | 0     | 0    | 0     | 0    | 0          | 0                                    | 1    | 293  | 0     | 0    | 294        | 0                                    | 0     | 396  | 2     | 0    | 398        | 704        |
| 7:30 AM              | 0                          | 5    | 0    | 5     | 0    | 10         | 0                                       | 0     | 0    | 0     | 0    | 0          | 0                                    | 3    | 299  | 0     | 0    | 302        | 0                                    | 0     | 470  | 3     | 0    | 473        | 785        |
| 7:45 AM              | 0                          | 4    | 0    | 7     | 0    | 11         | 0                                       | 0     | 0    | 0     | 0    | 0          | 0                                    | 6    | 290  | 0     | 0    | 296        | 0                                    | 0     | 436  | 2     | 0    | 438        | 745        |
| Hourly Total         | 0                          | 17   | 0    | 23    | 1    | 40         | 0                                       | 0     | 0    | 2     | 0    | 2          | 0                                    | 12   | 1160 | 2     | 0    | 1174       | 0                                    | 0     | 1650 | 8     | 0    | 1658       | 2874       |
| 8:00 AM              | 0                          | 0    | 0    | 11    | 0    | 11         | 0                                       | 0     | 0    | 0     | 0    | 0          | 0                                    | 6    | 289  | 1     | 0    | 296        | 0                                    | 0     | 344  | 2     | 0    | 346        | 653        |
| 8:15 AM              | 0                          | 1    | 0    | 6     | 0    | 7          | 0                                       | 1     | 0    | 0     | 0    | 1          | 0                                    | 5    | 294  | 0     | 0    | 299        | 0                                    | 0     | 425  | 4     | 0    | 429        | 736        |
| 8:30 AM              | 0                          | 5    | 0    | 7     | 0    | 12         | 0                                       | 0     | 0    | 0     | 1    | 0          | 0                                    | 15   | 309  | 0     | 0    | 324        | 0                                    | 0     | 339  | 6     | 0    | 345        | 681        |
| 8:45 AM              | 0                          | 8    | 0    | 15    | 3    | 23         | 0                                       | 0     | 0    | 0     | 0    | 0          | 1                                    | 8    | 302  | 0     | 0    | 311        | 0                                    | 0     | 353  | 4     | 0    | 357        | 691        |
| Hourly Total         | 0                          | 14   | 0    | 39    | 3    | 53         | 0                                       | 1     | 0    | 0     | 1    | 1          | 1                                    | 34   | 1194 | 1     | 0    | 1230       | 0                                    | 0     | 1461 | 16    | 0    | 1477       | 2761       |
| *** BREAK ***        | -                          | -    | -    | -     | -    | -          | -                                       | -     | -    | -     | -    | -          | -                                    | -    | -    | -     | -    | -          | -                                    | -     | -    | -     | -    | -          | -          |
| 4:00 PM              | 0                          | 5    | 0    | 10    | 0    | 15         | 0                                       | 0     | 0    | 0     | 1    | 0          | 0                                    | 3    | 429  | 0     | 0    | 432        | 0                                    | 2     | 376  | 2     | 0    | 380        | 827        |
| 4:15 PM              | 0                          | 7    | 0    | 8     | 0    | 15         | 0                                       | 0     | 0    | 2     | 0    | 2          | 0                                    | 7    | 443  | 0     | 0    | 450        | 0                                    | 0     | 354  | 6     | 0    | 360        | 827        |
| 4:30 PM              | 0                          | 5    | 0    | 11    | 1    | 16         | 0                                       | 0     | 0    | 1     | 0    | 1          | 0                                    | 6    | 449  | 0     | 0    | 455        | 0                                    | 1     | 385  | 4     | 0    | 390        | 862        |
| 4:45 PM              | 0                          | 5    | 0    | 10    | 0    | 15         | 0                                       | 0     | 0    | 0     | 0    | 0          | 0                                    | 6    | 493  | 0     | 0    | 499        | 0                                    | 0     | 382  | 9     | 0    | 391        | 905        |
| Hourly Total         | 0                          | 22   | 0    | 39    | 1    | 61         | 0                                       | 0     | 0    | 3     | 1    | 3          | 0                                    | 22   | 1814 | 0     | 0    | 1836       | 0                                    | 3     | 1497 | 21    | 0    | 1521       | 3421       |
| 5:00 PM              | 0                          | 3    | 0    | 6     | 0    | 9          | 0                                       | 0     | 0    | 2     | 0    | 2          | 0                                    | 12   | 561  | 0     | 0    | 573        | 0                                    | 0     | 375  | 6     | 0    | 381        | 965        |
| 5:15 PM              | 0                          | 4    | 0    | 14    | 3    | 18         | 0                                       | 0     | 0    | 0     | 0    | 0          | 1                                    | 6    | 588  | 0     | 1    | 595        | 0                                    | 1     | 350  | 3     | 0    | 354        | 967        |
| 5:30 PM              | 0                          | 1    | 0    | 9     | 0    | 10         | 0                                       | 0     | 0    | 1     | 0    | 1          | 1                                    | 5    | 588  | 1     | 0    | 595        | 0                                    | 0     | 334  | 2     | 0    | 336        | 942        |
| 5:45 PM              | 0                          | 5    | 0    | 4     | 0    | 9          | 0                                       | 1     | 0    | 0     | 0    | 1          | 2                                    | 5    | 517  | 1     | 0    | 525        | 0                                    | 0     | 317  | 7     | 0    | 324        | 859        |
| Hourly Total         | 0                          | 13   | 0    | 33    | 3    | 46         | 0                                       | 1     | 0    | 3     | 0    | 4          | 4                                    | 28   | 2254 | 2     | 1    | 2288       | 0                                    | 1     | 1376 | 18    | 0    | 1395       | 3733       |
| Grand Total          | 0                          | 66   | 0    | 134   | 8    | 200        | 0                                       | 2     | 0    | 8     | 2    | 10         | 5                                    | 96   | 6422 | 5     | 1    | 6528       | 0                                    | 4     | 5984 | 63    | 0    | 6051       | 12789      |
| Approach %           | 0.0                        | 33.0 | 0.0  | 67.0  | -    | -          | 0.0                                     | 20.0  | 0.0  | 80.0  | -    | -          | 0.1                                  | 1.5  | 98.4 | 0.1   | -    | -          | 0.0                                  | 0.1   | 98.9 | 1.0   | -    | -          | -          |
| Total %              | 0.0                        | 0.5  | 0.0  | 1.0   | -    | 1.6        | 0.0                                     | 0.0   | 0.0  | 0.1   | -    | 0.1        | 0.0                                  | 0.8  | 50.2 | 0.0   | -    | 51.0       | 0.0                                  | 0.0   | 46.8 | 0.5   | -    | 47.3       | -          |
| Lights               | 0                          | 65   | 0    | 128   | -    | 193        | 0                                       | 2     | 0    | 7     | -    | 9          | 5                                    | 90   | 6231 | 4     | -    | 6330       | 0                                    | 4     | 5862 | 63    | -    | 5929       | 12461      |
| % Lights             | -                          | 98.5 | -    | 95.5  | -    | 96.5       | -                                       | 100.0 | -    | 87.5  | -    | 90.0       | 100.0                                | 93.8 | 97.0 | 80.0  | -    | 97.0       | -                                    | 100.0 | 98.0 | 100.0 | -    | 98.0       | 97.4       |
| Buses                | 0                          | 0    | 0    | 4     | -    | 4          | 0                                       | 0     | 0    | 0     | -    | 0          | 0                                    | 2    | 21   | 0     | -    | 23         | 0                                    | 0     | 11   | 0     | -    | 11         | 38         |
| % Buses              | -                          | 0.0  | -    | 3.0   | -    | 2.0        | -                                       | 0.0   | -    | 0.0   | -    | 0.0        | 0.0                                  | 2.1  | 0.3  | 0.0   | -    | 0.4        | -                                    | 0.0   | 0.2  | 0.0   | -    | 0.2        | 0.3        |
| Single-Unit Trucks   | 0                          | 1    | 0    | 2     | -    | 3          | 0                                       | 0     | 0    | 1     | -    | 1          | 0                                    | 2    | 123  | 1     | -    | 126        | 0                                    | 0     | 89   | 0     | -    | 89         | 219        |
| % Single-Unit Trucks | -                          | 1.5  | -    | 1.5   | -    | 1.5        | -                                       | 0.0   | -    | 12.5  | -    | 10.0       | 0.0                                  | 2.1  | 1.9  | 20.0  | -    | 1.9        | -                                    | 0.0   | 1.5  | 0.0   | -    | 1.5        | 1.7        |
| Articulated Trucks   | 0                          | 0    | 0    | 0     | -    | 0          | 0                                       | 0     | 0    | 0     | -    | 0          | 0                                    | 2    | 47   | 0     | -    | 49         | 0                                    | 0     | 22   | 0     | -    | 22         | 71         |
| % Articulated Trucks | -                          | 0.0  | -    | 0.0   | -    | 0.0        | -                                       | 0.0   | -    | 0.0   | -    | 0.0        | 0.0                                  | 2.1  | 0.7  | 0.0   | -    | 0.8        | -                                    | 0.0   | 0.4  | 0.0   | -    | 0.4        | 0.6        |
| Bicycles on Road     | 0                          | 0    | 0    | 0     | -    | 0          | 0                                       | 0     | 0    | 0     | -    | 0          | 0                                    | 0    | 0    | 0     | -    | 0          | 0                                    | 0     | 0    | 0     | -    | 0          | 0          |
| % Bicycles on Road   | -                          | 0.0  | -    | 0.0   | -    | 0.0        | -                                       | 0.0   | -    | 0.0   | -    | 0.0        | 0.0                                  | 0.0  | 0.0  | 0.0   | -    | 0.0        | -                                    | 0.0   | 0.0  | 0.0   | -    | 0.0        | 0.0        |
| Pedestrians          | -                          | -    | -    | -     | 8    | -          | -                                       | -     | -    | -     | 2    | -          | -                                    | -    | -    | -     | 1    | -          | -                                    | -     | -    | -     | 0    | -          | -          |



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Count Name: Arlington Heights Road and  
Pickwick Road  
Site Code:  
Start Date: 06/21/2016  
Page No: 6

### Turning Movement Peak Hour Data (4:45 PM)

| Start Time           | Pickwick Road<br>Eastbound |       |       |       |       |            | Autumn Leaves Access Drive<br>Westbound |       |       |       |      |            | Arlington Heights Road<br>Northbound |       |       |       |       |            | Arlington Heights Road<br>Southbound |       |       |       |      |            | Int. Total |
|----------------------|----------------------------|-------|-------|-------|-------|------------|-----------------------------------------|-------|-------|-------|------|------------|--------------------------------------|-------|-------|-------|-------|------------|--------------------------------------|-------|-------|-------|------|------------|------------|
|                      | U-Turn                     | Left  | Thru  | Right | Peds  | App. Total | U-Turn                                  | Left  | Thru  | Right | Peds | App. Total | U-Turn                               | Left  | Thru  | Right | Peds  | App. Total | U-Turn                               | Left  | Thru  | Right | Peds | App. Total |            |
| 4:45 PM              | 0                          | 5     | 0     | 10    | 0     | 15         | 0                                       | 0     | 0     | 0     | 0    | 0          | 0                                    | 6     | 493   | 0     | 0     | 499        | 0                                    | 0     | 382   | 9     | 0    | 391        | 905        |
| 5:00 PM              | 0                          | 3     | 0     | 6     | 0     | 9          | 0                                       | 0     | 0     | 2     | 0    | 2          | 0                                    | 12    | 561   | 0     | 0     | 573        | 0                                    | 0     | 375   | 6     | 0    | 381        | 965        |
| 5:15 PM              | 0                          | 4     | 0     | 14    | 3     | 18         | 0                                       | 0     | 0     | 0     | 0    | 0          | 1                                    | 6     | 588   | 0     | 1     | 595        | 0                                    | 1     | 350   | 3     | 0    | 354        | 967        |
| 5:30 PM              | 0                          | 1     | 0     | 9     | 0     | 10         | 0                                       | 0     | 0     | 1     | 0    | 1          | 1                                    | 5     | 588   | 1     | 0     | 595        | 0                                    | 0     | 334   | 2     | 0    | 336        | 942        |
| Total                | 0                          | 13    | 0     | 39    | 3     | 52         | 0                                       | 0     | 0     | 3     | 0    | 3          | 2                                    | 29    | 2230  | 1     | 1     | 2262       | 0                                    | 1     | 1441  | 20    | 0    | 1462       | 3779       |
| Approach %           | 0.0                        | 25.0  | 0.0   | 75.0  | -     | -          | 0.0                                     | 0.0   | 0.0   | 100.0 | -    | -          | 0.1                                  | 1.3   | 98.6  | 0.0   | -     | -          | 0.0                                  | 0.1   | 98.6  | 1.4   | -    | -          | -          |
| Total %              | 0.0                        | 0.3   | 0.0   | 1.0   | -     | 1.4        | 0.0                                     | 0.0   | 0.0   | 0.1   | -    | 0.1        | 0.1                                  | 0.8   | 59.0  | 0.0   | -     | 59.9       | 0.0                                  | 0.0   | 38.1  | 0.5   | -    | 38.7       | -          |
| PHF                  | 0.000                      | 0.650 | 0.000 | 0.696 | -     | 0.722      | 0.000                                   | 0.000 | 0.000 | 0.375 | -    | 0.375      | 0.500                                | 0.604 | 0.948 | 0.250 | -     | 0.950      | 0.000                                | 0.250 | 0.943 | 0.556 | -    | 0.935      | 0.977      |
| Lights               | 0                          | 12    | 0     | 39    | -     | 51         | 0                                       | 0     | 0     | 3     | -    | 3          | 2                                    | 29    | 2208  | 1     | -     | 2240       | 0                                    | 1     | 1423  | 20    | -    | 1444       | 3738       |
| % Lights             | -                          | 92.3  | -     | 100.0 | -     | 98.1       | -                                       | -     | -     | 100.0 | -    | 100.0      | 100.0                                | 100.0 | 99.0  | 100.0 | -     | 99.0       | -                                    | 100.0 | 98.8  | 100.0 | -    | 98.8       | 98.9       |
| Buses                | 0                          | 0     | 0     | 0     | -     | 0          | 0                                       | 0     | 0     | 0     | -    | 0          | 0                                    | 0     | 2     | 0     | -     | 2          | 0                                    | 0     | 1     | 0     | -    | 1          | 3          |
| % Buses              | -                          | 0.0   | -     | 0.0   | -     | 0.0        | -                                       | -     | -     | 0.0   | -    | 0.0        | 0.0                                  | 0.0   | 0.1   | 0.0   | -     | 0.1        | -                                    | 0.0   | 0.1   | 0.0   | -    | 0.1        | 0.1        |
| Single-Unit Trucks   | 0                          | 1     | 0     | 0     | -     | 1          | 0                                       | 0     | 0     | 0     | -    | 0          | 0                                    | 0     | 10    | 0     | -     | 10         | 0                                    | 0     | 10    | 0     | -    | 10         | 21         |
| % Single-Unit Trucks | -                          | 7.7   | -     | 0.0   | -     | 1.9        | -                                       | -     | -     | 0.0   | -    | 0.0        | 0.0                                  | 0.0   | 0.4   | 0.0   | -     | 0.4        | -                                    | 0.0   | 0.7   | 0.0   | -    | 0.7        | 0.6        |
| Articulated Trucks   | 0                          | 0     | 0     | 0     | -     | 0          | 0                                       | 0     | 0     | 0     | -    | 0          | 0                                    | 0     | 10    | 0     | -     | 10         | 0                                    | 0     | 7     | 0     | -    | 7          | 17         |
| % Articulated Trucks | -                          | 0.0   | -     | 0.0   | -     | 0.0        | -                                       | -     | -     | 0.0   | -    | 0.0        | 0.0                                  | 0.0   | 0.4   | 0.0   | -     | 0.4        | -                                    | 0.0   | 0.5   | 0.0   | -    | 0.5        | 0.4        |
| Bicycles on Road     | 0                          | 0     | 0     | 0     | -     | 0          | 0                                       | 0     | 0     | 0     | -    | 0          | 0                                    | 0     | 0     | 0     | -     | 0          | 0                                    | 0     | 0     | 0     | -    | 0          | 0          |
| % Bicycles on Road   | -                          | 0.0   | -     | 0.0   | -     | 0.0        | -                                       | -     | -     | 0.0   | -    | 0.0        | 0.0                                  | 0.0   | 0.0   | 0.0   | -     | 0.0        | -                                    | 0.0   | 0.0   | 0.0   | -    | 0.0        | 0.0        |
| Pedestrians          | -                          | -     | -     | -     | 3     | -          | -                                       | -     | -     | -     | 0    | -          | -                                    | -     | -     | -     | 1     | -          | -                                    | -     | -     | -     | 0    | -          | -          |
| % Pedestrians        | -                          | -     | -     | -     | 100.0 | -          | -                                       | -     | -     | -     | -    | -          | -                                    | -     | -     | -     | 100.0 | -          | -                                    | -     | -     | -     | -    | -          | -          |

## **Level of Service Criteria**

### LEVEL OF SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS

| Level of Service | Interpretation                                                                                                                                                                                                                                                                           | Average Control Delay<br>(seconds per vehicle) |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| A                | Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.                                                                                                                                                            | ≤10                                            |
| B                | Good progression, with more vehicles stopping than for Level of Service A.                                                                                                                                                                                                               | >10 - 20                                       |
| C                | Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping. | >20 - 35                                       |
| D                | The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.                                                                                                             | >35 - 55                                       |
| E                | Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.                                                                                                                                                   | >55 - 80                                       |
| F                | The volume-to-capacity ratio is very high, progression is very poor and the cycle length is long. Most cycles fail to clear the queue.                                                                                                                                                   | >80.0                                          |

Source: *Highway Capacity Manual*, 2010.

### LEVEL OF SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

| Level of Service | Average Total Delay (SEC/VEH) |
|------------------|-------------------------------|
| A                | 0 - 10                        |
| B                | > 10 - 15                     |
| C                | > 15 - 25                     |
| D                | > 25 - 35                     |
| E                | > 35 - 50                     |
| F                | > 50                          |

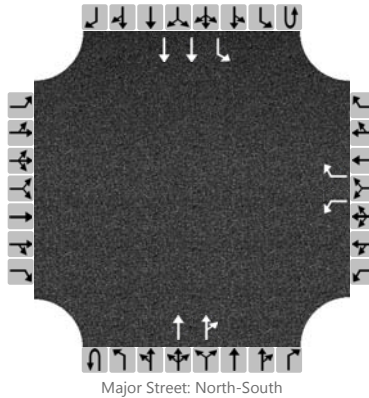
Source: *Highway Capacity Manual*, 2010.

# **Capacity Analysis Summary Sheets**

# HCS 2010 Two-Way Stop Control Summary Report

| General Information      |                       | Site Information           |                        |
|--------------------------|-----------------------|----------------------------|------------------------|
| Analyst                  | NJB                   | Intersection               | Arlington and Council  |
| Agency/Co.               | KLOA, Inc.            | Jurisdiction               | IDOT                   |
| Date Performed           | 6/23/2016             | East/West Street           | East Council Trail     |
| Analysis Year            | 2016                  | North/South Street         | Arlington Heights Road |
| Time Analyzed            | AM                    | Peak Hour Factor           | 0.94                   |
| Intersection Orientation | North-South           | Analysis Time Period (hrs) | 0.25                   |
| Project Description      | AM Existing Peak Hour |                            |                        |

## Lanes



## Vehicle Volumes and Adjustments

| Approach                | Eastbound |    |    |    | Westbound |    |   |    | Northbound |   |      |    | Southbound |    |      |   |
|-------------------------|-----------|----|----|----|-----------|----|---|----|------------|---|------|----|------------|----|------|---|
| Movement                | U         | L  | T  | R  | U         | L  | T | R  | U          | L | T    | R  | U          | L  | T    | R |
| Priority                |           | 10 | 11 | 12 |           | 7  | 8 | 9  | 1U         | 1 | 2    | 3  | 4U         | 4  | 5    | 6 |
| Number of Lanes         |           | 0  | 0  | 0  |           | 1  | 0 | 1  | 0          | 0 | 2    | 0  | 0          | 1  | 2    | 0 |
| Configuration           |           |    |    |    |           | L  |   | R  |            |   | T    | TR |            | L  | T    |   |
| Volume (veh/h)          |           |    |    |    |           | 15 |   | 3  |            |   | 1190 | 5  |            | 4  | 1705 |   |
| Percent Heavy Vehicles  |           |    |    |    |           | 0  |   | 33 |            |   |      |    |            | 25 |      |   |
| Proportion Time Blocked |           |    |    |    |           |    |   |    |            |   |      |    |            |    |      |   |
| Right Turn Channelized  | No        |    |    |    | No        |    |   |    | No         |   |      |    | No         |    |      |   |
| Median Type             | Left Only |    |    |    |           |    |   |    |            |   |      |    |            |    |      |   |
| Median Storage          | 1         |    |    |    |           |    |   |    |            |   |      |    |            |    |      |   |

## Delay, Queue Length, and Level of Service

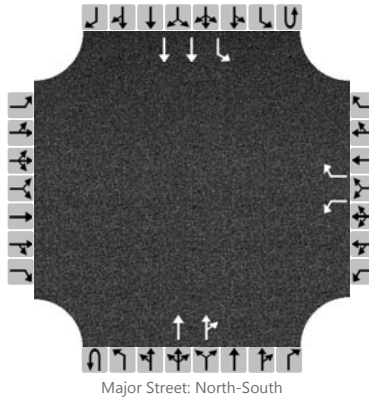
|                        |  |  |  |  |  |      |  |      |  |  |  |  |  |     |      |  |  |
|------------------------|--|--|--|--|--|------|--|------|--|--|--|--|--|-----|------|--|--|
| Flow Rate (veh/h)      |  |  |  |  |  | 16   |  | 3    |  |  |  |  |  |     | 4    |  |  |
| Capacity               |  |  |  |  |  | 144  |  | 353  |  |  |  |  |  |     | 433  |  |  |
| v/c Ratio              |  |  |  |  |  | 0.11 |  | 0.01 |  |  |  |  |  |     | 0.01 |  |  |
| 95% Queue Length       |  |  |  |  |  | 0.4  |  | 0.0  |  |  |  |  |  |     | 0.0  |  |  |
| Control Delay (s/veh)  |  |  |  |  |  | 33.1 |  | 15.3 |  |  |  |  |  |     | 13.4 |  |  |
| Level of Service (LOS) |  |  |  |  |  | D    |  | C    |  |  |  |  |  |     | B    |  |  |
| Approach Delay (s/veh) |  |  |  |  |  | 30.3 |  |      |  |  |  |  |  | 0.0 |      |  |  |
| Approach LOS           |  |  |  |  |  | D    |  |      |  |  |  |  |  |     |      |  |  |



# HCS 2010 Two-Way Stop Control Summary Report

| General Information      |                       | Site Information           |                        |
|--------------------------|-----------------------|----------------------------|------------------------|
| Analyst                  | NJB                   | Intersection               | Arlington and Council  |
| Agency/Co.               | KLOA, Inc.            | Jurisdiction               | IDOT                   |
| Date Performed           | 6/23/2016             | East/West Street           | East Council Trail     |
| Analysis Year            | 2016                  | North/South Street         | Arlington Heights Road |
| Time Analyzed            | PM                    | Peak Hour Factor           | 0.98                   |
| Intersection Orientation | North-South           | Analysis Time Period (hrs) | 0.25                   |
| Project Description      | PM Existing Peak Hour |                            |                        |

## Lanes



## Vehicle Volumes and Adjustments

| Approach                | Eastbound |    |    |    | Westbound |    |   |   | Northbound |   |      |    | Southbound |    |      |   |
|-------------------------|-----------|----|----|----|-----------|----|---|---|------------|---|------|----|------------|----|------|---|
| Movement                | U         | L  | T  | R  | U         | L  | T | R | U          | L | T    | R  | U          | L  | T    | R |
| Priority                |           | 10 | 11 | 12 |           | 7  | 8 | 9 | 1U         | 1 | 2    | 3  | 4U         | 4  | 5    | 6 |
| Number of Lanes         |           | 0  | 0  | 0  |           | 1  | 0 | 1 | 0          | 0 | 2    | 0  | 0          | 1  | 2    | 0 |
| Configuration           |           |    |    |    |           | L  |   | R |            |   | T    | TR |            | L  | T    |   |
| Volume (veh/h)          |           |    |    |    |           | 17 |   | 8 |            |   | 2304 | 14 |            | 15 | 1465 |   |
| Percent Heavy Vehicles  |           |    |    |    |           | 6  |   | 0 |            |   |      |    |            | 0  |      |   |
| Proportion Time Blocked |           |    |    |    |           |    |   |   |            |   |      |    |            |    |      |   |
| Right Turn Channelized  | No        |    |    |    | No        |    |   |   | No         |   |      |    | No         |    |      |   |
| Median Type             | Left Only |    |    |    |           |    |   |   |            |   |      |    |            |    |      |   |
| Median Storage          | 1         |    |    |    |           |    |   |   |            |   |      |    |            |    |      |   |

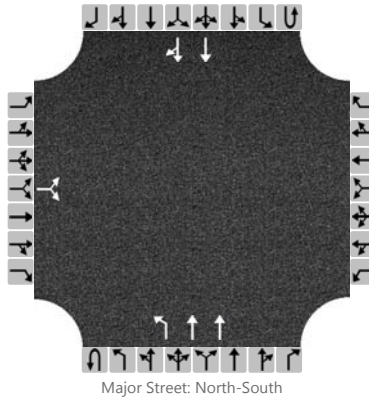
## Delay, Queue Length, and Level of Service

|                        |  |  |  |  |  |       |  |      |  |  |  |  |  |      |  |  |
|------------------------|--|--|--|--|--|-------|--|------|--|--|--|--|--|------|--|--|
| Flow Rate (veh/h)      |  |  |  |  |  | 17    |  | 8    |  |  |  |  |  | 15   |  |  |
| Capacity               |  |  |  |  |  | 42    |  | 185  |  |  |  |  |  | 209  |  |  |
| v/c Ratio              |  |  |  |  |  | 0.41  |  | 0.04 |  |  |  |  |  | 0.07 |  |  |
| 95% Queue Length       |  |  |  |  |  | 1.4   |  | 0.1  |  |  |  |  |  | 0.2  |  |  |
| Control Delay (s/veh)  |  |  |  |  |  | 140.5 |  | 25.3 |  |  |  |  |  | 23.5 |  |  |
| Level of Service (LOS) |  |  |  |  |  | F     |  | D    |  |  |  |  |  | C    |  |  |
| Approach Delay (s/veh) |  |  |  |  |  | 103.7 |  |      |  |  |  |  |  | 0.2  |  |  |
| Approach LOS           |  |  |  |  |  | F     |  |      |  |  |  |  |  |      |  |  |

# HCS 2010 Two-Way Stop Control Summary Report

| General Information      |                       | Site Information           |                        |
|--------------------------|-----------------------|----------------------------|------------------------|
| Analyst                  | NJB                   | Intersection               | Arlington and Emerson  |
| Agency/Co.               | KLOA, Inc.            | Jurisdiction               | IDOT                   |
| Date Performed           | 6/23/2016             | East/West Street           | Emerson Street         |
| Analysis Year            | 2016                  | North/South Street         | Arlington Heights Road |
| Time Analyzed            | AM                    | Peak Hour Factor           | 0.93                   |
| Intersection Orientation | North-South           | Analysis Time Period (hrs) | 0.25                   |
| Project Description      | AM Existing Peak Hour |                            |                        |

## Lanes



## Vehicle Volumes and Adjustments

| Approach                | Eastbound |    |    |    | Westbound |   |   |   | Northbound |    |      |   | Southbound |   |      |    |
|-------------------------|-----------|----|----|----|-----------|---|---|---|------------|----|------|---|------------|---|------|----|
| Movement                | U         | L  | T  | R  | U         | L | T | R | U          | L  | T    | R | U          | L | T    | R  |
| Priority                |           | 10 | 11 | 12 |           | 7 | 8 | 9 | 1U         | 1  | 2    | 3 | 4U         | 4 | 5    | 6  |
| Number of Lanes         |           | 0  | 0  | 0  |           | 0 | 0 | 0 | 0          | 1  | 2    | 0 | 0          | 0 | 2    | 0  |
| Configuration           |           |    | LR |    |           |   |   |   |            | L  | T    |   |            |   | T    | TR |
| Volume (veh/h)          |           | 3  |    | 20 |           |   |   |   |            | 10 | 1172 |   |            |   | 1670 | 7  |
| Percent Heavy Vehicles  |           | 0  |    | 0  |           |   |   |   |            | 0  |      |   |            |   |      |    |
| Proportion Time Blocked |           |    |    |    |           |   |   |   |            |    |      |   |            |   |      |    |
| Right Turn Channelized  | No        |    |    |    | No        |   |   |   | No         |    |      |   | No         |   |      |    |
| Median Type             | Left Only |    |    |    |           |   |   |   |            |    |      |   |            |   |      |    |
| Median Storage          | 1         |    |    |    |           |   |   |   |            |    |      |   |            |   |      |    |

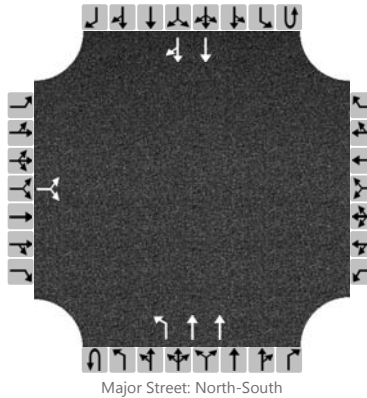
## Delay, Queue Length, and Level of Service

|                        |      |  |      |  |  |  |  |  |     |      |  |  |  |  |  |  |
|------------------------|------|--|------|--|--|--|--|--|-----|------|--|--|--|--|--|--|
| Flow Rate (veh/h)      |      |  | 25   |  |  |  |  |  |     | 11   |  |  |  |  |  |  |
| Capacity               |      |  | 228  |  |  |  |  |  |     | 346  |  |  |  |  |  |  |
| v/c Ratio              |      |  | 0.11 |  |  |  |  |  |     | 0.03 |  |  |  |  |  |  |
| 95% Queue Length       |      |  | 0.4  |  |  |  |  |  |     | 0.1  |  |  |  |  |  |  |
| Control Delay (s/veh)  |      |  | 22.8 |  |  |  |  |  |     | 15.7 |  |  |  |  |  |  |
| Level of Service (LOS) |      |  | C    |  |  |  |  |  |     | C    |  |  |  |  |  |  |
| Approach Delay (s/veh) | 22.8 |  |      |  |  |  |  |  | 0.1 |      |  |  |  |  |  |  |
| Approach LOS           | C    |  |      |  |  |  |  |  |     |      |  |  |  |  |  |  |

# HCS 2010 Two-Way Stop Control Summary Report

| General Information      |                       | Site Information           |                        |
|--------------------------|-----------------------|----------------------------|------------------------|
| Analyst                  | NJB                   | Intersection               | Arlington and Emerson  |
| Agency/Co.               | KLOA, Inc.            | Jurisdiction               | IDOT                   |
| Date Performed           | 6/23/2016             | East/West Street           | Emerson Street         |
| Analysis Year            | 2016                  | North/South Street         | Arlington Heights Road |
| Time Analyzed            | PM                    | Peak Hour Factor           | 0.99                   |
| Intersection Orientation | North-South           | Analysis Time Period (hrs) | 0.25                   |
| Project Description      | PM Existing Peak Hour |                            |                        |

## Lanes



## Vehicle Volumes and Adjustments

| Approach                | Eastbound |    |    |    | Westbound |   |   |   | Northbound |    |      |   | Southbound |   |      |    |
|-------------------------|-----------|----|----|----|-----------|---|---|---|------------|----|------|---|------------|---|------|----|
| Movement                | U         | L  | T  | R  | U         | L | T | R | U          | L  | T    | R | U          | L | T    | R  |
| Priority                |           | 10 | 11 | 12 |           | 7 | 8 | 9 | 1U         | 1  | 2    | 3 | 4U         | 4 | 5    | 6  |
| Number of Lanes         |           | 0  | 0  | 0  |           | 0 | 0 | 0 | 0          | 1  | 2    | 0 | 0          | 0 | 2    | 0  |
| Configuration           |           |    | LR |    |           |   |   |   |            | L  | T    |   |            |   | T    | TR |
| Volume (veh/h)          |           | 2  |    | 13 |           |   |   |   |            | 50 | 2248 |   |            |   | 1449 | 6  |
| Percent Heavy Vehicles  |           | 0  |    | 0  |           |   |   |   |            | 0  |      |   |            |   |      |    |
| Proportion Time Blocked |           |    |    |    |           |   |   |   |            |    |      |   |            |   |      |    |
| Right Turn Channelized  | No        |    |    |    | No        |   |   |   | No         |    |      |   | No         |   |      |    |
| Median Type             | Left Only |    |    |    |           |   |   |   |            |    |      |   |            |   |      |    |
| Median Storage          | 1         |    |    |    |           |   |   |   |            |    |      |   |            |   |      |    |

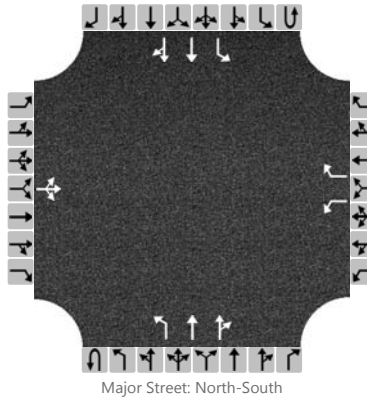
## Delay, Queue Length, and Level of Service

|                        |      |  |      |  |  |  |  |  |     |      |  |  |  |  |  |  |
|------------------------|------|--|------|--|--|--|--|--|-----|------|--|--|--|--|--|--|
| Flow Rate (veh/h)      |      |  | 15   |  |  |  |  |  |     | 51   |  |  |  |  |  |  |
| Capacity               |      |  | 256  |  |  |  |  |  |     | 465  |  |  |  |  |  |  |
| v/c Ratio              |      |  | 0.06 |  |  |  |  |  |     | 0.11 |  |  |  |  |  |  |
| 95% Queue Length       |      |  | 0.2  |  |  |  |  |  |     | 0.4  |  |  |  |  |  |  |
| Control Delay (s/veh)  |      |  | 19.9 |  |  |  |  |  |     | 13.7 |  |  |  |  |  |  |
| Level of Service (LOS) |      |  | C    |  |  |  |  |  |     | B    |  |  |  |  |  |  |
| Approach Delay (s/veh) | 19.9 |  |      |  |  |  |  |  | 0.3 |      |  |  |  |  |  |  |
| Approach LOS           | C    |  |      |  |  |  |  |  |     |      |  |  |  |  |  |  |

# HCS 2010 Two-Way Stop Control Summary Report

| General Information      |                       | Site Information           |                        |
|--------------------------|-----------------------|----------------------------|------------------------|
| Analyst                  | NJB                   | Intersection               | Arlington and Pickwick |
| Agency/Co.               | KLOA, Inc.            | Jurisdiction               | IDOT                   |
| Date Performed           | 6/23/2016             | East/West Street           | Pickwick Road/Access   |
| Analysis Year            | 2016                  | North/South Street         | Arlington Heights Road |
| Time Analyzed            | AM                    | Peak Hour Factor           | 0.93                   |
| Intersection Orientation | North-South           | Analysis Time Period (hrs) | 0.25                   |
| Project Description      | AM Existing Peak Hour |                            |                        |

## Lanes



## Vehicle Volumes and Adjustments

| Approach                | Eastbound |    |     |    | Westbound |   |   |   | Northbound |    |      |    | Southbound |   |      |    |
|-------------------------|-----------|----|-----|----|-----------|---|---|---|------------|----|------|----|------------|---|------|----|
| Movement                | U         | L  | T   | R  | U         | L | T | R | U          | L  | T    | R  | U          | L | T    | R  |
| Priority                |           | 10 | 11  | 12 |           | 7 | 8 | 9 | 1U         | 1  | 2    | 3  | 4U         | 4 | 5    | 6  |
| Number of Lanes         |           | 0  | 1   | 0  |           | 1 | 0 | 1 | 0          | 1  | 2    | 0  | 0          | 1 | 2    | 0  |
| Configuration           |           |    | LTR |    |           | L |   | R |            | L  | T    | TR |            | L | T    | TR |
| Volume (veh/h)          |           | 10 | 0   | 29 |           | 1 |   | 0 |            | 20 | 1172 | 1  |            | 0 | 1679 | 11 |
| Percent Heavy Vehicles  |           | 0  | 0   | 3  |           | 0 |   | 0 |            | 10 |      |    |            | 0 |      |    |
| Proportion Time Blocked |           |    |     |    |           |   |   |   |            |    |      |    |            |   |      |    |
| Right Turn Channelized  | No        |    |     |    | No        |   |   |   | No         |    |      |    | No         |   |      |    |
| Median Type             | Left Only |    |     |    |           |   |   |   |            |    |      |    |            |   |      |    |
| Median Storage          | 1         |    |     |    |           |   |   |   |            |    |      |    |            |   |      |    |

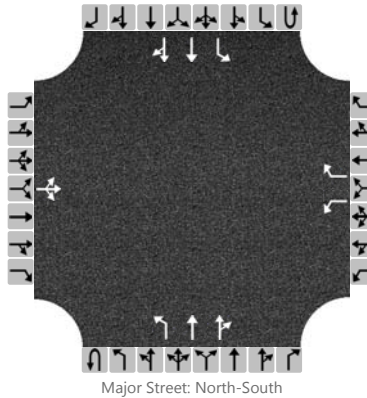
## Delay, Queue Length, and Level of Service

|                        |      |  |      |  |      |      |  |      |     |      |  |  |  |      |  |  |
|------------------------|------|--|------|--|------|------|--|------|-----|------|--|--|--|------|--|--|
| Flow Rate (veh/h)      |      |  | 42   |  |      | 1    |  |      |     | 22   |  |  |  |      |  |  |
| Capacity               |      |  | 151  |  |      | 98   |  | 429  |     | 302  |  |  |  | 558  |  |  |
| v/c Ratio              |      |  | 0.28 |  |      | 0.01 |  |      |     | 0.07 |  |  |  |      |  |  |
| 95% Queue Length       |      |  | 1.1  |  |      | 0.0  |  |      |     | 0.2  |  |  |  |      |  |  |
| Control Delay (s/veh)  |      |  | 37.9 |  |      | 42.2 |  | 13.4 |     | 17.9 |  |  |  | 11.4 |  |  |
| Level of Service (LOS) |      |  | E    |  |      | E    |  | B    |     | C    |  |  |  | B    |  |  |
| Approach Delay (s/veh) | 37.9 |  |      |  | 42.2 |      |  |      | 0.3 |      |  |  |  |      |  |  |
| Approach LOS           | E    |  |      |  | E    |      |  |      |     |      |  |  |  |      |  |  |

# HCS 2010 Two-Way Stop Control Summary Report

| General Information      |                       | Site Information           |                        |
|--------------------------|-----------------------|----------------------------|------------------------|
| Analyst                  | NJB                   | Intersection               | Arlington and Pickwick |
| Agency/Co.               | KLOA, Inc.            | Jurisdiction               | IDOT                   |
| Date Performed           | 6/23/2016             | East/West Street           | Pickwick Road/Access   |
| Analysis Year            | 2016                  | North/South Street         | Arlington Heights Road |
| Time Analyzed            | PM                    | Peak Hour Factor           | 0.98                   |
| Intersection Orientation | North-South           | Analysis Time Period (hrs) | 0.25                   |
| Project Description      | PM Existing Peak Hour |                            |                        |

## Lanes



## Vehicle Volumes and Adjustments

| Approach                | Eastbound |    |     |    | Westbound |   |   |   | Northbound |    |      |    | Southbound |   |      |    |
|-------------------------|-----------|----|-----|----|-----------|---|---|---|------------|----|------|----|------------|---|------|----|
| Movement                | U         | L  | T   | R  | U         | L | T | R | U          | L  | T    | R  | U          | L | T    | R  |
| Priority                |           | 10 | 11  | 12 |           | 7 | 8 | 9 | 1U         | 1  | 2    | 3  | 4U         | 4 | 5    | 6  |
| Number of Lanes         |           | 0  | 1   | 0  |           | 1 | 0 | 1 | 0          | 1  | 2    | 0  | 0          | 1 | 2    | 0  |
| Configuration           |           |    | LTR |    |           | L |   | R |            | L  | T    | TR |            | L | T    | TR |
| Volume (veh/h)          |           | 13 | 0   | 39 |           | 0 |   | 3 |            | 29 | 2282 | 1  |            | 1 | 1441 | 20 |
| Percent Heavy Vehicles  |           | 8  | 0   | 0  |           | 0 |   | 0 |            | 0  |      |    |            | 0 |      |    |
| Proportion Time Blocked |           |    |     |    |           |   |   |   |            |    |      |    |            |   |      |    |
| Right Turn Channelized  | No        |    |     |    | No        |   |   |   | No         |    |      |    | No         |   |      |    |
| Median Type             | Left Only |    |     |    |           |   |   |   |            |    |      |    |            |   |      |    |
| Median Storage          | 1         |    |     |    |           |   |   |   |            |    |      |    |            |   |      |    |

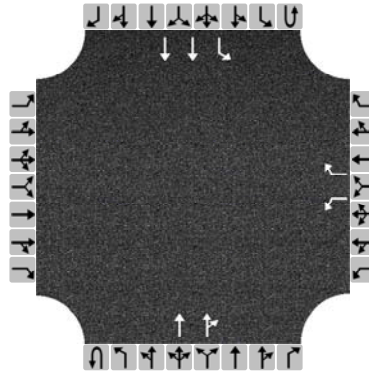
## Delay, Queue Length, and Level of Service

|                        |      |  |      |  |      |  |       |      |      |      |      |  |     |      |  |  |
|------------------------|------|--|------|--|------|--|-------|------|------|------|------|--|-----|------|--|--|
| Flow Rate (veh/h)      |      |  | 53   |  |      |  |       | 3    |      | 30   |      |  |     | 1    |  |  |
| Capacity               |      |  | 176  |  |      |  | 28    |      | 190  |      | 457  |  |     | 216  |  |  |
| v/c Ratio              |      |  | 0.30 |  |      |  |       | 0.02 |      | 0.07 |      |  |     | 0.00 |  |  |
| 95% Queue Length       |      |  | 1.2  |  |      |  |       | 0.0  |      | 0.2  |      |  |     | 0.0  |  |  |
| Control Delay (s/veh)  |      |  | 34.0 |  |      |  | 134.0 |      | 24.2 |      | 13.4 |  |     | 21.7 |  |  |
| Level of Service (LOS) |      |  | D    |  |      |  | F     |      | C    |      | B    |  |     | C    |  |  |
| Approach Delay (s/veh) | 34.0 |  |      |  | 24.2 |  |       |      | 0.2  |      |      |  | 0.0 |      |  |  |
| Approach LOS           | D    |  |      |  | C    |  |       |      |      |      |      |  |     |      |  |  |

# HCS 2010 Two-Way Stop Control Summary Report

| General Information      |                        | Site Information           |                        |
|--------------------------|------------------------|----------------------------|------------------------|
| Analyst                  | NJB                    | Intersection               | Arlington and Council  |
| Agency/Co.               | KLOA, Inc.             | Jurisdiction               | IDOT                   |
| Date Performed           | 6/23/2016              | East/West Street           | East Council Trail     |
| Analysis Year            | 2022                   | North/South Street         | Arlington Heights Road |
| Time Analyzed            | AM                     | Peak Hour Factor           | 0.94                   |
| Intersection Orientation | North-South            | Analysis Time Period (hrs) | 0.25                   |
| Project Description      | AM Projected Peak Hour |                            |                        |

## Lanes



Major Street: North-South

## Vehicle Volumes and Adjustments

| Approach                | Eastbound |    |    |    | Westbound |    |   |    | Northbound |   |      |    | Southbound |    |      |   |
|-------------------------|-----------|----|----|----|-----------|----|---|----|------------|---|------|----|------------|----|------|---|
| Movement                | U         | L  | T  | R  | U         | L  | T | R  | U          | L | T    | R  | U          | L  | T    | R |
| Priority                |           | 10 | 11 | 12 |           | 7  | 8 | 9  | 1U         | 1 | 2    | 3  | 4U         | 4  | 5    | 6 |
| Number of Lanes         |           | 0  | 0  | 0  |           | 1  | 0 | 1  | 0          | 0 | 2    | 0  | 0          | 1  | 2    | 0 |
| Configuration           |           |    |    |    |           | L  |   | R  |            |   | T    | TR |            | L  | T    |   |
| Volume (veh/h)          |           |    |    |    |           | 15 |   | 3  |            |   | 1257 | 5  |            | 4  | 1764 |   |
| Percent Heavy Vehicles  |           |    |    |    |           | 0  |   | 33 |            |   |      |    |            | 25 |      |   |
| Proportion Time Blocked |           |    |    |    |           |    |   |    |            |   |      |    |            |    |      |   |
| Right Turn Channelized  | No        |    |    |    | No        |    |   |    | No         |   |      |    | No         |    |      |   |
| Median Type             | Left Only |    |    |    |           |    |   |    |            |   |      |    |            |    |      |   |
| Median Storage          | 1         |    |    |    |           |    |   |    |            |   |      |    |            |    |      |   |

## Delay, Queue Length, and Level of Service

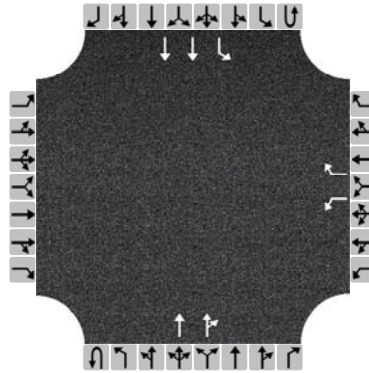
|                        |  |  |  |  |      |      |  |      |  |  |  |  |     |      |  |  |
|------------------------|--|--|--|--|------|------|--|------|--|--|--|--|-----|------|--|--|
| Flow Rate (veh/h)      |  |  |  |  |      | 16   |  | 3    |  |  |  |  |     | 4    |  |  |
| Capacity               |  |  |  |  |      | 133  |  | 334  |  |  |  |  |     | 404  |  |  |
| v/c Ratio              |  |  |  |  |      | 0.12 |  | 0.01 |  |  |  |  |     | 0.01 |  |  |
| 95% Queue Length       |  |  |  |  |      | 0.4  |  | 0.0  |  |  |  |  |     | 0.0  |  |  |
| Control Delay (s/veh)  |  |  |  |  |      | 35.7 |  | 15.9 |  |  |  |  |     | 14.0 |  |  |
| Level of Service (LOS) |  |  |  |  |      | E    |  | C    |  |  |  |  |     | B    |  |  |
| Approach Delay (s/veh) |  |  |  |  | 32.6 |      |  |      |  |  |  |  | 0.0 |      |  |  |
| Approach LOS           |  |  |  |  | D    |      |  |      |  |  |  |  |     |      |  |  |



# HCS 2010 Two-Way Stop Control Summary Report

| General Information      |                        | Site Information           |                        |
|--------------------------|------------------------|----------------------------|------------------------|
| Analyst                  | NJB                    | Intersection               | Arlington and Council  |
| Agency/Co.               | KLOA, Inc.             | Jurisdiction               | IDOT                   |
| Date Performed           | 6/23/2016              | East/West Street           | East Council Trail     |
| Analysis Year            | 2022                   | North/South Street         | Arlington Heights Road |
| Time Analyzed            | PM                     | Peak Hour Factor           | 0.98                   |
| Intersection Orientation | North-South            | Analysis Time Period (hrs) | 0.25                   |
| Project Description      | PM Projected Peak Hour |                            |                        |

## Lanes



Major Street: North-South

## Vehicle Volumes and Adjustments

| Approach                | Eastbound |    |    |    | Westbound |    |   |   | Northbound |   |      |    | Southbound |    |      |   |
|-------------------------|-----------|----|----|----|-----------|----|---|---|------------|---|------|----|------------|----|------|---|
| Movement                | U         | L  | T  | R  | U         | L  | T | R | U          | L | T    | R  | U          | L  | T    | R |
| Priority                |           | 10 | 11 | 12 |           | 7  | 8 | 9 | 1U         | 1 | 2    | 3  | 4U         | 4  | 5    | 6 |
| Number of Lanes         |           | 0  | 0  | 0  |           | 1  | 0 | 1 | 0          | 0 | 2    | 0  | 0          | 1  | 2    | 0 |
| Configuration           |           |    |    |    |           | L  |   | R |            |   | T    | TR |            | L  | T    |   |
| Volume (veh/h)          |           |    |    |    |           | 17 |   | 8 |            |   | 2388 | 14 |            | 15 | 1547 |   |
| Percent Heavy Vehicles  |           |    |    |    |           | 6  |   | 0 |            |   |      |    |            | 0  |      |   |
| Proportion Time Blocked |           |    |    |    |           |    |   |   |            |   |      |    |            |    |      |   |
| Right Turn Channelized  | No        |    |    |    | No        |    |   |   | No         |   |      |    | No         |    |      |   |
| Median Type             | Left Only |    |    |    |           |    |   |   |            |   |      |    |            |    |      |   |
| Median Storage          | 1         |    |    |    |           |    |   |   |            |   |      |    |            |    |      |   |

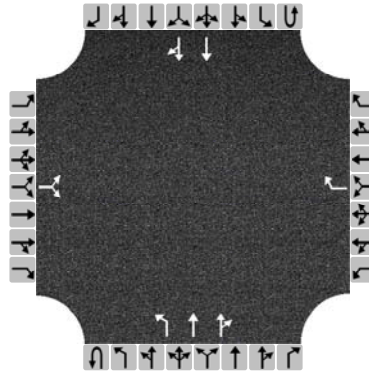
## Delay, Queue Length, and Level of Service

|                        |  |  |  |  |       |       |  |      |  |  |  |  |     |      |  |  |
|------------------------|--|--|--|--|-------|-------|--|------|--|--|--|--|-----|------|--|--|
| Flow Rate (veh/h)      |  |  |  |  |       | 17    |  | 8    |  |  |  |  |     | 15   |  |  |
| Capacity               |  |  |  |  |       | 37    |  | 173  |  |  |  |  |     | 194  |  |  |
| v/c Ratio              |  |  |  |  |       | 0.46  |  | 0.05 |  |  |  |  |     | 0.08 |  |  |
| 95% Queue Length       |  |  |  |  |       | 1.6   |  | 0.1  |  |  |  |  |     | 0.2  |  |  |
| Control Delay (s/veh)  |  |  |  |  |       | 166.0 |  | 26.8 |  |  |  |  |     | 25.1 |  |  |
| Level of Service (LOS) |  |  |  |  |       | F     |  | D    |  |  |  |  |     | D    |  |  |
| Approach Delay (s/veh) |  |  |  |  | 121.4 |       |  |      |  |  |  |  | 0.2 |      |  |  |
| Approach LOS           |  |  |  |  | F     |       |  |      |  |  |  |  |     |      |  |  |

# HCS 2010 Two-Way Stop Control Summary Report

| General Information      |                        | Site Information           |                        |
|--------------------------|------------------------|----------------------------|------------------------|
| Analyst                  | NJB                    | Intersection               | Arlington and Emerson  |
| Agency/Co.               | KLOA, Inc.             | Jurisdiction               | IDOT                   |
| Date Performed           | 6/23/2016              | East/West Street           | Emerson Street         |
| Analysis Year            | 2022                   | North/South Street         | Arlington Heights Road |
| Time Analyzed            | AM                     | Peak Hour Factor           | 0.93                   |
| Intersection Orientation | North-South            | Analysis Time Period (hrs) | 0.25                   |
| Project Description      | AM Projected Peak Hour |                            |                        |

## Lanes



## Vehicle Volumes and Adjustments

| Approach                | Eastbound |    |    |    | Westbound |   |   |   | Northbound |    |      |    | Southbound |   |      |    |
|-------------------------|-----------|----|----|----|-----------|---|---|---|------------|----|------|----|------------|---|------|----|
| Movement                | U         | L  | T  | R  | U         | L | T | R | U          | L  | T    | R  | U          | L | T    | R  |
| Priority                |           | 10 | 11 | 12 |           | 7 | 8 | 9 | 1U         | 1  | 2    | 3  | 4U         | 4 | 5    | 6  |
| Number of Lanes         |           | 0  | 0  | 0  |           | 0 | 0 | 1 | 0          | 1  | 2    | 0  | 0          | 0 | 2    | 0  |
| Configuration           |           |    | LR |    |           |   |   | R |            | L  | T    | TR |            |   | T    | TR |
| Volume (veh/h)          |           | 3  |    | 20 |           |   |   | 2 |            | 10 | 1211 | 10 |            |   | 1740 | 7  |
| Percent Heavy Vehicles  |           | 0  |    | 0  |           |   |   | 0 |            | 0  |      |    |            |   |      |    |
| Proportion Time Blocked |           |    |    |    |           |   |   |   |            |    |      |    |            |   |      |    |
| Right Turn Channelized  | No        |    |    |    | No        |   |   |   | No         |    |      |    | No         |   |      |    |
| Median Type             | Left Only |    |    |    |           |   |   |   |            |    |      |    |            |   |      |    |
| Median Storage          | 1         |    |    |    |           |   |   |   |            |    |      |    |            |   |      |    |

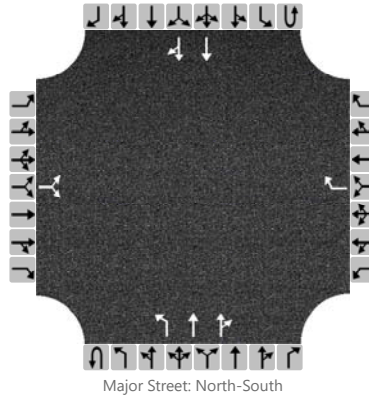
## Delay, Queue Length, and Level of Service

|                        |      |  |      |  |      |  |  |      |     |      |  |  |  |  |  |  |
|------------------------|------|--|------|--|------|--|--|------|-----|------|--|--|--|--|--|--|
| Flow Rate (veh/h)      |      |  | 25   |  |      |  |  | 2    |     | 11   |  |  |  |  |  |  |
| Capacity               |      |  | 191  |  |      |  |  | 413  |     | 324  |  |  |  |  |  |  |
| v/c Ratio              |      |  | 0.13 |  |      |  |  | 0.00 |     | 0.03 |  |  |  |  |  |  |
| 95% Queue Length       |      |  | 0.4  |  |      |  |  | 0.0  |     | 0.1  |  |  |  |  |  |  |
| Control Delay (s/veh)  |      |  | 26.7 |  |      |  |  | 13.8 |     | 16.5 |  |  |  |  |  |  |
| Level of Service (LOS) |      |  | D    |  |      |  |  | B    |     | C    |  |  |  |  |  |  |
| Approach Delay (s/veh) | 26.7 |  |      |  | 13.8 |  |  |      | 0.1 |      |  |  |  |  |  |  |
| Approach LOS           | D    |  |      |  | B    |  |  |      |     |      |  |  |  |  |  |  |

# HCS 2010 Two-Way Stop Control Summary Report

| General Information      |                        | Site Information           |                        |
|--------------------------|------------------------|----------------------------|------------------------|
| Analyst                  | NJB                    | Intersection               | Arlington and Emerson  |
| Agency/Co.               | KLOA, Inc.             | Jurisdiction               | IDOT                   |
| Date Performed           | 6/23/2016              | East/West Street           | Emerson Street         |
| Analysis Year            | 2022                   | North/South Street         | Arlington Heights Road |
| Time Analyzed            | PM                     | Peak Hour Factor           | 0.99                   |
| Intersection Orientation | North-South            | Analysis Time Period (hrs) | 0.25                   |
| Project Description      | PM Projected Peak Hour |                            |                        |

## Lanes



## Vehicle Volumes and Adjustments

| Approach                | Eastbound |    |    |    | Westbound |   |   |   | Northbound |    |      |    | Southbound |   |      |    |
|-------------------------|-----------|----|----|----|-----------|---|---|---|------------|----|------|----|------------|---|------|----|
| Movement                | U         | L  | T  | R  | U         | L | T | R | U          | L  | T    | R  | U          | L | T    | R  |
| Priority                |           | 10 | 11 | 12 |           | 7 | 8 | 9 | 1U         | 1  | 2    | 3  | 4U         | 4 | 5    | 6  |
| Number of Lanes         |           | 0  | 0  | 0  |           | 0 | 0 | 1 | 0          | 1  | 2    | 0  | 0          | 0 | 2    | 0  |
| Configuration           |           |    | LR |    |           |   |   | R |            | L  | T    | TR |            |   | T    | TR |
| Volume (veh/h)          |           | 2  |    | 13 |           |   |   | 9 |            | 50 | 2334 | 5  |            |   | 1503 | 6  |
| Percent Heavy Vehicles  |           | 0  |    | 0  |           |   |   | 0 |            | 0  |      |    |            |   |      |    |
| Proportion Time Blocked |           |    |    |    |           |   |   |   |            |    |      |    |            |   |      |    |
| Right Turn Channelized  | No        |    |    |    | No        |   |   |   | No         |    |      |    | No         |   |      |    |
| Median Type             | Left Only |    |    |    |           |   |   |   |            |    |      |    |            |   |      |    |
| Median Storage          | 1         |    |    |    |           |   |   |   |            |    |      |    |            |   |      |    |

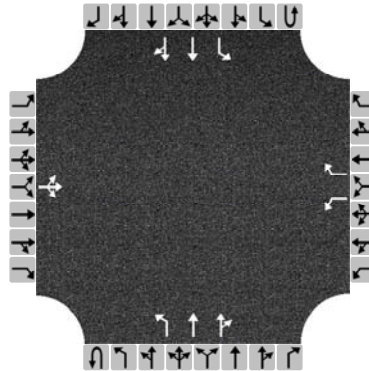
## Delay, Queue Length, and Level of Service

|                        |      |  |      |  |      |  |  |      |     |      |  |  |  |  |  |  |
|------------------------|------|--|------|--|------|--|--|------|-----|------|--|--|--|--|--|--|
| Flow Rate (veh/h)      |      |  | 15   |  |      |  |  | 9    |     | 51   |  |  |  |  |  |  |
| Capacity               |      |  | 223  |  |      |  |  | 185  |     | 443  |  |  |  |  |  |  |
| v/c Ratio              |      |  | 0.07 |  |      |  |  | 0.05 |     | 0.12 |  |  |  |  |  |  |
| 95% Queue Length       |      |  | 0.2  |  |      |  |  | 0.2  |     | 0.4  |  |  |  |  |  |  |
| Control Delay (s/veh)  |      |  | 22.3 |  |      |  |  | 25.4 |     | 14.2 |  |  |  |  |  |  |
| Level of Service (LOS) |      |  | C    |  |      |  |  | D    |     | B    |  |  |  |  |  |  |
| Approach Delay (s/veh) | 22.3 |  |      |  | 25.4 |  |  |      | 0.3 |      |  |  |  |  |  |  |
| Approach LOS           | C    |  |      |  | D    |  |  |      |     |      |  |  |  |  |  |  |

# HCS 2010 Two-Way Stop Control Summary Report

| General Information      |                        | Site Information           |                        |
|--------------------------|------------------------|----------------------------|------------------------|
| Analyst                  | NJB                    | Intersection               | Arlington and Pickwick |
| Agency/Co.               | KLOA, Inc.             | Jurisdiction               | IDOT                   |
| Date Performed           | 6/23/2016              | East/West Street           | Pickwick Road/Access   |
| Analysis Year            | 2022                   | North/South Street         | Arlington Heights Road |
| Time Analyzed            | AM                     | Peak Hour Factor           | 0.93                   |
| Intersection Orientation | North-South            | Analysis Time Period (hrs) | 0.25                   |
| Project Description      | AM Projected Peak Hour |                            |                        |

## Lanes



Major Street: North-South

## Vehicle Volumes and Adjustments

| Approach                | Eastbound |    |     |    | Westbound |   |   |   | Northbound |    |      |    | Southbound |    |      |    |
|-------------------------|-----------|----|-----|----|-----------|---|---|---|------------|----|------|----|------------|----|------|----|
| Movement                | U         | L  | T   | R  | U         | L | T | R | U          | L  | T    | R  | U          | L  | T    | R  |
| Priority                |           | 10 | 11  | 12 |           | 7 | 8 | 9 | 1U         | 1  | 2    | 3  | 4U         | 4  | 5    | 6  |
| Number of Lanes         |           | 0  | 1   | 0  |           | 1 | 0 | 1 | 0          | 1  | 2    | 0  | 0          | 1  | 2    | 0  |
| Configuration           |           |    | LTR |    |           | L |   | R |            | L  | T    | TR |            | L  | T    | TR |
| Volume (veh/h)          |           | 10 | 0   | 29 |           | 9 |   | 3 |            | 20 | 1218 | 22 |            | 20 | 1730 | 11 |
| Percent Heavy Vehicles  |           | 0  | 0   | 3  |           | 0 |   | 0 |            | 10 |      |    |            | 0  |      |    |
| Proportion Time Blocked |           |    |     |    |           |   |   |   |            |    |      |    |            |    |      |    |
| Right Turn Channelized  | No        |    |     |    | No        |   |   |   | No         |    |      |    | No         |    |      |    |
| Median Type             | Left Only |    |     |    |           |   |   |   |            |    |      |    |            |    |      |    |
| Median Storage          | 1         |    |     |    |           |   |   |   |            |    |      |    |            |    |      |    |

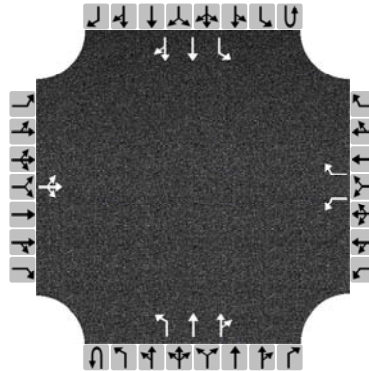
## Delay, Queue Length, and Level of Service

|                        |      |  |      |  |      |      |  |      |     |      |  |  |     |      |  |  |
|------------------------|------|--|------|--|------|------|--|------|-----|------|--|--|-----|------|--|--|
| Flow Rate (veh/h)      |      |  | 42   |  |      | 10   |  | 3    |     | 22   |  |  |     | 22   |  |  |
| Capacity               |      |  | 133  |  |      | 86   |  | 406  |     | 287  |  |  |     | 524  |  |  |
| v/c Ratio              |      |  | 0.32 |  |      | 0.12 |  | 0.01 |     | 0.08 |  |  |     | 0.04 |  |  |
| 95% Queue Length       |      |  | 1.3  |  |      | 0.4  |  | 0.0  |     | 0.2  |  |  |     | 0.1  |  |  |
| Control Delay (s/veh)  |      |  | 44.2 |  |      | 52.6 |  | 13.9 |     | 18.6 |  |  |     | 12.2 |  |  |
| Level of Service (LOS) |      |  | E    |  |      | F    |  | B    |     | C    |  |  |     | B    |  |  |
| Approach Delay (s/veh) | 44.2 |  |      |  | 43.6 |      |  |      | 0.3 |      |  |  | 0.1 |      |  |  |
| Approach LOS           | E    |  |      |  | E    |      |  |      |     |      |  |  |     |      |  |  |

# HCS 2010 Two-Way Stop Control Summary Report

| General Information      |                        | Site Information           |                        |
|--------------------------|------------------------|----------------------------|------------------------|
| Analyst                  | NJB                    | Intersection               | Arlington and Pickwick |
| Agency/Co.               | KLOA, Inc.             | Jurisdiction               | IDOT                   |
| Date Performed           | 6/23/2016              | East/West Street           | Pickwick Road/Access   |
| Analysis Year            | 2022                   | North/South Street         | Arlington Heights Road |
| Time Analyzed            | PM                     | Peak Hour Factor           | 0.98                   |
| Intersection Orientation | North-South            | Analysis Time Period (hrs) | 0.25                   |
| Project Description      | PM Projected Peak Hour |                            |                        |

## Lanes



Major Street: North-South

## Vehicle Volumes and Adjustments

| Approach                | Eastbound |    |     |    | Westbound |    |   |    | Northbound |    |      |    | Southbound |    |      |    |
|-------------------------|-----------|----|-----|----|-----------|----|---|----|------------|----|------|----|------------|----|------|----|
| Movement                | U         | L  | T   | R  | U         | L  | T | R  | U          | L  | T    | R  | U          | L  | T    | R  |
| Priority                |           | 10 | 11  | 12 |           | 7  | 8 | 9  | 1U         | 1  | 2    | 3  | 4U         | 4  | 5    | 6  |
| Number of Lanes         |           | 0  | 1   | 0  |           | 1  | 0 | 1  | 0          | 1  | 2    | 0  | 0          | 1  | 2    | 0  |
| Configuration           |           |    | LTR |    |           | L  |   | R  |            | L  | T    | TR |            | L  | T    | TR |
| Volume (veh/h)          |           | 13 | 0   | 39 |           | 38 |   | 20 |            | 29 | 2356 | 11 |            | 11 | 1485 | 20 |
| Percent Heavy Vehicles  |           | 8  | 0   | 0  |           | 0  |   | 0  |            | 0  |      |    |            | 0  |      |    |
| Proportion Time Blocked |           |    |     |    |           |    |   |    |            |    |      |    |            |    |      |    |
| Right Turn Channelized  | No        |    |     |    | No        |    |   |    | No         |    |      |    | No         |    |      |    |
| Median Type             | Left Only |    |     |    |           |    |   |    |            |    |      |    |            |    |      |    |
| Median Storage          | 1         |    |     |    |           |    |   |    |            |    |      |    |            |    |      |    |

## Delay, Queue Length, and Level of Service

|                        |      |  |      |  |       |       |  |      |     |      |  |  |     |      |  |  |
|------------------------|------|--|------|--|-------|-------|--|------|-----|------|--|--|-----|------|--|--|
| Flow Rate (veh/h)      |      |  | 53   |  |       | 39    |  | 20   |     | 30   |  |  |     | 11   |  |  |
| Capacity               |      |  | 153  |  |       | 25    |  | 178  |     | 439  |  |  |     | 200  |  |  |
| v/c Ratio              |      |  | 0.35 |  |       | 1.59  |  | 0.11 |     | 0.07 |  |  |     | 0.05 |  |  |
| 95% Queue Length       |      |  | 1.4  |  |       | 4.8   |  | 0.4  |     | 0.2  |  |  |     | 0.2  |  |  |
| Control Delay (s/veh)  |      |  | 40.4 |  |       | 632.0 |  | 27.7 |     | 13.8 |  |  |     | 24.0 |  |  |
| Level of Service (LOS) |      |  | E    |  |       | F     |  | D    |     | B    |  |  |     | C    |  |  |
| Approach Delay (s/veh) | 40.4 |  |      |  | 427.2 |       |  |      | 0.2 |      |  |  | 0.2 |      |  |  |
| Approach LOS           | E    |  |      |  | F     |       |  |      |     |      |  |  |     |      |  |  |



## **Village of Arlington Heights Building Services Department**

### **Interoffice Memorandum**

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**To:** Sam Hubbard, Development Planner, Planning and Community Development

**From:** Deb Pierce, Plan Reviewer, Building Services Department

**Subject:** 1519 S Arlington Heights Road Medical Office  
1519 – 1625 S Arlington Heights Rd.  
Preliminary and Final Plat of Subdivision, Preliminary and Final PUD, Rezoning  
from R-1 and I to O-T, Amendment to PUD Ordinance #13-063.

**Date:** September 19, 2016

**PC#:** 16-022 – Round 1

**Sam:**

I have reviewed the Round 1 submission of the PUD for a Medical Office Building at the above mentioned location and offer the following comments:

1. This building is being reviewed as a "B" Use Group per the 2009 International Building Code.
2. Provide preliminary details on the types and quantities of medical gases to be stored on site, if any.
3. The medical gas shall be stored in a room constructed of a minimum 1-hour fire barrier and horizontal assembly, based on construction type.
4. Requirements for the medical gas shall follow NFPA 99 – 2005
5. Provide the proposed construction type of the building.

**RECEIVED**

SEP 20 2016

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT





Village of Arlington Heights, IL  
Department of Building Services

Fire Safety Division



P.C. Number: #16-022 Round 1

Project Name: 1519 S. Arlington Heights Road Medical Office

Project Location: 1519-1625 S. Arlington Heights Road.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments

1. Two dead ends are observed on the site plan. One on the south side near Foster Street and the other at the NE corner. Dead ends are not permitted per the local amendment to the International Fire Code.
2. Plan shows paths of travel for fire truck entering and exiting each parking lot but it does not indicate if the truck can travel from the south parking lot to the west parking lot. Provide a fire truck overlay plan showing the truck capability to travel throughout the parking lot.
3. Will plans incorporate fire apparatus ability to travel through the parking lot on to Foster and Emerson Streets?
4. Building shall comply with current codes adopted by the Village.
5. Full fire suppression and fire alarm systems are required.
6. Emergency alarm system for medical gas may also be required depending on type and quantity of medical gas proposed.
7. Special inspections as required by qualified individuals may be required for specialized medical gas systems.
8. Project shall comply with requirements as stated in NFPA 99 Health Care Facilities Code.
9. FDC (Fire Department Connection) shall be located within 100 feet of the front door.
10. A fully operational annunciator panel or alarm panel is required to be located at the front door. This will be addressed during the review for the fire alarm system.

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date 09-22-16

Reviewed By:   
Fire Safety Supervisor

## Memorandum

To: Sam Hubbard, Planning & Community Development

From: Cris Papierniak, Assistant Director of Public Works

Date: October 5, 2016

Subject: 1519 S. Arlington Heights Road, P.C. #16-022

---

With regard to the proposed Utility Installation, I have the following comments:

1. The proposed 8" pressure connection within VV#2 is most likely to a private water main for the adjacent property Autumn Leaves. Connection to a private line is not permitted.
2. If no hydrants are proposed, a compound meter within the building will be sufficient.
  - a. The compound meter will require a 3" bypass meter configuration.
  - b. The compound meter will be a 6" x 2" meter.
3. Required backflow devices (RPZ) are as listed:
  - a. 1 - 6" RPZ for fire protection
  - b. 1 - 2" RPZ for domestic purposes
4. A separate RPZ will be required if an irrigation system will be installed.
5. The sewer as proposed will need to be extended to the north side of subject property within a public ROW.
6. Verify the sidewalk is in good condition fronting the property after the construction. If damage has occurred as a result of the construction, or drainage is not adequate (ponding), permittee must replace the affected squares.
7. Retaining wall heights needs to be checked to see if a fence is required.
8. The North intersection is too close to parked cars and may cause conflict. Needs to be adjusted.

9. The South parking lot entrance is too close to the right and left turning lanes. If 2 cars are backed up to turn left on AH Road, cars entering office space will be blocked.
10. Sheets 4 & 4A show different parking lot surface material for Southeast parking lot.
11. Grading plan does not show house elevation of first house to East off Foster St.
12. Is permeable paver cross-section sufficient for garbage truck?
13. The East exit to Emerson Street is not labeled as emergency entrance/exit. What is the purpose of entrance? There is not a clear line of sight to private driveway on South.
14. Where does the proposed culvert on East entrance drain to? Provide additional topography.
15. Define overflow route for detention ponds.
16. Can culvert pipe on East side be incorporated into proposed detention pond?

Thank you for the opportunity to comment on this permit application.

C: file

LF

## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

|                                              |                                                               |
|----------------------------------------------|---------------------------------------------------------------|
| Petition #: P.C. <u>16-022</u>               | P.I.N.# <u>Multiple PIN's</u>                                 |
| Petitioner: <u>John Kosich</u>               | Location: <u>1519 / 1625 S. Arlington Heights Rd</u>          |
| <u>1111 E. Touhy Ave, Suite 230</u>          | Rezoning: <u>✓</u> Current: <u>Multi.</u> Proposed: <u>OT</u> |
| <u>Des Plaines, IL 60018</u>                 | Subdivision: _____                                            |
| Owner: <u>1519 AHR Medical, LLC</u>          | # of Lots: _____ Current: <u>6</u> Proposed: <u>2</u>         |
| <u>1111 E. Touhy Ave, Suite 230</u>          | PUD: <u>✓</u> For: <u>2 Bldg Medical-Office</u>               |
| <u>Des Plaines, IL 60018</u>                 | Special Use: _____ For: _____                                 |
| Contact Person: <u>John Kosich</u>           | Land Use Variation: _____ For: _____                          |
| Address: <u>1111 E. Touhy Ave, Suite 230</u> | Land Use: _____ Current: <u>Vacant Land</u>                   |
| <u>Des Plaines, IL 60018</u>                 | Proposed: <u>Medical-Office</u>                               |
| Phone #: <u>(847) 699-2152</u>               | Site Gross Area: <u>168,180 sf / 3.86 acres</u>               |
| Fax #: <u>(847) 699-2156</u>                 | # of Units Total: _____                                       |
| E-Mail: <u>jkosich@ctkcp.com</u>             | 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____                   |

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

## 1. PUBLIC IMPROVEMENTS

REQUIRED: \_\_\_\_\_ YES NO COMMENTS

## a. Underground Utilities

Water \_\_\_\_\_ X \_\_\_\_\_Sanitary Sewer \_\_\_\_\_ X \_\_\_\_\_Storm Sewer \_\_\_\_\_ X \_\_\_\_\_

## b. Surface Improvement

Pavement \_\_\_\_\_ X \_\_\_\_\_Curb & Gutter \_\_\_\_\_ X \_\_\_\_\_Sidewalks \_\_\_\_\_ X \_\_\_\_\_Street Lighting \_\_\_\_\_ X \_\_\_\_\_

## c. Easements

Utility & Drainage \_\_\_\_\_ X \_\_\_\_\_Access \_\_\_\_\_ X \_\_\_\_\_

## 2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC Xb. IDOT X

c. ARMY CORP \_\_\_\_\_

d. IEPA X

e. CCHD \_\_\_\_\_

**RECEIVED**  
OCT 04 2016  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

3. R.O.W. DEDICATIONS? \_\_\_\_\_
4. SITE PLAN ACCEPTABLE? \_\_\_\_\_
5. PRELIMINARY PLAT ACCEPTABLE? \_\_\_\_\_
6. TRAFFIC STUDY ACCEPTABLE? \_\_\_\_\_
7. STORM WATER DETENTION REQUIRED? X
8. CONTRIBUTION ORDINANCE EXISTING? X
9. FLOOD PLAIN OR FLOODWAY EXISTING? \_\_\_\_\_
10. WETLAND EXISTING? \_\_\_\_\_

| YES      | NO       | COMMENTS           |
|----------|----------|--------------------|
| _____    | _____    | <u>TBD</u>         |
| _____    | <u>X</u> | _____              |
| _____    | <u>X</u> | _____              |
| _____    | <u>X</u> | _____              |
| <u>X</u> | _____    | _____              |
| <u>X</u> | _____    | <u>ORD #62-088</u> |
| _____    | <u>X</u> | _____              |
| _____    | <u>X</u> | _____              |

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: MANHARD CONSULTING

DATE OF PLANS: 8-31-16

James J. Mull 10/3/16  
Director Date

**PLAN COMMISSION PC #16-022**  
**Medical Office Building**  
**1519 S. Arlington Heights Road**  
**Pre/Final Plat of Subdivision, Pre/Final PUD, Rezone to O-T**  
**Round 1**

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

Projected Coordinate System: NAD\_1983\_StatePlane\_Illinois\_East\_FIPS\_1201\_Feet  
Projection: Transverse\_Mercator  
False\_Easting: 984250.00000000  
False\_Northing: 0.00000000  
Central\_Meridian: -88.33333333  
Scale\_Factor: 0.99997500  
Latitude\_Of\_Origin: 36.66666667  
Linear Unit: Foot\_US  
Geographic Coordinate System: GCS\_North\_American\_1983  
Datum: D\_North\_American\_1983  
Prime Meridian: Greenwich  
Angular Unit: Degree

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

15. The proposed detention facilities will be a private system and as such will not be the Village's responsibility to maintain. Eliminate the proposed stormwater easements. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. See attached example. A Word document version is available upon request.
16. There must be an agreement between the subject property and the Autumn Leaves property for the maintenance of the portion of the Autumn Leaves detention facility that is located on the subject property. Provide a copy of this agreement.
17. The Stormwater Management Report documents a 3.62 ac site. With the given overall pervious/impervious areas, the allowable release rate is 0.652 cfs with 1.02 ac-ft of required detention. However, with 0.38 ac flowing offsite unrestricted at a calculated release rate of 0.26 cfs, the net allowable release rate is 0.392 cfs, requiring 1.172 ac-ft of detention. This volume is provided in various systems, but changes will need to be made based on subsequent comments.
18. Clearly show the overflow route(s) for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. The 1.25" restrictor for Detention Area 2 is less than 2" and not allowed.
19. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
20. We received exhibit sheets 2-4, but not sheet 1 showing the turning path of the Fire Department's responding vehicle. Sheets 2 and 3 have the truck driving over the pork chop median at the north driveway.
21. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers.
22. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.
23. Sheet #4: Remove and replace the public sidewalk along the entire length of the property. Locate the sidewalk one-foot off the proposed ROW line, per Village Code. Sidewalk, 8" thick, shall run uninterrupted through the driveway.
24. Sheet #4: Village Code requires a cul-de-sac at the end of a dead-end street. Emerson Street does not have the proper right-of-way to eventually end in a cul-de-sac. The developer shall work with the Village to come to a mutually agreed to resolution.
25. Sheet #4: Has there been any consideration to purchasing the residential lot(s) to be surrounded by the proposed development?



26. Sheet #4: The geometrics at the south shared driveway are sub-standard from a traffic engineering standpoint. Consider moving the building closer to the road and locating the parking lot in back of the building. This will eliminate the conflict point at the south shared driveway created by the current design. If the building cannot be moved, signage shall be placed at the parking lot connection point to the south driveway that prohibits left turns into the front parking lot.
27. Sheet #4: The construction within the property limits of the Autumn Leaves facility must be agreed to in writing by the Autumn Leaves owners. Please provide documentation.
28. Sheets #4 & #4A: The proposed heavy duty asphalt pavement sections are acceptable. Provide documentation that the permeable paver pavement section in detention area 1B has a structural number equal to or greater than the heavy duty asphalt pavement cross section.
29. Sheet #5: The Village has identified a low area south of Emerson Street (where the edge of pavement grade is 698.72) that only drains by filling up and overtopping the road. As a required public improvement of the new development, provide a means (culvert?) of draining the low area on Emerson Street to the north.
30. Sheet #5: The bottom of the proposed underground Storm Trap detention vault 2 is the same elevation as the property to the north about 10 feet away. The entire facility will be built on fill. This structure cannot have an open bottom; the water will filter through the ground onto the adjacent property. The structure must be made water tight.
31. Sheet #7: The property as a single lot shall be serviced by a single private water service line. The petitioner has the choice of an underground meter vault adjacent to the ROW line or a meter room within the building. Private fire hydrants must be metered. Provisions must be made to service the Phase 2 building from the Phase 1 building. None of the water main on site will be public. Eliminate the public utility easements. Eliminate the connection to the private water system on the Autumn Leaves property.
32. Sheet #7: Subdivision requirements include the extensions of public utilities to service the subdivided lots and any adjacent future developments. The lots to the north of the subject property cannot easily be serviced by existing public sanitary sewers. As a required public improvement, the public sanitary sewer must be connected to the existing main that crosses the Autumn Leaves site and extended north to the northern property boundary. This can be accomplished within the Arlington Heights Road ROW, in an easement adjacent to Arlington Heights Road ROW, or within an easement behind the building similar to the proposed easement as shown on the plat. If located within an easement, an additional public easement will be necessary for where the main crosses onto the Autumn Leaves property. The sanitary main shall be 8" diameter and will require an IEPA sanitary permit.
33. Sheet #7: Clearly label the existing public sanitary sewer and public easement that crosses the Autumn Leaves property.
34. Sheet #7: If the required sanitary sewer main is to be located behind the building, the extension north will be in very close proximity to the proposed detention vault. Maintain adequate separation for maintenance.

35. Sheet #7: Show the proposed underdrain system for the permeable pavement areas.
36. Sheet #7: To achieve full design detention volume, the bottom of the permeable pavement area must not slope with the pavement elevation, but must be level. Provide a cross section for the permeable pavement areas to show this. The detail on Sheet #10 does not show this.
37. Sheet #7: Provide documentation that the proposed detention vaults are designed to AASHTO HS-25 loading standards.
38. Sheet #7: If detention area 2 is being restricted in CB-10, why are pipe runs after CB-10 designed for 100-yr flow?
39. Sheet #7: At the southeast corner of the property where the 12" storm sewer leaves the 84" structure, add a public manhole just within the Foster/Tonne ROW. This will be the delineation point between public and private systems. Label the manhole and storm sewer heading south as publicly owned, and label the pipe entering the manhole from the north and everything upstream as private.
40. Sheet #7: Suggestion: Instead of running a pipe from MH-9 to MH-1, add a 48" structure along the pipe east of CB-2 and connect that to MH-9. New structure needs to be water tight since it's within the permeable paver area. Replace the 84" structure with a 48" structure.
41. Sheet 10 (Details): Provide separate details for the two restrictor structures.
42. The property is included in Contribution Ordinance #62-088, under which the following PIN numbers receive indirect benefits from the previous sanitary sewer improvements:

| TRACT   | PIN           | Amount Owed |                                            |
|---------|---------------|-------------|--------------------------------------------|
| A       | 03-09-401-022 | \$ 420.00   |                                            |
|         | 03-10-300-056 |             |                                            |
| B       | 08-09-401-014 | \$ 200.00   |                                            |
| C       | 08-09-401-015 | \$ 200.00   |                                            |
| D       | 08-09-401-016 | \$ 200.00   |                                            |
| E       | 08-09-401-003 | \$ 0.00     | ← Paid as part of "Autumn Leaves" project. |
| Total = |               | \$1,020.00  |                                            |

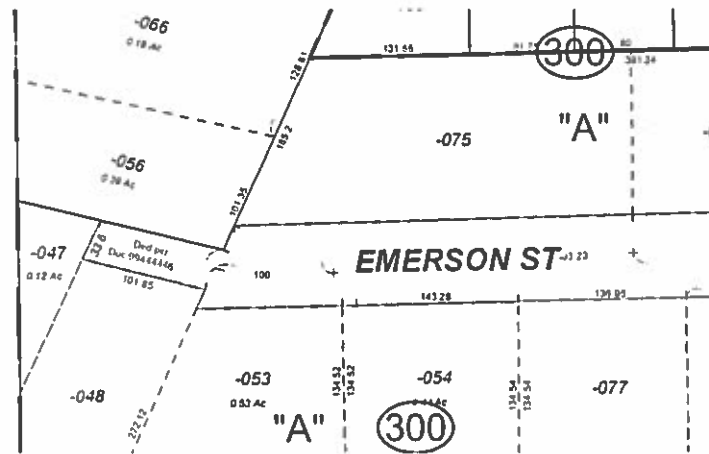
Provide a check for Contribution Ordinance #62-088 to the Engineering Department in the amount of \$1,020.00 payable to the "Village of Arlington Heights" prior to the Plan Commission approval.

#### Plat of Subdivision:

43. The plat was reviewed against the attached Final Plat of Subdivision Checklist. Items #a-g, i-j, l, and o-u are complete. Please address the following items:
  - a. Item h: Modify the proposed public utility easements in conformity with the comments.
  - b. Item k: Add any covenants from the Plan Commission.

- c. Item m: Add building setback lines.
- d. Item n: Include the provided verbiage in the Owner's Certificate.

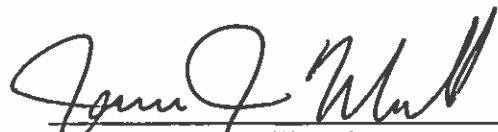
44. The elementary school district is Community Consolidated School District #59, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.
45. According to Doc#7544736, as shown on the plat, the proposed dedication has already occurred. The area is labeled as "Heretofore Dedicated by Doc #7544736". Why is there a proposed ROW dedication for the same area?
46. According to the Sidwell map as copied below, there is a dedication at the west end of Emerson Street that is not shown on the plat. Reference Doc #99444446.



47. Depending on the agreed resolution, a ROW dedication for a proposed cul-de-sac at the end of Emerson Street may be required.

Traffic:

48. The traffic study does not indicate who prepared the document, and is not signed and sealed by a licensed engineer.

  
 James J. Massarelli, P.E.      10/3/16  
 Director of Engineering      Date

Attachments:

- Final Plat of Subdivision Checklist (3 pages)
- Contacts for Plat Signatures (1 page)
- Sample Utility Signature Blocks (1 page)
- Onsite Utility Maintenance Agreement (4 pages)

## Final Plat of Subdivision Checklist

### Municipal Code Section 29-209(a – t)

- ☒ a. The date of preparation of the final plat and by whom prepared.
- ☒ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ☒ c. All permanent survey monuments, markers and bench marks.
- ☒ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ☒ e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- ☒ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ☒ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ☐ h. All easements for rights of way established for public use and utilities. *MODIFY*
- ☒ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ☒ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ☐ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ☒ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ☐ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters. *Add building setback lines*
- ☐ n. A deed of dedication in the form set forth in Section 29-217(a):  
The Final plat shall contain a deed of dedication substantially as follows:

*Add to Owners Cert:*

"We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20\_\_\_\_ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidity of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this \_\_\_\_ day of 20 \_\_\_\_.

\_\_\_\_\_  
Notary Public"

- ☒ o. A blank certificate of approval in the form set forth in Section 29-217(b).  
The Final plat shall contain a certificate of approval as follows:

"Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Plan Commission at a meeting held \_\_\_\_\_

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

APPROVED by the Village Board of Trustees at a meeting held \_\_\_\_\_

\_\_\_\_\_  
President

\_\_\_\_\_  
Village Clerk

APPROVED by the Village Collector  
\_\_\_\_\_

APPROVED by the Director of Engineering  
\_\_\_\_\_ "

- ☒ p. A certification by a registered surveyor in the form set forth in Section 29-217(c). The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

"I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

\_\_\_\_\_  
(SURVEYOR'S SEAL) Signature  
Illinois Land Surveyor  
No. \_\_\_\_\_ "

- ☒ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.
- ☒ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.
- ☒ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.
- ☒ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.
- ☒ u. Provide a location to identify the address of each new lot.

The Village of Arlington Heights Municipal Code can be accessed over the internet at [www.vah.com](http://www.vah.com) .



## **Contacts for Plat Signatures**

Mr. Frank Gautier  
**Comcast Cable**  
688 Industrial Drive  
Elmhurst, IL 60125

630/600-6348  
[frank\\_gautier@cable.comcast.com](mailto:frank_gautier@cable.comcast.com)

Alternate: Martha Gieras 630/600-6352  
[Martha\\_gieras@cable.comcast.net](mailto:Martha_gieras@cable.comcast.net)

Ms. Mark Cozzi  
**ComEd**  
Three Lincoln Center – 4<sup>th</sup> Floor  
Oakbrook Terrace, IL 60181

630/576-6530  
[Mark.Cozzi@ComEd.com](mailto:Mark.Cozzi@ComEd.com)

Ms. Kim Augustine  
**NICOR Gas**  
300 W. Terra Cotta Avenue  
Crystal Lake, IL 60014

630/338-2976  
[kaugust@agresources.com](mailto:kaugust@agresources.com)

Ms. Sue E. Manshum  
ROW Engineer  
**Ameritech**  
2004 Miner, 1<sup>st</sup> Floor  
Des Plaines, IL 60016

847/759-5603  
[sm9231@att.com](mailto:sm9231@att.com)

Mr. Greg Argetsinger  
VPGM of Illinois  
**WOW Internet Cable**  
1674 Frontenac Road  
Naperville, IL 60563-1757

630/536-3121  
Tom Gebens  
630/536-3153  
Brian Herd  
630/669-5227

Mr. Jonathan Karabowicz  
IDOT Permits  
201 W. Center Court  
Schaumburg, IL 60196

847/705-4149

Mr. Michael Sterr, P.E.  
Permit Office  
**Cook County Highway Department**  
69 West Washington Street  
23<sup>rd</sup> Floor, Suite 2354  
Chicago, IL 60602

312/603-1670

## Sample Signature Blocks

COMMONWEALTH EDISON COMPANY  
EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 20\_\_

TITLE: \_\_\_\_\_

AMERITECH/SBC  
EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 20\_\_

TITLE: \_\_\_\_\_

NICOR GAS  
EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 20\_\_

TITLE: \_\_\_\_\_

COMCAST CABLE  
EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 20\_\_

TITLE: \_\_\_\_\_

WIDE OPEN WEST, LLC  
EASEMENT APPROVED AND ACCEPTED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 20\_\_

TITLE: \_\_\_\_\_

### Cook County Signature Block:

This plat has been approved by the Cook County Highway Department with respect to roadway access pursuant to 765 ILCS 205/2. However, a Highway Permit, conforming to the standards of the Cook County Highway Department is required by the owner of the property for this access.

---

Superintendent of Highways  
Cook County, Illinois



## ONSITE UTILITY MAINTENANCE AGREEMENT

WHEREAS, \_\_\_\_\_, an (LLC? Corporation?), or its affiliates, ("RESPONSIBLE ENTITY") is the legal title holder of the following described real estate commonly referred to as \_\_\_\_\_ (*address*), Arlington Heights, Illinois, 6000\_, containing \_\_\_\_\_ acres, more or less, situated in the Village of Arlington Heights, Illinois and legally described as follows: (the "PROPERTY"):

*\*\*\* Insert legal description, or attach as Exhibit A \*\*\**

PIN Numbers:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WHEREAS, \_\_\_\_\_ (*print name*), ("OWNER") desires to develop the PROPERTY; and

WHEREAS, it is necessary to service said parcel with sanitary sewers, storm sewers and/or stormwater management facilities, domestic water mains; and

WHEREAS, the sanitary sewers, storm sewers and/or stormwater management facilities, and domestic water mains servicing the property are not located within public rights-of-way or dedicated easements; and

WHEREAS, the Village of Arlington Heights ("VILLAGE") does not maintain sanitary sewers, storm sewers and/or stormwater management facilities, or domestic water mains on privately owned property; therefore

1. It is hereby AGREED by the RESPONSIBLE ENTITY, its successors and assigns that at no expense to the VILLAGE, the RESPONSIBLE ENTITY, its successors and assigns shall:

- a. Maintain all sanitary sewers and appurtenances thereunto appertaining located upon said premises, all as shown on the Final Engineering Plans prepared by \_\_\_\_\_ (Engineering Firm) dated \_\_\_\_\_, and approved by the VILLAGE, or any amended plans as agreed to and approved by both parties, copies which are on file with the Engineering Department of the VILLAGE.
- b. Maintain all water mains and appurtenances located upon said premises from the master meter vaults.
- c. Maintain all storm sewers and appurtenances, including detention/retention basins, located upon said premises.
- d. Maintain the utilities as itemized above in accordance with the latest edition of the Village of Arlington Heights Municipal Code.
- e. Maintain all private roadways, parking areas, and pavement lighting facilities located on said premises as shown on said Final Engineering Plans in accordance with the latest edition of the Village of Arlington Heights Municipal Code.

2. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the sanitary sewers or domestic water mains in accordance with the requirements of the VILLAGE, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

3. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the aforementioned storm sewers and/or stormwater management facilities in accordance with the requirements of the VILLAGE, or should they allow a public nuisance to exist, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and





For: Village of Arlington Heights,  
an Illinois municipal corporation

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

State of Illinois )  
                          ) SS  
County of Cook )

I, \_\_\_\_\_, a Notary in and for said County, in the State  
aforesaid, CERTIFY that \_\_\_\_\_ personally known to me to  
be the same person whose name is subscribed on the foregoing instrument appeared before  
me this day in person and acknowledged that (s)he signed, sealed, and delivered said  
instrument as their free and voluntary act, and as the voluntary act of the **Village of Arlington  
Heights, an Illinois municipal corporation**, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public



# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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### DEPARTMENT PLAN REVIEW SUMMARY

**Medical Office**  
**1519-1625 S. Arlington Heights Road**  
**PC#16-022**

#### Round 1 Review Comments

**10/03/2016**

**1. Character of use:**

The character of use is consistent with the area and is not a concern.

**2. Are lighting requirements adequate?**

Lighting should be up to Village of Arlington Heights code. The parking lot and exterior of the building should be illuminated especially during nighttime hours (in accordance to village code) for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

**3. Present traffic problems?**

There are no traffic problems at this location.

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

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

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

There should be traffic control signage in the parking lot and right turn only designed exit lanes to discourage left turns onto Arlington Heights Road.

**6. General comments:**

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

-Recommended to have an alarm system along with signage indicating there is an alarm on premise. Make sure all exterior doors have alarm company security signage clearly displayed. Drug storage area should be reinforced and alarmed, if drugs stored on site. All drugs should be kept locked and secured. If no drugs are stored on site, it is recommended that signage indicating such be posted.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations.

-Install cameras (with recording capabilities) on the exterior and interior of building, to include a monitor at the reception/ or office area so employees have ability to monitor interior and exterior.

**RECEIVED**  
OCT 04 2016  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

Brandi Romag #272  
Brandi Romag, Crime Prevention Officer  
Community Services Bureau

Approved by:

D. Hagedorn #557  
Supervisor's Signature

# Arlington Heights Police Department

## Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: [tmorales@vah.com](mailto:tmorales@vah.com).

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

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

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

**Print Form (To Mail)**

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

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

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

### IN CASE OF EMERGENCY PLEASE CALL:

#### Contact #1

Name

Address/City

Telephone Number

Cell Number

#### Contact #2

Name

Address/City

Telephone Number

Cell Number

#### Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

## HEALTH SERVICES DEPARTMENT

6

## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

|                                              |                                                               |
|----------------------------------------------|---------------------------------------------------------------|
| Petition #: P.C. <u>16-022</u>               | P.I.N.# <u>Multiple PIN's</u>                                 |
| Petitioner: <u>John Kosich</u>               | Location: <u>1519 / 1625 S. Arlington Heights Rd</u>          |
| <u>1111 E. Touhy Ave, Suite 230</u>          | Rezoning: <u>✓</u> Current: <u>Multi.</u> Proposed: <u>OT</u> |
| <u>Des Plaines, IL 60018</u>                 | Subdivision: _____                                            |
| Owner: <u>1519 AHR Medical, LLC</u>          | # of Lots: _____ Current: <u>6</u> Proposed: <u>2</u>         |
| <u>1111 E. Touhy Ave, Suite 230</u>          | PUD: <u>✓</u> For: <u>2 Bldg Medical-Office</u>               |
| <u>Des Plaines, IL 60018</u>                 | Special Use: _____ For: _____                                 |
| Contact Person: <u>John Kosich</u>           | Land Use Variation: _____ For: _____                          |
| Address: <u>1111 E. Touhy Ave, Suite 230</u> | Land Use: _____ Current: <u>Vacant Land</u>                   |
| <u>Des Plaines, IL 60018</u>                 | Proposed: <u>Medical-Office</u>                               |
| Phone #: <u>(847) 699-2152</u>               | Site Gross Area: <u>168,180 sf / 3.86 acres</u>               |
| Fax #: <u>(847) 699-2156</u>                 | # of Units Total: _____                                       |
| E-Mail: <u>jkosich@ctkcp.com</u>             | 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____                   |

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

## 1. GENERAL COMMENTS:

*See attached.*

[Signature] 9-22-16  
Environmental Health Officer Date

[Signature] 9/22/16 Direc  
tor Date



## Plan Commission Review

Address: 1519 S. Arlington Heights Road Medical Office  
1519 - 1625 S. Arlington Heights Road  
Preliminary and Final Plat of Subdivision, Preliminary and  
Final PUD, Rezoning from R-1 and I to O-T, Amendment to  
PUD Ordinance #13-063

P.C. #16-022  
Round 1

Submitted to: Sam Hubbard, Planning & Community Development

Submitted by: David Robb, Disability Services Coordinator  
(847) 368-5793



Date: September 20, 2016

Re: Illinois Accessibility Code (IAC), Effective April 1997  
<http://www.illinois.gov/cdb/business/codes/pages/illinoisaccessibilitycode.aspx>

---

### Sheet A02.01

- 1) All Toilet Rooms in the facility shall comply with the requirements covering Toilet Rooms per IAC Section 400.310(n)(1-14).
- 2) Counter heights shall be 28 inches to 34 inches per IAC Section 400.310(w)(4).

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

|                                              |                                                               |
|----------------------------------------------|---------------------------------------------------------------|
| Petition #: P.C. <u>16-022</u>               | P.I.N.# <u>Multiple PIN's</u>                                 |
| Petitioner: <u>John Kosich</u>               | Location: <u>1519 / 1625 S. Arlington Heights Rd</u>          |
| <u>1111 E. Touhy Ave, Suite 230</u>          | Rezoning: <u>✓</u> Current: <u>Multi.</u> Proposed: <u>OT</u> |
| <u>Des Plaines, IL 60018</u>                 | Subdivision: _____                                            |
| Owner: <u>1519 AHR Medical, LLC</u>          | # of Lots: _____ Current: <u>6</u> Proposed: <u>2</u>         |
| <u>1111 E. Touhy Ave, Suite 230</u>          | PUD: <u>✓</u> For: <u>2 Bldg Medical-Office</u>               |
| <u>Des Plaines, IL 60018</u>                 | Special Use: _____ For: _____                                 |
| Contact Person: <u>John Kosich</u>           | Land Use Variation: _____ For: _____                          |
| Address: <u>1111 E. Touhy Ave, Suite 230</u> | Land Use: _____ Current: <u>Vacant Land</u>                   |
| <u>Des Plaines, IL 60018</u>                 | Proposed: <u>Medical-Office</u>                               |
| Phone #: <u>(847) 699-2152</u>               | Site Gross Area: <u>168,180 sf / 3.86 acres</u>               |
| Fax #: <u>(847) 699-2156</u>                 | # of Units Total: _____                                       |
| E-Mail: <u>ikosich@ctkcp.com</u>             | 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____                   |

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

YES NO

1. X \_\_\_\_\_ COMPLIES WITH COMPREHENSIVE PLAN?
2. X \_\_\_\_\_ COMPLIES WITH THOROUGHFARE PLAN?
3. X \_\_\_\_\_ VARIATIONS NEEDED FROM ZONING REGULATIONS?  
(See below.)
4. \_\_\_\_\_ X VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?  
(See below.)
5. X \_\_\_\_\_ SUBDIVISION REQUIRED?
6. \_\_\_\_\_ X SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?  
(See below.)

Comments:

*See attached*

*[Signature]* 9/28/16 Date



# Planning & Community Development Dept. Review

September 27, 2016

## REVIEW ROUND 1

Project: 1519-1625 S. Arlington Heights Road  
Medical Office Development

Case Number: PC 16-022

### **General:**

7. Please provide general information on ACCESS Community Health (hours of operation, number of proposed employees, services offered, etc.).
8. It should be noted that Section 5.1-9.2(c) of Chapter 28 restricts all PUD's in the O-T District to only one ground sign of no more than 24 sq. ft. in size and no taller than 7' in height. Two ground signs have been proposed. Please provide details on the proposed ground signage to allow staff to determine if a Variation may be warranted. No signage for the pharmacy will be allowed.
9. It should be noted that the renderings and elevations for Phase I are showing wall signage, which is not allowed in the O-T District. Allowances for wall signage variations should be incorporated into the Design Commission application and must be coordinated through the Design Commission process.
10. Please clarify if any generators or ground mounted mechanical equipment are being proposed. Additionally, please provide information on the size of the proposed transformer located to the rear of the building. Will the transformer be located on a pedestal? The location of this element adjacent to the residential home to the east should be revised so that it is not in close proximity to the residentially zoned property to the east.
11. Please note that final engineering must be approved by the Engineering Dept. no less than one week prior to appearance before the Plan Commission, which will include the payment of all engineering fees and the provision of all surety bonds. As an alternative, the development can proceed with preliminary engineering if Final PUD is obtained at a later date (i.e. a separate Plan Commission meeting would be needed to authorize Final PUD approval). It should be noted that no public notice is required for Final PUD approval.
12. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval.
13. As no elevations or floor plan has been provided for Phase II, a separate Design Commission application will be required for this phase when elevations and floor plans are developed. The architecture of Phase II will be required to match the architecture of Phase I.
14. Please provide written documentation from Autumn Leaves that grants permissions to amend their PUD and seek relief for the Variation as outlined in 15f below. Additionally, please provide written documentation from Autumn Leaves that grants permission to construct the fire access drive connection from the southern parking lot to the Autumn Leaves access drive, which connection will terminate on the Autumn Leaves property.
15. An informational meeting with the neighbors is required prior to the Plan Commission meeting. A summary of this

meeting should be provided to staff no less than one week prior to the Plan Commission meeting.

**Zoning:**

16. Approval of the following zoning actions are needed:
- A rezoning of the subject property into the O-T District.
  - Preliminary and Final Plat of Subdivision approval to consolidate the subject property into one lot.
  - Preliminary and Final PUD approval
  - A Land Use Variation to allow a 920 sq. ft. pharmacy within the O-T Zoning District.
  - Amendment to PUD Ordinance #13-063 to remove "Parcel 6" from the Autumn Leaves PUD.
  - Variation from Section 5.1-21.1(b) of Chapter 28 to allow a 47.5' side yard (north) setback for the existing Autumn Leaves facility where code requires a 100' setback (details on this are provided under the Site Plan section of this review).
17. Relative to items 15d and 15f above, please provide a written response to each of the Variation approval criteria as summarized below:
- That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
  - The plight of the owner is due to unique circumstances.
  - The variation, if granted, will not alter the essential character of the locality.

**Plat of Subdivision:**

18. An Easement to allow ingress/egress must be added to the Plat of Subdivision, which easement will be for the benefit of the property immediately abutting the subject property to the north and will provide permanent rights for access along the northern portion of the property. There must not be any parking spaces located within this easement area unless the elimination of those parking spaces will not cause the subject property to fall below the minimum required parking.

**Site Plan:**

19. On both the Phase I and Phase II site plans, please provide a table that outlines the code required impervious surface coverage, building coverage, F.A.R., and setbacks (front, side, rear) as well as the proposed impervious surface coverage, building coverage, F.A.R., and setbacks (front, side, rear).
20. Please provide a photometric plan and fixture details/specifications. In areas towards the rear of the property, low intensity illumination should be utilized and the height of fixtures heights should be low so as to avoid light spillover to the neighboring residential properties.
21. Please clarify if any lighting will be proposed on the rear of the building or adjacent to the rear patio area and concrete walkway.
22. Please add measurements to the site plan that indicate the setback of the building to the property lines to the north, east, and west (to where the edge of the ROW dedication will occur).
23. A cross section and material details for all retaining walls is required. Additionally, staff is concerned about the height of the northern most retaining wall, which will be between 4'-5' in height at its highest point. Please explore if this retaining wall can be reduced in height.
24. The site plans indicate an existing wrought iron fence along the eastern property line abutting the residential property to the east. It is unclear if this fence is on the subject property or the neighbor's property. Please coordinate the installation of the proposed 6' tall wooden fence along this property line with the neighbor abutting to the east as two fences back to back may not be practical. A 6' tall solid fence along the rear property line will be required.

25. Overhead wires exist along the eastern property line. Please clarify if these wires will be buried. Additionally, the transformer in the rear of the property does not appear to have a connection to any power source.
26. Please provide details on the materials of the fence and dumpster enclosure. The dumpster enclosure should be constructed of brick or stone to match the materials of the building.
27. Please clarify what a "Zero Height Combination Curb and Sidewalk" is. Will there be anything preventing cars parking in spaces with the zero height curb and sidewalk from pulling into the space too far and conflicting with pedestrian movements on the sidewalk?
28. Will any energy efficient/green design features be included on the buildings and site?
29. As the southernmost parcel (Parcel 6) will be purchased from Autumn Leaves and incorporated into the subject property, the northern setback of the Autumn Leaves building will become non-compliant (code requires a 100' setback for the Autumn Leaves building to the northern property line and this setback will be reduced to 47.5'). Therefore, a Variation will be required.
30. The architectural site plan indicates that the rear patio will be permeable pavers, however, the engineering plan shows the patio as concrete. Please clarify and revise the plans accordingly.
31. Please clarify if the permeable pavers provide credits towards stormwater detention requirements. If so, how much do they reduce the stormwater detention requirements?

**Elevations:**

32. Building height is determined as the mean distance between the highest point of the roof and the eaves. Please revise the elevations to provide measurements that indicate the height of the highest point of the structure and the height of the eaves.

**Landscaping:**

33. Additional landscaping is needed along the eastern property line and north of the southern parking area. Staff has concern that the exterior patio at the rear of the building could disturb the single-family home to the rear of the property. Additional landscaping is needed in-between the patio and the home to the east.
34. The landscape plan contains areas of clouds/bubbles, which appear to indicate the presence of existing landscaping. Please clarify what these clouds/bubbles are, and if landscaping is contained within these areas, please provide details on the existing landscaping.
35. Landscaping should be included at the base of all retaining walls to screen the appearance of the retaining walls.
36. The landscape plan and civil plans should have a note that the parkway area will be restored. The parkway is currently not well maintained and the removal of the existing driveway entrances will require the installation of sod.

**Parking, Circulation, and Traffic:**

37. All two-way drive aisles are required to be a minimum of 24' in width. The drive aisle in Phase II that provides drop-off access to the building is only 20' in width. Please revise this aisle to so that it is one way only (with the appropriate signage/pavement markings indicating such).
38. The two easternmost parking spaces within the northern parking lot of Phase II appear to conflict with the eastern most space on the northern parking row (i.e. cars backing out of these spaces at the same time may result in an accident). Please explore an alternative orientation or location for these two parking spaces.

39. Please clarify the need for 3 “ambulance” parking spaces. Will ambulances be parked permanently on site? How often is it anticipated that ambulances will access the facility? Ambulance activity has the potential to be a nuisance to the neighboring residential areas and further details on ambulance activity is needed.

40. Parking requirements are shown below:

| Phase I                            |                  |            |                         |                  |
|------------------------------------|------------------|------------|-------------------------|------------------|
| SPACE                              | PARKING CODE USE | FLOOR AREA | PARKING RATIO           | PARKING REQUIRED |
| Walgreens                          | Retail           | 920        | 1 space per 300 sq. ft. | 3                |
| ACCESS Community Health            | Medical Office   | 13,866     | 1 space per 200 sq. ft. | 69               |
| Total Parking Required             |                  |            |                         | 72               |
| Total Parking Provided             |                  |            |                         | 112              |
| Parking <b>Surplus/(Deficit)</b>   |                  |            |                         | <b>40</b>        |
| Total Development (Phase I and II) |                  |            |                         |                  |
| Walgreens                          | Retail           | 920        | 1 space per 300 sq. ft. | 3                |
| ACCESS Community Health            | Medical Office   | 13,866     | 1 space per 200 sq. ft. | 69               |
| Medical Office Tenant (Phase II)   | Medical Office   | 18,704     | 1 space per 200 sq. ft. | 94               |
| Total Parking Required             |                  |            |                         | 166              |
| Total Parking Provided             |                  |            |                         | 168              |
| Parking <b>Surplus/(Deficit)</b>   |                  |            |                         | <b>2</b>         |

Based on the above analysis, all parking requirements appear to be met. However, when an easement to allow access to the northern property is added, please ensure that the future removal of any spaces to accommodate a drive aisle in this area will not cause the subject property to fall below the minimum required parking spaces.

41. The Traffic Impact Study must be revised to include an analysis of interior site circulation. Staff is concerned that on site circulation and ingress/egress could be hampered at the existing access drive that will be shared by Autumn Leaves and the subject property. As the westbound approach to this intersection is projected to have a LOS of “F”, stacking will likely occur in this location, which stacking could hamper circulation into and within the site. Please ensure the revised traffic study addresses this as well as circulation within the entire site.
42. No study on the adequacy of the proposed parking was included within the study. The Traffic Impact Study should include an analysis on whether the site provides the sufficient number of parking spaces to accommodate the proposed use.
43. The Traffic Impact Study concludes that a separate right-turn lane on northbound Arlington Heights Road servicing the northern access drive is not warranted or required. Since right turns from northbound Arlington Heights Road into the *shared Autumn Leaves access drive* are project to increase from one during both the morning and evening peaks to 28 during the morning and 14 during the evening peaks by 2022, is a separate right turn lane warranted for this access drive?
44. The exhibits within the Traffic Impact Study refer to Council Trail as Indian Trail. Please revise to use the correct street name.
45. Please revise the Capacity Analysis Results table (both the Existing and Projected Traffic Conditions) to add a LOS analysis of the Arlington Heights Road with Pickwick Road/Autumn Leaves Access Drive intersection for westbound vehicles turning right to head north on Arlington Heights Road and vehicles making a left turn to head south on Arlington Heights Road. Currently, the analysis only includes the “Westbound Approach” LOS, and the analysis



should differential between the two separate movements.

46. Please provide details on the appearance of the proposed permeable pavers.

Prepared by: 

1519 S. Arlington Heights Road Medical Office  
1519-1625 S. Arlington Heights Road  
PC #16-022  
September 27, 2016

### **Tree Preservation**

- 1) The tree survey indicates that all of the trees are identified for removal. Opportunities for preserving trees along the east property line should be explored.

### **Landscape Issues**

- 2) Overall the landscaping adjacent to the residential district is minimal. The landscaping must consist of a dense, layered buffer that consists of evergreen trees that are 10-12 feet in height. Along the east property line, replace the proposed deciduous trees with evergreen trees and increase the quantity. In addition, must incorporate a dense buffer to the east of the phase one building between the parking area and the residential. Also, provide a dense buffer to the north and south of the residential.
- 3) Provide a cross section showing the residential to the east in relationship with the proposed building along with the proposed screening. The floor elevation appears to be 2-4 feet higher than the residential to the east and a 6 foot high fence will not provide an adequate buffer.
- 4) Along the north property line, provide landscaping adjacent to the retaining wall in order to buffer the 3-4 foot high wall.
- 5) In the southeast corner will the existing landscaping remain? A dense buffer must be provided east of the detention area along the east property line.
- 6) Provide details of the six foot high fence adjacent to the residential. The fence must be six feet high and solid.
- 7) Provide details for the proposed storm water seed mix. How tall is the seed mix? Turf should be considered for the area east of the building in place of the storm water mix where suitable.
- 8) The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). Incorporate a tree in the island in the southwest corner.
- 9) In addition to the proposed trees and shrubs, incorporate a mix of perennials and ground cover. Overall, the variety of plant material is limited.
- 10) Evaluate opportunities for specialty pavement at the entrances and within the crosswalks. Also consider incorporating site furnishings that include decorative lighting, planters and benches.
- 11) Provide an interim landscape plan for phase one. Include foundation plantings on the north elevation of the phase one building.

- 12) If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening. There is a transformer located on the east side on the building adjacent to the residential. Provide details of the transformer and explore options for an alternate location so that it is away from the residential.
- 13) A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a \$4 tree fee is required for each lineal foot of frontage.



STEPHEN RANKIN ASSOCIATES  
DISTINCTIVE ARCHITECTURAL DESIGN & PLANNING  
November 7th, 2016

RECEIVED  
NOV 08 2016  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

Planning & Community Development Department  
Village of Arlington Heights  
33 South Arlington Heights Road  
Arlington Heights, Illinois 60005

Re: 1519 South Arlington Heights Road Medical Office  
Response to Planning & Community Development Department Review September 27, 2016  
PC#: 16-022 – Round 1  
SRA Job # 1514

To Whom It May Concern:

We received your review letter dated September 27, 2016 related to 1519 S. Arlington Heights Medical Office in the Village of Arlington Heights, Illinois. The letter was received on September 29, 2016.

We have prepared item-by-item responses to the comments which we are able to address. Other design professionals will provide separate responses for items which are not addressed herein.

**General:**

1. So noted.
2. So noted.
3. Variations will be sought from zoning regulations. See additional response below.
4. So noted.
5. Subdivision will be sought. See additional response below.
6. So noted.
7. Access Community Health:  
Mission: The mission of ACCESS is to provide outstanding preventive and primary health care, accessible to all in their own communities.  
Vision: ACCESS is the health care home of choice for individuals, families, and communities, exceeding quality standards, and engaging patients and staff in addressing health disparities.

ACCESS primary service include family practice, internal medicine, pediatrics, school and sports physicals, obstetrics/gynecological and midwifery services, and ongoing management of chronic diseases, such as diabetes, asthma, and high blood pressure. We also provide maternal child health programs, risk and prevention services, behavioral health, 340B discount prescription drug program and dental care.

The NWC location (Arlington Heights M.O.B.) will house about 24 employees.

The proposed hours of operation are:

Monday: 8:30 a.m. - 5:00 p.m.  
Tuesday: 8:30 a.m. - 5:00 p.m.  
Wednesday: 8:30 a.m. - 5:00 p.m.  
Thursday: 8:30 a.m. - 5:00 p.m.  
Friday: 8:30 a.m. - 5:00 p.m.  
Saturday: 8:30 a.m. - 12:30 p.m.  
Sunday: Closed



8. Variations will be sought on 2<sup>nd</sup> ground sign. See additional response below.  
The pharmacy is no longer in this project.
9. No building sign provided – see revised building elevations.
10. There is no generator or ground mounted mechanical equipment for this project. The size of proposed transformer is to be approximately 5'w x 5'd x 5'h on 6' x 6' concrete pad. See also separate response by Manhard, Civil engineer.
11. So noted. See also separate response by Manhard, Civil engineer.
12. So noted. See also separate response by Manhard, Civil engineer.
13. Possible building elevations and 3D renderings for Phase II were submitted previously.  
***However, the appearance of Phase II building is unknown.***
14. See separate response by Developer.
15. See separate response by Developer.

**Zoning:**

16.
  - a. See separate response by Developer.
  - b. See separate response by Developer.
  - c. See separate response by Developer.
  - d. The pharmacy is no longer in this project.
  - e. See separate response by Developer.
  - f. See separate response by Developer.
17. See separate response by Developer.

**Plat of Subdivision:**

18. See separate response by Manhard, Civil engineer.

**Site Plan:**

19. See separate response by Manhard, Civil engineer.
20. Photometric site plan is attached.
21. No site lighting at east side of the building is proposed, ***except*** that necessary for exit discharge life safety – See photometric site plan attached.
22. New site plans with dimensions area attached. See also separate response by Manhard, Civil engineer.
23. See separate response by Manhard, Civil engineer.
24. See separate response by Manhard, Civil engineer.
25. See separate response by Manhard, Civil engineer.
26. Architectural detail sheet A07.01 submitted previously.
27. See separate response by Manhard, Civil engineer.
28. The building assembly such as roof construction, exterior wall construction and exterior glazing to meet the most current energy conservation code. See also separate response by Manhard, Civil engineer.
29. See separate response by Developer.
30. See separate response by Manhard, Civil engineer.
31. See separate response by Manhard, Civil engineer.



Arlington Heights Medical Office  
PC#: 16-022 Round 1  
SRA Job # 1514  
10/19/2016

Page 3 of 3

***Elevations:***

- 32. Revised architectural building elevations attached.

***Landscape:***

- 33. See separate response by TESKA, Landscape engineer.
- 34. See separate response by TESKA, Landscape engineer.
- 35. See separate response by Manhard, Civil engineer and TESKA, Landscape engineer.
- 36. See separate response by Manhard, Civil engineer and TESKA, Landscape engineer.

***Parking, Circulation, and Traffic:***

- 37. The drop-off drive aisle in Phase II is to be one-way traffic. Revised architectural site plan attached.
- 38. See separate response by Manhard, Civil engineer.
- 39. See separate response by Manhard, Civil engineer.
- 40. One regular parking stall added at south parking (south of Phase I building) – see revised architectural site plan and civil drawings.
- 41. See separate response by Developer.
- 42. See separate response by Developer.
- 43. See separate response by Developer.
- 44. See separate response by Developer.
- 45. See separate response by Developer.
- 46. See separate response by Manhard, Civil engineer.

Please contact me if you have any questions regarding this correspondence.

Sincerely,  
STEPHEN RANKIN ASSOCIATES, PC

Brian B. Hiram, AIA

cc: John Kosich  
Larry Debb  
Bill Debb  
Stephen Rankin  
Takemasa Okugawa  
Heath Yarger  
Bob Nomellini





STEPHEN RANKIN ASSOCIATES  
DISTINCTIVE ARCHITECTURAL DESIGN & PLANNING  
November 7th, 2016

Mr. Sam Hubbard – Development Planner, Planning and Community Development

Fire Safety Division  
Village of Arlington Heights  
33 South Arlington Heights Road  
Arlington Heights, Illinois 60005

Re: 1519 South Arlington Heights Road Medical Office  
Response to Fire Safety Division Review September 22, 2016  
PC#: 16-022 – Round 1  
SRA Job # 1514

Dear Mr. Hubbard:

We received your review letter dated September 22, 2016 related to 1519 S. Arlington Heights Medical Office in the Village of Arlington Heights, Illinois. The letter was received on September 29, 2016.

We have prepared item-by-item responses to the comments which we are able to address. Other design professionals will provide separate responses for items which are not addressed herein.

1. The site plan was developed over several iterations with consultation of the Village of Arlington Heights. The driveway on the north side of Phase 2 is linked to Emerson Street ROW at the northeast portion of the property. A driveway is provided from the south parking area to the neighboring property to the south (Autumn Leaves). These driveways allow fire trucks and emergency vehicles access to the building in Phases 1 and 2. The remote parking area in the southeast portion of the site is necessary to meet the overall parking ratio.
2. Fire truck maneuvering is indicated on the new site plan provided. See also separate response by Manhard, Civil engineer.
3. A driveway from north parking area to Emerson Street is provided at northeast portion of the property. There is no driveway from the south parking area through to Foster Street.
4. So noted.
5. So noted.
6. So noted.
7. So noted.
8. So noted.
9. FDC is to be within +/-40'-0" from main entries. The existing & new fire hydrants are within 100'-0" from main entries – see attached site plan. See also separate response by Manhard, Civil engineer.
10. Annunciator panels / Alarm panels will be provided in the main entry vestibule.

Please contact me if you have any questions regarding this correspondence.

Sincerely,  
STEPHEN RANKIN ASSOCIATES, PC

Brian B. Hiram, AIA



Glen Pointe Retail Building E  
Building Department Comments 03/07/2016  
Application No. 28669  
SRA Job # 1507  
03/18/2016

Page 2 of 2

cc: John Kosich  
Larry Debb  
Bill Debb  
Stephen Rankin  
Takemasa Okugawa  
Heath Yarger  
Bob Nomellini



STEPHEN RANKIN ASSOCIATES  
DISTINCTIVE ARCHITECTURAL DESIGN & PLANNING  
November 7th, 2016

Planning & Community Development Department  
Landscape  
Village of Arlington Heights  
33 South Arlington Heights Road  
Arlington Heights, Illinois 60005

Re: 1519 South Arlington Heights Road Medical Office  
Response to Planning & Community Development Department Review September 27, 2016  
PC#: 16-022 – Round 1  
SRA Job # 1514

To Whom It May Concern:

We received your review letter dated September 27, 2016 related to 1519 S. Arlington Heights Medical Office in the Village of Arlington Heights, Illinois. The letter was received on September 29, 2016.

We have prepared item-by-item responses to the comments which we are able to address. Other design professionals will provide separate responses for items which are not addressed herein.

***Tree Preservation:***

1. See separate response by other design professional / developer.

***Landscape Issue:***

1. See separate response by TESKA, Landscape Architect and /or Developer.
2. See separate response by TESKA, Landscape Architect and /or Developer.
3. See separate response by TESKA, Landscape Architect and /or Developer.
4. See separate response by TESKA, Landscape Architect and /or Developer.
5. Architectural sheet A07.01 submitted.
6. See separate response by TESKA, Landscape Architect and /or Developer.
7. See separate response by TESKA, Landscape Architect and /or Developer.
8. See separate response by TESKA, Landscape Architect and /or Developer.
9. See separate response by TESKA, Landscape Architect and /or Developer.
10. See separate response by TESKA, Landscape Architect and /or Developer.
11. See separate response by TESKA, Landscape Architect and /or Developer.
12. See separate response by TESKA, Landscape Architect and /or Developer.
13. See separate response by TESKA, Landscape Architect and /or Developer.

Please contact me if you have any questions regarding this correspondence.

Sincerely,  
STEPHEN RANKIN ASSOCIATES, PC

Brian B. Hiram, AIA



Arlington Heights Medical Office  
PC#: 16-022 Round 1  
SRA Job # 1514  
10/19/2016

Page 2 of 2

cc: John Kosich  
Larry Debb  
Bill Debb  
Stephen Rankin  
Takemasa Okugawa  
Heath Yarger



STEPHEN RANKIN ASSOCIATES  
DISTINCTIVE ARCHITECTURAL DESIGN & PLANNING  
November 7th, 2016

Mr. Sam Hubbard – Development Planner, Planning and Community Development

Plan Commission Review  
Village of Arlington Heights  
33 South Arlington Heights Road  
Arlington Heights, Illinois 60005

Re: 1519 South Arlington Heights Road Medical Office  
Preliminary and Final Plat of Subdivision, Preliminary and Final PUD, Rezoning from R-1 and I to  
O-T, Amendment to PUD Ordinance #13-063  
Response to Building Service Department Review September 19, 2016  
PC#: 16-022 – Round 1  
SRA Job # 1514

Dear Mr. Hubbard / Mr. Robb:

We received your review letter dated September 20, 2016 related to 1519 S. Arlington Heights Medical Office in the Village of Arlington Heights, Illinois. The letter was received on September 29, 2016.

We have prepared item-by-item responses to the comments which we are able to address.

1. So noted. Toilet rooms will comply with IAC.
2. So noted. Counters heights shall comply with IAC

Please contact me if you have any questions regarding this correspondence.

Sincerely,  
STEPHEN RANKIN ASSOCIATES, PC

Brian B. Hiram, AIA

cc: John Kosich  
Larry Debb  
Bill Debb  
Stephen Rankin  
Takemasa Okugawa  
Heath Yarger  
Bob Nomellini



STEPHEN RANKIN ASSOCIATES

DISTINCTIVE ARCHITECTURAL DESIGN & PLANNING

November 7th, 2016

Mr. Sam Hubbard – Development Planner, Planning and Community Development  
LT. Andrew Larson – Arlington Heights Fire Department

Fire Department  
Village of Arlington Heights  
33 South Arlington Heights Road  
Arlington Heights, Illinois 60005

Re: 1519 South Arlington Heights Road Medical Office  
Response to Fire Department Review September 28, 2016  
PC#: 16-022 – Round 1  
SRA Job # 1514

Dear Mr. Hubbard / LT. Larson:

We received your review letter dated September 28, 2016 related to 1519 S. Arlington Heights Medical Office in the Village of Arlington Heights, Illinois. The letter was received on September 29, 2016.

We have prepared item-by-item responses to the comments which we are able to address. Other design professionals will provide separate responses for items which are not addressed herein.

1. See separate response by Developer.
2. See separate response by Manhard, Civil engineer.
3. The building is fully sprinkled.
4. FDC is to be within +/-40'-0" from main entries – see attached site plan.
5. The existing & new fire hydrants are within 100'-0" from main entries – see attached site plan.  
See also separate response by Manhard, Civil engineer.
6. Annunciator panels / Alarm panels will be installed in the main entry vestibule.

Please contact me if you have any questions regarding this correspondence.

Sincerely,  
STEPHEN RANKIN ASSOCIATES, PC

Brian B. Hiram, AIA

cc: John Kosich  
Larry Debb  
Bill Debb  
Stephen Rankin  
Takemasa Okugawa  
Heath Yarger  
Bob Nomellini





STEPHEN RANKIN ASSOCIATES  
DISTINCTIVE ARCHITECTURAL DESIGN & PLANNING  
November 7th, 2016

Mr. James J. Massarelli, P.E. – Director of Engineering

Engineering Department Review  
Village of Arlington Heights  
33 South Arlington Heights Road  
Arlington Heights, Illinois 60005

Re: 1519 South Arlington Heights Road Medical Office  
Preliminary and Final Plat of Subdivision, Preliminary and Final PUD, Rezoning from R-1 and I to  
O-T, Amendment to PUD Ordinance #13-063  
Response to Building Service Department Review October 03, 2016  
PC#: 16-022 – Round 1  
SRA Job # 1514

Dear Mr. James J. Massarelli, P.E.:

We received your review letter dated October 03, 2016 related to 1519 S. Arlington Heights Medical Office in the Village of Arlington Heights, Illinois. The letter was received on October 04, 2016.

We have prepared item-by-item responses to the comments which we are able to address. Other design professionals will provide separate responses for items which are not addressed herein.

19. Site photometric plan attached.

Please contact me if you have any questions regarding this correspondence.

Sincerely,  
STEPHEN RANKIN ASSOCIATES, PC

Brian B. Hiram, AIA

cc: John Kosich  
Larry Debb  
Bill Debb  
Stephen Rankin  
Takemasa Okugawa  
Heath Yarger  
Bob Nomellini



STEPHEN RANKIN ASSOCIATES  
DISTINCTIVE ARCHITECTURAL DESIGN & PLANNING

November 7th, 2016

Mr. Sam Hubbard – Development Planner, Planning and Community Development  
Ms. Deb Pierce, Plan Reviewer, Building Service Department

Building Service Department  
Village of Arlington Heights  
33 South Arlington Heights Road  
Arlington Heights, Illinois 60005

Re: 1519 South Arlington Heights Road Medical Office  
Preliminary and Final Plat of Subdivision, Preliminary and Final PUD, Rezoning from R-1 and I to  
O-T, Amendment to PUD Ordinance #13-063  
Response to Building Service Department Review September 19, 2016  
PC#: 16-022 – Round 1  
SRA Job # 1514

Dear Mr. Hubbard / Ms. Pierce:

We received your review letter dated September 19, 2016 related to 1519 S. Arlington Heights Medical Office in the Village of Arlington Heights, Illinois. The letter was received on September 29, 2016.

We have prepared item-by-item responses to the comments which we are able to address.

1. So noted.
2. Embedded (or built-in) gas delivery system for Nitrous Oxide – Four tanks (two Nitrous and two Oxygen) – will be used in the dental suite. Evacuation of the gas is through a vacuum units attached to a rear delivery system for delivering the air compression and vacuum lines.
3. So noted.
4. So noted.
5. Group B Construction Type 5-B

Please contact me if you have any questions regarding this correspondence.

Sincerely,  
STEPHEN RANKIN ASSOCIATES, PC

Brian B. Hiram, AIA

cc: John Kosich  
Larry Debb  
Bill Debb  
Stephen Rankin  
Takemasa Okugawa  
Heath Yarger  
Bob Nomellini



STEPHEN RANKIN ASSOCIATES

DISTINCTIVE ARCHITECTURAL DESIGN & PLANNING

November 7th, 2016

Mr. Brandi Romag – Crime Prevention Officer, Community Service Bureau

Community Service Bureau Review  
Village of Arlington Heights  
33 South Arlington Heights Road  
Arlington Heights, Illinois 60005

Re: 1519 South Arlington Heights Road Medical Office  
Preliminary and Final Plat of Subdivision, Preliminary and Final PUD, Rezoning from R-1 and I to  
O-T, Amendment to PUD Ordinance #13-063  
Response to Building Service Department Review October 03, 2016  
PC#: 16-022 – Round 1  
SRA Job # 1514

Dear Mr. Hubbard / Mr. Robb:

We received your review letter dated October 03, 2016 related to 1519 S. Arlington Heights Medical Office in the Village of Arlington Heights, Illinois. The letter was received on October 04, 2016.

We have prepared item-by-item responses to the comments which we are able to address. Other design professionals will provide separate responses for items which are not addressed herein.

1. So noted.
2. Site photometric plan attached.
3. So noted.
4. So noted.
5. See separate response by Manhard, Civil engineer and/or Developer.
6. So noted. See also separate response by Developer and TESKA, Landscape engineer.

Please contact me if you have any questions regarding this correspondence.

Sincerely,  
STEPHEN RANKIN ASSOCIATES, PC

Brian B. Hiram, AIA

cc: John Kosich  
Larry Debb  
Bill Debb  
Stephen Rankin  
Takemasa Okugawa  
Heath Yarger  
Bob Nomellini



November 4, 2016

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

RECEIVED

NOV 08 2016

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

Civil Engineering

Surveying

Water Resources Management

Water & Wastewater Engineering

Construction Management

Environmental Sciences

Landscape Architecture

Land Planning

RE: **1519 S Arlington Heights Road Medical Office  
VILLAGE OF ARLINGTON HEIGHTS REVIEW #1**

Dear Mr. Hubbard:

In response to the comment letters received on September 28, 2016 and October 4, 2016, we offer the following:

**FIRE SAFETY DIVISION dated September 22, 2016**

**Comment #2**

Plan shows paths of travel for fire truck entering and existing each parking lot but it does not indicate if the truck can travel from the south parking lot to the west parking lot. Provide a fire truck overlay plan showing the truck capability to travel throughout the parking lot.

**Response #2**

**Revised fire truck turn exhibits are enclosed.**

**Comment #9**

FDC (Fire Department Connection) shall be located within 100 feet of the front door.

**Response #9**

**See Utility Plan, Sheet 7, for the FDC location.**

**FIRE DEPARTMENT PLAN REVIEW dated September 28, 2016**

**Comment #2**

The traffic barrier positioned in the north entrance which allows for only right turns in and out of the property must be constructed and maintained so that the underside of responding apparatus are able to clear without making contact. Please provide a description of this barrier along with clearance dimensions.

**Response #2**

**The median at the north access will be a maximum of 6" high and mountable so the responding apparatus can clear the median without making contact.**

**Comment #5**

**Locate a fire hydrant within 100' of the sprinkler connection.**



**Response #5**

**A fire hydrant has been added to the water service connection to provide a fire hydrant within 100 feet of the proposed FDC.**

**PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT REVIEW dated September 27, 2016**

**Comment #10**

Please clarify if any generators or ground mounted mechanical equipment are being proposed. Additionally, please provide information on the size of the proposed transformer located to the rear of the building. Will the transformer be located on a pedestal? The location of this element adjacent to the residential home to the east should be revised so that it is not in close proximity to the residentially zoned property to the east.

**Response #10**

**The transformer will be approximate 6' by 6' in size and on a pedestal. The proposed location of the transformer is the best suited location due to utilities in the rear to service the building. Placing the transformer in the front will make it visible, which is not desirable.**

**Comment #11**

Please note that final engineering must be approved by the Engineering Dept. no less than one week prior to appearance before the Plan Commission, which will include the payment of all engineering fees and the provision of all surety bonds. As an alternative, the development can proceed with preliminary engineering if Final PUD is obtained at a later date (i.e. a separate Plan Commission meeting would be needed to authorize Final PUD approval). It should be noted that no public notice is required for Final PUD approval.

**Response #11**

**Comment noted.**

**Comment #12**

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

**Response #12**

**Comment noted.**

**Comment #18**

An Easement to allow ingress/egress must be added to the Plat of Subdivision, which easement will be for the benefit of the property immediately abutting the subject property to the north and will provide permanent rights for access along the northern portion of the property. There must not be any parking



spaces located within this easement area unless the elimination of those parking spaces will not cause the subject property to fall below the minimum required parking.

**Response #18**

**An ingress/egress easement has been added to the Plat of Subdivision for the benefit of the property to the north to utilize the proposed right-in/right-out access.**

**Comment #19**

On both the Phase I and Phase II site plans, please provide a table that outlines the code required impervious surface coverage, building coverage, F.A.R., and setbacks (front, side, rear) as well as the proposed impervious surface coverage, building coverage, F.A.R., and setbacks (front, side, rear).

**Response #19**

**Tables have been added to the Site Plan in the Final Engineering Plans. Please note the site improvements are no longer phased.**

**Comment #22**

Please add measurements to the site plan that indicate the setback of the building to the property lines to the north, east, and west (to where the edge of the ROW dedication will occur).

**Response #22**

**Dimensions have been added to Sheets 4 and 4A.**

**Comment #23**

A cross section and material details for all retaining walls is required. Additionally, staff is concerned about the height of the northern most retaining wall, which will be between 4'-5' in height at its highest point. Please explore if this retaining wall can be reduced in height.

**Response #23**

**A cross-section and material details have been added to the plans. The height of the retaining walls have been minimized as much as possible and still allow for proper stormwater drainage and storm sewer design.**

**Comment #24**

The site plans indicate an existing wrought iron fence along the eastern property line abutting the residential property to the east. It is unclear if this fence is on the subject property or the neighbor's property. Please coordinate the installation of the proposed 6' tall wooden fence along this property line with the neighbor abutting to the east as two fences back to back may not be practical. A 6' tall solid fence along the rear property line will be required.

**Response #24**

**This existing fence is a wire fence in poor conditions which is on the residential property. Removal of the wire fence will be coordinated with the property owner.**





**Comment #25**

Overhead wires exist along the eastern property line. Please clarify if these wires will be buried. Additionally, the transformer in the rear of the property does not appear to have a connection to any power source.

**Response #25**

**The existing overhead wires along the east property line will remain intact. All electric lines onsite will be buried. An electrical service is proposed for the new transformer that connects to existing electrical lines along Arlington Heights Road. This will be coordinated with Com Ed who may have a different power source based on the design of the service.**

**Comment #26**

Please provide details on the materials of the fence and dumpster enclosure. The dumpster enclosure should be constructed of brick or stone to match the materials of the building.

**Response #26**

**The details for the fence and the dumpster enclosure are located on the revised Landscape Plans by Teska Associates.**

**Comment #27**

Please clarify what a "Zero Height Combination Curb and Sidewalk" is. Will there be anything preventing cars parking in spaces with the zero height curb and sidewalk from pulling into the space too far and conflicting with pedestrian movements on the sidewalk?

**Response #27**

**Zero height combination curb and sidewalk is sidewalk that has a thickened edge adjacent to the pavement and poured monolithically. Wheel stops have been added to the plans to prevent parked cars from encroaching onto the sidewalk.**

**Comment #28**

Will any energy efficient/green design features be included on the buildings and site?

**Response #28**

**Green design features include permeable pavers in the south parking lot and vegetated swales in the rear to help with sediment and pollutant removal prior to entering the storm sewer system.**

**Comment #30**

The architectural site plan indicates that the rear patio will be permeable pavers, however, the engineering plan shows the patio as concrete. Please clarify and revise the plans accordingly.

**Response #30**

**The Final Engineering Plans have been revised to show permeable pavers for the patio.**



**Comment #31**

Please clarify if the permeable pavers provide credits towards stormwater detention requirements. If so, how much do they reduce the stormwater detention requirements?

**Response #31**

**Stormwater detention storage will be provided within the stone base of the permeable pavers. Stormwater volume is slightly reduced since the permeable paver C-value is less than standard asphalt pavement per MWRD requirements (0.75 versus 0.90).**

**Landscaping**

**Comment #35**

Landscaping should be included at the base of all retaining walls to screen the appearance of the retaining walls.

**Response #35**

**Vegetation adjacent to the retaining wall in the detention basin is not desirable due to maintenance of leaves and plant matter that potentially could be a source of clogging. The retaining wall along the north side of the site is 2.5' from the property line and does not provide enough area to support significant vegetation growth.**

**Comment #36**

The landscape plan and civil plans should have a note that the parkway area will be restored. The parkway is currently not well maintained and the removal of the existing driveway entrances will require the installation of sod.

**Response #36**

**The engineering plans have been revised to indicate parkway restoration, please refer to sheets 4 and 4A, and the landscape plans.**

**Parking, Circulation, and Traffic**

**Comment #38**

The two easternmost parking spaces within the northern parking lot of Phase II appear to conflict with the eastern most space on the northern parking row (i.e. cars backing out of these spaces at the same time may result in an accident). Please explore an alternative orientation or location for these two parking spaces.

**Response #38**

**The two easternmost spaces have been moved slightly south to provide more room from the northern parking row. We believe the parking orientation in this area works and is no different than a typical corner in a parking lot layout.**



**Comment #39**

Please clarify the need for 3 "ambulance" parking spaces. Will ambulances be parked permanently on site? How often is it anticipated that ambulances will access the facility? Ambulance activity has the potential to be a nuisance to the neighboring residential areas and further details on ambulance activity is needed.

**Response #39**

**These are loading spaces for deliveries. The "ambulance" reference has been removed from the plans.**

**Parking, Circulation, and Traffic**

**Comment #41**

The Traffic Impact Study must be revised to include an analysis of interior site circulation. Staff is concerned that on site circulation and ingress / egress could be hampered at the existing access drive that will be shared by Autumn Leaves and the subject property. As the westbound approach to this intersection is projected to have a LOS of "F", stacking will likely occur in this location, which stacking could hamper circulation into and within the site. Please ensure the revised traffic study addresses this as well as circulation within the entire site.

**Response #41**

**The revised traffic study includes a section addressing the internal circulation and the adequacy of the proposed parking.**

**Comment #42**

No study on the adequacy of the proposed parking was included within the study. The Traffic Impact Study should include an analysis on whether the site provides the sufficient number of parking spaces to accommodate the proposed use.

**Response #42**

**The revised traffic study includes a section addressing the internal circulation and the adequacy of the proposed parking.**

**Comment #43**

Please provide details on the appearance of the proposed permeable pavers.

**Response #43**

**A review of the IDOT warrants shows that a separate right-turn lane is not required on Arlington Heights Road serving the Autumn Leaves access drive and is addressed in the revised traffic study.**

**Comment #44**

Please provide details on the appearance of the proposed permeable pavers.

**Response #44**

**The figures in the revised traffic study have been corrected.**



**Comment #45**

Please provide details on the appearance of the proposed permeable pavers.

**Response #45**

Since Pickwood Road has only a one lane approach that is a shared right-turn/left-turn lane, the capacity analyses only calculates the level of service and delay for the shared lane and does not provide the level of service and delay for each particular movement.

**Comment #46**

Please provide details on the appearance of the proposed permeable pavers.

**Response #46**

Please refer to sheet 4 for the permeable paver specification and details of the paver appearance.

**ENGINEERING DEPARMTENT COMMENTS dated October 4, 2016**

**Engineering Department Comments**

**Comment #11**

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

**Response #11**

**Comment noted.**

**Comment #12**

Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be sidewalk along Arlington Heights Road, the sanitary sewer main extension, and the agreed upon improvements at Emerson Street. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.

**Response #12**

**Comment noted.**



**Comment #13**

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

**Response #13**

**The Final Engineering Plans are utilizing the Illinois State Plan Coordinate System.**

**Comment #14**

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

**Response #14**

**We acknowledge the Final Plat of Subdivision process.**

**Comment #15**

The proposed detention facilities will be a private system and as such will not be the Village's responsibility to maintain. Eliminate the proposed stormwater easements. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. See attached example. A Word document version is available upon request.

**Response #15**

**Stormwater easements have been removed from the plans. A stormwater maintenance agreement will be provided under separate cover.**

**Comment #16**

There must be an agreement between the subject property and the Autumn Leaves property for the maintenance of the portion of the Autumn Leaves detention facility that is located on the subject property. Provide a copy of this agreement.

**Response #16**

**A stormwater maintenance agreement with the Autumn Leaves property owners will be provided once available.**

**Comment #17**

The Stormwater Management Report documents a 3.62 ac site. With the given overall pervious/impervious areas, the allowable release rate is 0.652 cfs with 1.02 ac-ft of required detention. However, with 0.38 ac flowing offsite unrestricted at a calculated release rate of 0.26 cfs, the net allowable release rate is 0.392 cfs, requiring 1.172 ac-ft of detention. This volume is provided in various systems, but changes will need to be made based on subsequent comments.

**Response #17**

**We agree with these statements.**

**Comments #18**

Clearly show the overflow route(s) for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. The 1.25" restrictor for Detention Area 2 is less than 2" and not allowed.



**Response #18**

**Only one restrictor is now shown which is 1.33-inches in size to meet the required release rate minus the unrestricted flow rate. We are proposing a vortex restrictor to help with maintenance which is an acceptable alternative to MWRD.**

**Comment #20**

We received exhibit sheets 2-4, but not sheet 1 showing the turning path of the Fire Department's responding vehicle. Sheets 2 and 3 have the truck driving over the pork chop median at the north driveway.

**Response #20**

**Sheet 1 of the Fire Truck Turn Exhibits has been included for review. The pork chop on the right-in/right-out is called out to be mountable curb.**

**Comment #21**

Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers.

**Response #21**

**The 24-foot fire lane width is sufficient to accommodate the fire truck outriggers.**

**Comment #22**

Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.

**Response #22**

**Bicycle racks have been considered, but are not being included in the proposed design.**

**Comment #23**

Sheet #4: Remove and replace the public sidewalk along the entire length of the property. Locate the sidewalk one-foot off the proposed ROW line, per Village Code. Sidewalk, 8" thick, shall run uninterrupted through the driveway.

**Response #23**

**Per site meeting between the developers and Village officials, sidewalk removal and replacement will be marked onsite by the Village.**

**Comment #24**

Sheet #4: Village Code requires a cul-de-sac at the end of a dead-end street. Emerson Street does not have the proper right-of-way to eventually end in a cul-de-sac. The developer shall work with the Village to come to a mutually agreed to resolution.

**Response #24**

**The developer has agreed with the Village to provide right-of-way dedication for future construction of the cul-de-sac by the Village. This will be added to the Plat of Subdivision as part of the next resubmittal package. The future cul-de-sac geometry is shown on the Site Plan for the Village to review.**



**Comment #26**

Sheet #4: The geometrics at the south shared driveway are sub-standard from a traffic engineering standpoint. Consider moving the building closer to the road and locating the parking lot in back of the building. This will eliminate the conflict point at the south shared driveway created by the current design. If the building cannot be moved, signage shall be placed at the parking lot connection point to the south driveway that prohibits left turns into the front parking lot.

**Response #26**

**The proposed building has been adjusted in size and slightly moved, but the proposed plan provides signage at the parking lot connection point to the south driveway that prohibits left-turn into the front parking lot.**

**Comment #27**

Sheet #4: The construction within the property limits of the Autumn Leaves facility must be agreed to in writing by the Autumn Leaves owners. Please provide documentation.

**Response #27**

**Agreement with Autumn Leaves owners shall be submitted under separate cover.**

**Comment #28**

Sheets #4 & #4A: The proposed heavy duty asphalt pavement sections are acceptable. Provide documentation that the permeable paver pavement section in detention area 1B has a structural number equal to or greater than the heavy duty asphalt pavement cross section.

**Response #28**

**Please refer to enclosed structural number calculations for the permeable paver areas.**

**Comment #29**

Sheet #5: The Village has identified a low area south of Emerson Street (where the edge of pavement grade is 698.72) that only drains by filling up and overtopping the road. As a required public improvement of the new development, provide a means (culvert?) of draining the low area on Emerson Street to the north.

**Response #29**

**The low area identified is outside of the proposed development. The new culvert beneath the emergency access may provide some relief from this low area.**

**Comment #30**

Sheet #5: The bottom of the proposed underground Storm Trap detention vault 2 is the same elevation as the property to the north about 10 feet away. The entire facility will be built on fill. This structure cannot have an open bottom; the water will filter through the ground onto the adjacent property. The structure must be made water tight.

**Response #30**

**Detention Vault 2 has been removed from the design. There is only one underground detention vault to the west of the proposed building.**





**Comment #31**

Sheet #7: The property as a single lot shall be serviced by a single private water service line. The petitioner has the choice of an underground meter vault adjacent to the ROW line or a meter room within the building. Private fire hydrants must be metered. Provisions must be made to service the Phase 2 building from the Phase 1 building. None of the water main on site will be public. Eliminate the public utility easements. Eliminate the connection to the private water system on the Autumn Leaves property.

**Response #31**

**The water service geometry has been revised as requested. The public utility easements have been removed from the plans.**

**Comment #32**

Sheet #7: Subdivision requirements include the extensions of public utilities to service the subdivided lots and any adjacent future developments. The lots to the north of the subject property cannot easily be serviced by existing public sanitary sewers. As a required public improvement, the public sanitary sewer must be connected to the existing main that crosses the Autumn Leaves site and extended north to the northern property boundary. This can be accomplished within the Arlington Heights Road ROW, in an easement adjacent to Arlington Heights Road ROW, or within an easement behind the building similar to the proposed easement as shown on the plat. If located within an easement, an additional public easement will be necessary for where the main crosses onto the Autumn Leaves property. The sanitary main shall be 8" diameter and will require an IEPA sanitary permit.

**Response #32**

**The proposed sanitary sewer to the east of the proposed building has been extended to the north property line with a stub provided for future development.**

**Comment #33**

Sheet #7: Clearly label the existing public sanitary sewer and public easement that crosses the Autumn Leaves property.

**Response #33**

**The existing sanitary sewer easement has been labeled on the plans.**

**Comment #34**

Sheet #7: If the required sanitary sewer main is to be located behind the building, the extension north will be in very close proximity to the proposed detention vault. Maintain adequate separation for maintenance

**Response #34**

**The detention vault has been removed from the design so the previous conflict no longer exists.**

**Comment #35**

Sheet #7: Show the proposed underdrain system for the permeable pavement areas.

**Response #35**

**Underdrains are shown on the Utility Plan, please refer to sheet 7.**



**Comment #36**

Sheet #7: To achieve full design detention volume, the bottom of the permeable pavement area must not slope with the pavement elevation, but must be level. Provide a cross section for the permeable pavement areas to show this. The detail on Sheet #10 does not show this.

**Response #36**

The permeable pavement details show a slope of 0.50% to drain the bottom to the underdrain. MWRD typically requires 1.0%, but we believe this will be a good compromise.

**Comment #37**

Sheet #7: Provide documentation that the proposed detention vaults are designed to AASHTO HS25 loading standards.

**Response #37**

The Stormtrap vaults are being designed to HS-25 traffic loading standards. Calculations will be provided under separate cover. Concrete slab foundations will be provided underneath the Stormtrap vaults to meet the loading requirements. These slabs will have holes formed within to allow for infiltration to meet the MWRD volume control requirements.

**Comment #38**

Sheet #7: If detention area 2 is being restricted in CB-IO, why are pipe runs after CB-IO designed for 100-yr flow?

**Response #38**

Detention area 2 is no longer proposed. Detention Basin 1 releases through a 12" pipe downstream of a vortex restrictor at MH-3. When the 100-year event occurs, stormwater will bubble up through MH-3A and flow into the existing detention basin expansion. It will then overflow through overflow weir at the southeast corner of the property.

**Comment #39**

Sheet #7: At the southeast corner of the property where the 12" storm sewer leaves the 84" structure, add a public manhole just within the Foster/Tonne ROW. This will be the delineation point between public and private systems. Label the manhole and storm sewer heading south as publicly owned, and label the pipe entering the manhole from the north and everything upstream as private.

**Response #39**

The storm sewer design has been revised due to the site layout. MH-1 and the storm sewer downstream has been labeled as publicly owned and all other storm sewer is privately owned.

**Comment #40**

Sheet #7: Suggestion: Instead of running a pipe from MH-9 to MH-I, add a 48" structure along the pipe east of CB-2 and connect that to MH-9. New structure needs to be water tight since it's within the permeable paver area. Replace the 84" structure with a 48" structure.

**Response #40**

The storm sewer design has been revised differently than suggested due to the revised site layout.



**Comment #41**

Sheet 10 (Details): Provide separate details for the two restrictor structures.

**Response #41**

**Only one restrictor is now proposed due to the revised site plan.**

Plat of Subdivision:

**Comment #43**

The plat was reviewed against the attached Final Plat of Subdivision Checklist. Items #a-g, i-j, l, and o-u are complete. Please address the following items:

- a. Item h: Modify the proposed public utility easements in conformity with the comments.
- b. Item k: Add any covenants from the Plan Commission.
- c. Item m: Add building setback lines.
- d. Item n: Include the provided verbiage in the Owner's Certificate.

**Response #43**

- a. **Right-of-way at the Northeast corner near Emerson Street will be added upon review and approval of location in relationship to the proposed engineering plan.**
- b. **Please provide Covenants to be added, if any.**
- c. **The Building setback have been added**
- d. **The owners certificate has been revised. The covenants and restriction to be added once village and client agree upon Terms.**

**Comment #44**

The elementary school district is Community Consolidated School District #59, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.

**Response #44**

**The school references have been revised.**

**Comment #45**

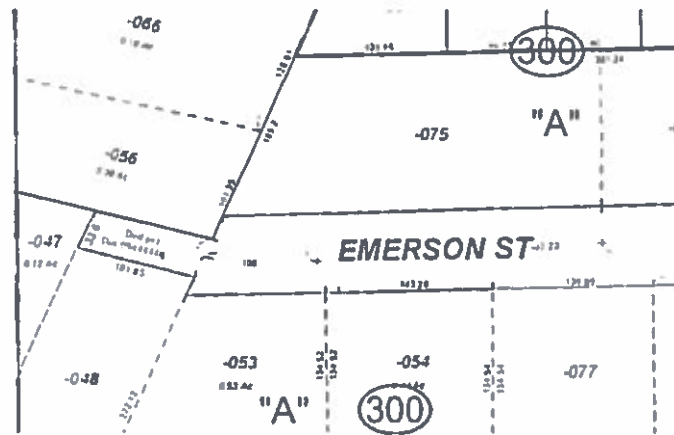
According to Doc#7544736, as shown on the plat, the proposed dedication has already occurred. The area is labeled as "Heretofore Dedicated by Doc #7544736". Why is there a proposed ROW dedication for the same area?

**Response #45**

**The IDOT dedication has not been revised. Based on the title commitment we received when preparing the ALTA Survey there was some doubt if Arlington Heights was dedicated as an easement or Fee simple conveyance. Therefore, we recommend reconveying the land to IDOT to clear up any title issues in the future.**

**Comment #46**

According to the Sidwell map as copied below, there is a dedication at the west end of Emerson Street that is not shown on the plat. Reference Doc #99444446.



**Response #46**

The dedication has been added. Note the dedication document is 99444449 (not 6). We have also attached the dedication document for review.

**Comment #47**

Depending on the agreed resolution, a ROW dedication for a proposed cul-de-sac at the end of Emerson Street may be required.

**Response #47**

Right-of-way at the Northeast corner near Emerson Street will be added upon review and approval of location in relationship to the proposed engineering plan

**FINAL PLAT OF SUBDIVISION CHECKLIST**

**Comment h.**

All easements for rights of way established for public use and utilities.

**Response h.**

Easements for rights-of-way will be provided with the next review once the Village has been able to review the site plan showing the future cul-de-sac geometry.

**Comment k.**

The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.

**Response k.**

The text will be added upon approval by the Plan Commission.

**Comment m.**

A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.

**Response m.**

The building setback lines have been added to the plat.



Comment n.

A deed of dedication in the form set forth in Section 29-217(a): The Final plat shall contain a deed of dedication substantially as follows:

**Response n.**

**The requested language has been added to the Owner's Certification as requested.**

If you have any questions or need any additional information, please contact us.

Yours Truly,

MANHARD CONSULTING

Jeremy D. Foss, P.E., LEED AP, CNU-A  
Project Manager

Cc: John Kosich, 1519 AHR Medical, LLC  
Larry Debb, 1519 AHR Medical, LLC



Community Planning ■ Site Design ■ Development Economics ■ Landscape Architecture

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PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

November 7, 2016

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

Re: 1519 S. Arlington Heights Road Medical Office Building

Dear Mr. Hubbard,

We have reviewed and revised the landscape plans to address reviews from Village of Arlington Heights dated September 20, 2016 for 1519 S. Arlington Heights Road MOB. Here are our responses to the comments:

**Planning & Community Development Dept. Review**

**Landscaping:**

33. Additional landscaping is needed along the eastern property line and north of the southern parking area. Staff has concern that the exterior patio at the rear of the building could disturb the single-family home to the rear of the property. Additional landscaping is needed in-between the patio and the home to the east.

**Teska Response:** Heavy evergreen trees and a new 6' solid wood fence are proposed to screen the east property line. Exterior patio is screened by 4' high shrubs.

34. The landscape plan contains areas of clouds/bubbles, which appear to indicate the presence of existing landscaping. Please clarify what these clouds/bubbles are, and if landscaping is contained within these areas, please provide details on the existing landscaping.

**Teska Response:** Cloud/bubbles indicate existing tree canopy which will not be disturbed. For existing trees to be removed, detail condition including location and species is provided in L-1.

35. Landscaping should be included at the base of all retaining walls to screen the appearance of the retaining walls.

**Teska Response:** Shrubs are proposed at base of retaining walls except the one running along north property line – the space between retaining wall and north property line is very limited, and since the north property use hasn't been decided, at this moment only existing tree canopy is shown.

36. The landscape plan and civil plans should have a note that the parkway area will be restored. The parkway is currently not well maintained and the removal of the existing driveway entrances will require the installation of sod.

**Teska Response:** A note stating the parkway area to be restored is included.

**Teska Associates, Inc.**

627 Grove Street Evanston, Illinois 60201-4474 fax 847.869.2059 voice 847.869.2015 www.TeskaAssociates.com

**Tree Preservation:**

1. The tree survey indicates that all of the trees are identified for removal. Opportunities for preserving trees along the east property line should be explored.

***Teska Response:*** Due to new construction and grade change it's not likely to be able to save existing trees; and since almost all trees onsite are either invasive species or in bad condition/form, new installations of landscape would be a significant improvement from existing conditions.

**Landscape Issues:**

2. Overall the landscaping adjacent to the residential district is minimal. The landscaping must consist of a dense, layered buffer that consists of evergreen trees that are 10-12 feet in height. Along the east property line, replace the proposed deciduous trees with evergreen trees and increase the quantity. In addition, must incorporate a dense buffer to the east of the phase one building between the parking area and the residential. Also, provide a dense buffer to the north and south of the residential.

***Teska Response:*** Screening including a dense evergreen buffer and a 6' ht. solid wood fence is proposed along the entire east side of property. Also to the north and south sides of neighbor's property are also heavily screened with landscape.

3. Provide a cross section showing the residential to the east in relationship with the proposed building along with the proposed screening. The floor elevation appears to be 2-4 feet higher than the residential to the east and a 6 foot high fence will not provide an adequate buffer.

***Teska Response:*** A section drawing is provided for your reference in sheet L-3.

4. Along the north property line, provide landscaping adjacent to the retaining wall in order to buffer the 3-4 foot high wall.

***Teska Response:*** Proposed retaining wall on the north is very close to property line, so putting in shade or evergreen trees is not recommended. Also, future use for north property isn't determined, right now there are existing trees on north side, it's preferred to leave it for future decision.

5. In the southeast corner will the existing landscaping remain? A dense buffer must be provided east of the detention area along the east property line.

***Teska Response:*** Existing trees along south-east corner, beyond the property line, will remain. New evergreen trees are also proposed to form a dense buffer to the east of the detention.

6. Provide details of the six foot high fence adjacent to the residential. The fence must be six feet high and solid.

***Teska Response:*** 6' high solid wood fence details are provided, sheet L-3.

7. Provide details for the proposed storm water seed mix. How tall is the seed mix? Turf should be considered for the area east of the building in place of the storm water mix where suitable.

***Teska Response:*** The same kind of storm water mix will be used as the one in Autumn Leaves detention, because the new detention will be an extension/addition to existing. Detailed seed mix species list and pictures for existing Autumn Leaves pond are provided in sheet L-3.

Seed mix only goes up to high water line, and the rest including east of the building is sodded.



8. The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). Incorporate a tree in the island in the southwest corner.

**Teska Response:** All ends of parking rows include a 4" cal. shade tree, and a tree is proposed in the south-west corner.

9. In addition to the proposed trees and shrubs, incorporate a mix of perennials and ground cover. Overall, the variety of plant material is limited.

**Teska Response:** Perennials and ground cover is incorporated in landscape design; will be shown in detail in construction phase.

10. Evaluate opportunities for specialty pavement at the entrances and within the crosswalks. Also consider incorporating site furnishings that include decorative lighting, planters and benches.

**Teska Response:** Design ideas for site furnishings such as outdoor tables and chairs are shown; will be shown in detail in construction phase.

11. Provide an interim landscape plan for phase one. Include foundation plantings on the north elevation of the phase one building.

**Teska Response:** The building is now in one phase only.

12. If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening. There is a transformer located on the east side on the building adjacent to the residential. Provide details of the transformer and explore options for an alternate location so that it is away from the residential.

**Teska Response:** The transformer to the east of building is screened.

13. A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a \$4 tree fee is required for each lineal foot of frontage.

**Teska Response:** Noted.

Should you have any more questions or comments please contact us.

Sincerely,



Yipei Hsu  
Senior Landscape Architect

**Teska Associates, Inc.**

# Memorandum

To: Sam Hubbard, Planning & Community Development

From: John Kosich, Jeremy Foss

Date: November 10, 2016

Re: 1519 S. Arlington Heights Road, P.C. #16-022

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With regard to the proposed utility installation:

1. **The proposed 8" pressure connection within VV#2 is most likely to a private water main for the adjacent property, Autumn Leaves. Connection to a private line is not permitted.**

Answer: The water main connection to Autumn Leaves has been removed from the plans.

2. **If no hydrants are proposed, a compound meter within the building will be sufficient.**

a. **The compound meter will require a 3" bypass meter configuration.**

b. **The compound meter will be a 6" x 2" meter.**

Answer: There is one hydrant proposed. We assume the compound meter will need to be outside of the building.

3. **Required backflow devices (RPZ) are as listed:**

a. **1 – 6" RPZ for fire protection**

b. **1 – 2" RPZ for domestic purposes**

Answer: Response by others. (This will be addressed by the Plumbing Plans)

4. **A separate RPZ will be required if an irrigation system will be installed.**

Answer: Response by others. (This will be addressed by the Plumbing Plans)

5. **The sewer as proposed will need to be extended to the north side of subject property within a public ROW.**

Answer: The plans have been revised to include sanitary sewer extension to the north property line.

6. **Verify the sidewalk is in good condition fronting the property after the construction. If damage has occurred as a result of the construction, or drainage is not adequate (ponding), permittee must replace the affected squares.**

Answer: A note has been added to Sheet 2 of the plans to coordinate sidewalk removal and replacement with the Village

7. **Retaining wall heights needs to be checked to see if a fence is required.**

Answer: Fencing has been added to the plans for retaining walls greater than 30 inches.

- 8. The North intersection is too close to parked cars and may cause conflict. Needs to be adjusted.**

Answer: The north intersection has been revised. The three parking stalls adjacent to the intersection have been removed.

- 9. The South parking lot entrance is too close to the right and left turning lanes. If 2 cars are backed up to turn left on AH Road, cars entering office space will be blocked.**

Answer: A no left turn sign has been added to the plans in the island south of the south entrance, facing west. This is to prevent traffic entering the site from immediately turning north (left) against traffic exiting the site. This signage has been discussed with staff.

- 10. Sheets 4 and 4A show different parking lot surface material for Southeast parking lot.**

Answer: Sheet 4A has been removed from the plans. The project is now proposed to be constructed in one phase. The pavement sections shown on Sheet 4 have been verified.

- 11. Grading plan does not show house elevation of first house to East off Foster Street.**

Answer: The house just east of the project site, on Foster St is beyond the extents of our topography.

- 12. Is permeable paver cross-section sufficient for garbage truck?**

Answer: The permeable paver pavement section is sufficient for fire truck loading. Structural number calculations have been added to Sheet 4 of the plans.

- 13. The East exit to Emerson Street is not labeled as emergency entrance/exit. What is the purpose of entrance? There is not a clear line of site to private driveway on South.**

Answer: The driveway leading to Emerson St is an emergency access driveway. The turning motions of the fire truck govern the geometry of the driveway.

- 14. Where does the proposed culvert on East entrance drain to? Provide additional topography.**

Answer: The proposed culvert under the emergency driveway drains north following existing drainage patterns. The area tributary to the northeast corner of the site has been greatly reduced.

- 15. Define overflow route for detention ponds.**

Answer: Underground Detention Basin 1 will overflow through 100 year pipe into Detention Basin 2 (the existing Autumn Leaves basin). The onsite area tributary to Detention Basin 2 will overflow overland into Basin 2. The existing overflow weir for Basin 2 will be modified to pass the additional flow. The existing overflow weir for Basin 2 is along the east berm adjacent to Tonne Rd. The overflow will continue south within the Tonne Rd ditch after exiting the project site.

- 16. Can culvert pipe on East side be incorporated into proposed detention ponds?**

Answer: The existing elevations are too low in the northeast portion of the site to provide a storm sewer connection to the detention basins.



## Village of Arlington Heights Building Services Department

### Interoffice Memorandum

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**To:** Sam Hubbard, Development Planner, Planning and Community Development

**From:** Deb Pierce, Plan Reviewer, Building Services Department

**Subject:** 1519 S Arlington Heights Road Medical Office  
1519 – 1625 S Arlington Heights Rd.  
Preliminary and Final Plat of Subdivision, Preliminary and Final PUD, Rezoning  
from R-1 and I to O-T, Amendment to PUD Ordinance #13-063.

**Date:** November 10, 2016

**PC#:** 16-022 – Round 2

**Sam:**

I have reviewed the Round 2 submission of the PUD for a Medical Office Building at the above mentioned location and offer the following additional comments:

1. Provide a height and area calculation for the new building. Table 503 indicates the maximum floor area for a Business Use of V-B construction is limited to 9,000 square feet before any allowances for sprinkler and frontage increases.

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PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT



Village of Arlington Heights, IL  
Department of Building Services

Fire Safety Division



Date: 11/21/2016

P.C. Number: #16-022 Round 2

Project Name: 1519 S. Arlington Heights Road Medical Office

Project Location: 1519-1625 S. Arlington Heights Road.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments

1. Response received from round #1 do not appear complete. The response begins with "Comment 2" and addressed Comment #2 and Comment #9. I am unable to identify exactly where the other comments have been placed or if they have been addressed. The following comments should be clarified:

- a. Plan shows paths of travel for fire truck entering and exiting each parking lot but it does not indicate if the truck can travel from the south parking lot to the west parking lot. Provide a fire truck overlay plan showing the truck capability to travel throughout the parking lot.
- b. Will plans incorporate fire apparatus ability to travel through the parking lot on to Foster and Emerson Streets?
- c. Building shall comply with current codes adopted by the Village.
- d. Full fire suppression and fire alarm systems are required.
- e. Emergency alarm system for medical gas may also be required depending on type and quantity of medical gas proposed.
- f. Special inspections as required by qualified individuals may be required for specialized medical gas systems.
- g. Project shall comply with requirements as stated in NFPA 99 Health Care Facilities Code.
- h. A fully operational annunciator panel or alarm panel is required to be located at the front door. This will be addressed during the review for the fire alarm system.

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date 11-21-16

Reviewed By:   
Fire Safety Supervisor

## Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: November 16, 2016

Subject: 1519 S. Arlington Heights Rd., P.C. #16-022 round 2

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Cris,

With regard to the proposed utility installation at 1519 S. Arlington Height's Road, I have the following comments:

- 1) A compound meter will be required, please submit a revised set of utility plans with the meter vault location and configuration detail.
  - a. The compound meter will require a 3" bypass meter configuration.
  - b. The compound meter will be a 6" x 2" meter.
- 2) Backflow devices (RPZ) are required and will be specified during the plumbing plan review. The following sizes most likely will be required:
  - a. 1 – 6" RPZ for fire protection
  - b. 1 – 2" RPZ for domestic purposes
- 3) A separate RPZ will be required if an irrigation system is installed. This will be listed when the plumbing plans have been submitted for review.
- 4) Hydrants and RW Valves will be either East Jordan or Mueller.

C. file

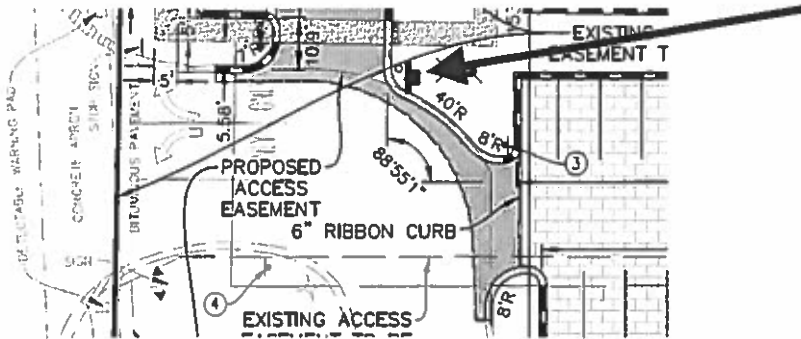
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DEVELOPMENT DEPARTMENT

**PLAN COMMISSION PC #16-022  
Medical Office Building  
1519 S. Arlington Heights Road  
Pre/Final Plat of Subdivision, Pre/Final PUD, Rezone to O-T  
Round 2**

49. The responses made by the petitioner to comments #11, 13, 14, 17, 21, 22, 27, 28, 30, 32, 34, 35, 38-41 & 44-47 are acceptable.
50. The response made by the petitioner to comment #12 is noted. Provide the required Engineers estimates of construction cost at Final Engineering.
51. The response made by the petitioner to comment #15 is noted. Remove the proposed stormwater easements from Page 4, Page 7, and the Plat of Subdivision. Provide the Onsite Utility Maintenance Agreement when available.
52. The response made by the petitioner to comment #16 is noted. Provide a copy of the agreement between the subject property and the Autumn Leaves property when available. See Comment #67.
53. The response made by the petitioner to comment #18 is noted. Please add the manufacturer specifications and flow characteristics for the proposed vortex restrictor in the plan detail.
54. The response made by the petitioner to comment #19 is not acceptable. The letter to the Director of Engineering from Stephen Rankin Associates dated November 7, 2016 indicates "Other design professionals will provide a separate response..." regarding the lighting comments. However, there is nothing in the submittal that addresses this comment. To reiterate: When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
55. The response made by the petitioner to comment #20 is not acceptable. The exhibit provided is not an AutoTurn-type exhibit.
56. The response made by the petitioner to comment #23 is not acceptable. At the meeting, the developer said that the plans were wrong and that there was existing sidewalk at each of the existing driveways. That is not the case. The plans correctly show that the existing driveways do not have sidewalk. The property has about 462' of frontage. Along the southerly 130', the existing sidewalk is next to the property line and can remain. From that point north, more than half of the sidewalk is to be replaced/installed according to the plan, so we are reiterating our requirement that the public sidewalk along the northerly 332' of the frontage be constructed one-foot off the proposed ROW line, per Village Code. Sidewalk, 8" thick, shall run uninterrupted through the driveway. Revise the sidewalk thickness from 6" to 8" in the Pavement Legend on Sheet #4.
57. The response made by the petitioner to comment #24 is acceptable. The Village will continue to work with the developer on an acceptable cul-de-sac dedication.



58. There is no written response made by the petitioner to comment #25. To reiterate: Has there been any consideration to purchasing the residential lot(s) to be surrounded by the proposed development?
59. The response made by the petitioner to comment #26 is acceptable. Add another “No Left Turn” sign as shown on the diagram below:



60. The response made by the petitioner to comment #29 is not acceptable. The proposed new culvert, which is north of Emerson Street, will not help drain the low area, which is south of Emerson Street. To reiterate: As a required public improvement of the new development, provide a means (culvert?) of draining the low area on Emerson Street to the north.
61. The response made by the petitioner to comment #31 is noted. The proposed hydrant is not metered in the proposed configuration. If an interior meter room is preferred, the hydrant feed must come from the building. Private fire hydrants must be metered.
62. The response made by the petitioner to comment #33 is noted. Label the existing public sanitary sewer and public easement that crosses the Autumn Leaves property on Sheet #7 – Utility Plan.
63. The response made by the petitioner to comment #36 is noted. The 0.5% subgrade slope is acceptable. Add a cross section through both permeable paver parking lots to show the surface elevations and the subgrade elevations at the high and low points of both parking lots. This is to emphasize the additional thickness of stone needed at the high sides of the parking lots. For example: the southeast corner of the south lot has a pavement elevation of 704.20. This will result in a subgrade elevation of 702.48 (-20.6" according to the current detail). The northeast corner with a pavement elevation of 706.10 will have a subgrade elevation of  $702.48 + 0.30' (0.5\% \text{ over } 60') = 702.78$ , which results in a 39.8" elevation difference. The detail on Sheet #11 should be replaced by the new cross section.
64. The response made by the petitioner to comment #37 is noted. Provide the Storm Trap design for final engineering.
65. There was no written response made by the petitioner to comment #42. To reiterate: The property is included in Contribution Ordinance #62-088, under which the following PIN numbers receive indirect benefits from the previous sanitary sewer improvements:

| TRACT   | PIN           | Amount Owed |                                            |
|---------|---------------|-------------|--------------------------------------------|
| A       | 03-09-401-022 | \$ 420.00   |                                            |
|         | 03-10-300-056 |             |                                            |
| B       | 08-09-401-014 | \$ 200.00   |                                            |
| C       | 08-09-401-015 | \$ 200.00   |                                            |
| D       | 08-09-401-016 | \$ 200.00   |                                            |
| E       | 08-09-401-003 | \$ 0.00     | ← Paid as part of "Autumn Leaves" project. |
| Total = |               | \$1,020.00  |                                            |

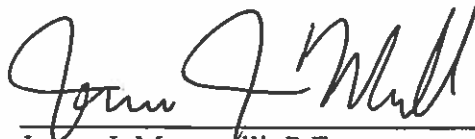
Provide a check for Contribution Ordinance #62-088 to the Engineering Department in the amount of \$1,020.00 payable to the "Village of Arlington Heights" prior to the Plan Commission approval.

Plat of Subdivision:

66. The response made by the petitioner to comment #43 is noted. Modify the proposed public utility easement to be 15' in width. Since the open detention basin is shared with the Autumn Leaves property, a private stormwater detention easement should be added to the Plat of Subdivision to cover the joint ownership and maintenance aspects of this basin.
67. Add any covenants to the Plat when completed. In the Fire Cross Access Easement Provisions, change "...Village of Arrington Height..." to "...Village of Arlington Heights..." In the Public Utility Easement Provisions, change "...Village of Orland Park..." to "...Village of Arlington Heights..."
68. A separate Plat of Easement is required for the Autumn Leaves property to cover the proposed Public Utility Easement for the sanitary sewer main connection, any proposed access or ingress/egress easements on that property, and a private stormwater detention easement to cover the joint ownership and maintenance aspects of the detention basin.

Traffic:

69. There was no written response made by the petitioner to comment #48. The traffic study now shows who prepared the document, but still needs to be signed and sealed by a licensed engineer.

 11/17/16  
 James J. Massarelli, P.E. Date  
 Director of Engineering



# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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### DEPARTMENT PLAN REVIEW SUMMARY

Medical Office  
1519-1625 S. Arlington Heights Road  
PC#16-022

#### Round 2 Review Comments

11/28/2016

1. **Character of use:**  
The character of use is consistent with the area and is not a concern.
2. **Are lighting requirements adequate?**  
Nothing further.
3. **Present traffic problems?**  
There are no traffic problems at this location.
4. **Traffic accidents at particular location?**  
This is not a problem area in relation to traffic accidents.
5. **Traffic problems that may be created by the development.**  
Nothing further.
6. **General comments:**  
Nothing further.

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Brandi Romag, Crime Prevention Officer  
Community Services Bureau



# Planning & Community Development Dept. Review

November 22, 2016

## REVIEW ROUND 2

Project: 1519-1625 S. Arlington Heights Road  
Medical Office Development

Case Number: PC 16-022

### **General:**

47. The response to comments 1-13, 18, 22-24, 27, 28, 30-34, 36-45 are acceptable.
48. The response to comment #14 stated "See separate response by Developer". However, no separate response from the developer was provided. To reiterate, please provide written documentation from Autumn Leaves that grants permissions to amend their PUD and seek relief for the Variation as outlined in 50e below. Additionally, please provide written documentation from Autumn Leaves that grants permission to construct the fire access drive connection from the southern parking lot to the Autumn Leaves access drive, which connection will terminate on the Autumn Leaves property, and that they are aware that you will be connecting to/expanding their detention pond.
49. The response to comment #15 is noted. The meeting with neighboring residents has been scheduled for Dec. 6<sup>th</sup>. Please provide a summary of this meeting on Dec. 7<sup>th</sup>.

### **Zoning:**

50. The response to comment #16 is noted. Per the revised plans, the required approvals have been updated accordingly and the following zoning actions are needed:
- A rezoning of the subject property into the O-T District.
  - Preliminary and Final Plat of Subdivision approval to consolidate the subject property into one lot.
  - Preliminary and Final PUD approval
  - Amendment to PUD Ordinance #13-063 to remove "Parcel 6" from the Autumn Leaves PUD.
  - Variation from Section 5.1-21.1(b) of Chapter 28 to allow a 47.5' side yard (north) setback for the existing Autumn Leaves facility where code requires a 100' setback (details on this are provided under the Site Plan section of this review).
  - Variation from Section 6.13-3(a) to allow a 4' tall open fence in the front yard
51. The response to comment #17 stated "See separate response by Developer". However, no separate response from the developer was provided. To reiterate, relative to items 50e and 50f above, please provide a written response (for each of the requested Variations) explaining how the requested Variation meets the approval criteria as summarized below:
- That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
  - The plight of the owner is due to unique circumstances.
  - The variation, if granted, will not alter the essential character of the locality.

### **Site Plan:**

52. The response to comment #18 is noted. Please clarify if the "Site Area" calculation in the "Site Data" table on Sheet 4 of the civil plans accommodates for the land to be dedicated along Arlington Heights Road and along

Emerson Street. A separate line and calculation for "Site Area (after dedication)" should be added.

53. The response to comment #20 stated "Photometric site plan is attached". However, no photometric plan was provided. To reiterate, please provide a photometric plan and fixture details/specifications. In areas towards the rear of the property, low intensity illumination should be utilized and the height of fixtures should be low so as to avoid light spillover to the neighboring residential properties.
54. The response to comment #21 stated "No site lighting at east side of the building is proposed, except that necessary for exit discharge life safety – See photometric site plan attached." However, no photometric plan was provided. To reiterate, please provide a photometric plan and specifications for the proposed lighting.
55. The response to comment #25 is noted. The response stated that "The existing overhead wires along the east property line will remain intact. All electric lines onsite will be buried." Are these overhead wires not located on the subject property? To whom do they provide service?
56. The response to comment #26 is noted. As outlined in comment #50, a variation is required for the 4' tall wrought iron style fence along the northern property line where that fence passes into the front yard (only 3' tall fences are allowed in a front yard). Please note that the 6' wooden fence detail on the landscape plan does not match the detail as included on the architectural plans. Although very similar, please clarify which fence detail is accurate and ensure that the same detail is shown on both sets of plans.
57. The response to #29 stated "See separate response by Developer". However, no separate response from the developer was provided. To reiterate, as the southernmost parcel (Parcel 6) will be purchased from Autumn Leaves and incorporated into the subject property, the northern setback of the Autumn Leaves building will become non-compliant (code requires a 100' setback for the Autumn Leaves building to their northern property line and this setback will be reduced to 47.5'). Therefore, a Variation will be required. Please see comment #48 and #50.
58. The response to comment #35 stated "The retaining wall along the north side of the site is 2.5' from the property line and does not provide enough area to support significant vegetation growth". Staff believes that 2.5' provides enough space for certain plantings. Please re-evaluate the ability to place plantings within this 2.5' area.
59. The traffic study is indicating that the Level of Service for westbound cars leaving the combined Autumn Leaves and subject property site will decrease from a LOS "C" (24.2 second delay) to LOS "F" (99+ second delay). Are additional measures needed to address this delay?
60. It appears that the previously proposed underground detention vault has been replaced with an expansion to the existing Autumn Leaves detention area. Per comment #48, please make sure to provide written confirmation from Autumn Leaves that grants permission to connect to/extend the proposed combined detention area.
61. The Site Data table on sheet 4 of the civil plans indicates that 18 handicap spaces will be provided, however, only 14 handicap spaces are shown on the plans.
62. The property line as shown on the landscape plan does not appear to match the property line as shown on the civil plans, most notably along the western edge of the site. Please revise the landscape plan to show the correct location of the property line, which will allow additional space for landscape plantings. Additionally, please revise all plans to show the correct location of the proposed sidewalk as per comment #56 from the Engineering Dept.
63. Not all retaining walls are shown on the landscape plan. Additionally, the retaining wall adjacent to the southern parking area does not match the length of the retaining wall as shown on the civil plans. Moreover, the location of the parking lot light poles are not shown in the correct location. Please revise the landscape plan to show all retaining walls and light poles in their correct location.

64. Section 11.6-1 requires that “no loading space for vehicles over two ton capacity shall be [located] closer than 50’ to any property in a Residence District unless completely enclosed by building walls, or a uniformly painted solid fence or wall, or any combinations thereof, not less than six feet in heights.” The southern loading space is less than 50’ from the residential property to the east and therefore should be screened with a solid 6’ tall masonry wall to match the brick on the building.
65. Section 11.6-4 requires that “All open off-street loading berths shall be improved with a compacted macadam base, not less than seven inches thick, surface with not less than two inches of asphaltic concrete or some comparable all-weather dustless material.” The base of the loading spaces only appears to be 4” thick. Please revise during final engineering.
66. Given the status of the Final Plat and engineering plans (i.e. not complete), this project will proceed forward as preliminary PUD and Preliminary Plat of Subdivision. Final PUD and Final Plat of Subdivision will have to be obtained at a future date.

Prepared by: 



1519 S. Arlington Heights Road Medical Office  
1519-1625 S. Arlington Heights Road  
PC #16-022  
November 22, 2016

### **Tree Preservation**

- 1) The tree survey indicates that all of the trees are identified for removal. Opportunities for preserving trees must be explored. Additional trees must be preserved along the east property line.

### **Landscape Issues**

- 2) The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). Incorporate a tree and an island near the southeast corner of the building.
- 3) According to the plan, there is approximately 2 -2.5 feet between the back of curb and the top of retaining wall on the north side of the property line. Incorporate perennials between the wall and the back of curb. Also, indicate if there is a decorative fence on top of the wall and provide a detail. Provide a section of the wall, landscaping and fence.
- 4) On sheet L2, the property line along Arlington Heights Road is incorrect. Please show the property line in the correct location which will allow for additional landscaping. There is approximately 16 feet between the parking and the property line.
- 5) Evaluate opportunities for specialty pavement at the entrances and within the crosswalks. Also incorporate site furnishings that include decorative lighting, planters and benches.
- 6) A dense buffer must be provided along the east property line and south of the residential. Overall the buffer is inadequate. The landscape buffer must consist of a dense, layered screen. Provide additional evergreens and increase the height.
- 7) The fence along the south property line of the residential is semi open and does not comply with code. The fence must be a solid and 6 feet high.
- 8) Overall the landscaping is minimal. Provide additional trees and shrubs incorporate a mix of perennials and ground cover.

November 30, 2016

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

RE: **1519 S Arlington Heights Road Medical Office**  
**VILLAGE OF ARLINGTON HEIGHTS REVIEW #2**

Dear Mr. Hubbard:

In response to the comment letters received on November 22, 2016, we offer the following:

1. Provide a height and area calculation for the new building. Table 503 indicates the maximum floor area for a Business Use of V-8 construction is limited to 9,000 sq. ft. before any allowances for sprinkler and frontage increases.

**Group B Construction Type 5-B**

**According to Table 503, story limitation is two stories and height limitation is 40 feet.**

**This project is single story and highest point of roof is 23 feet.**

**Building area limitation before modification is 9,000 sq ft.**

***Building area limitation calculation:***

**506.3 Automatic sprinkler system increase**

**This project is permitted to increase the building area by 200 percent ( $I_s = 2$ ) because the building is to be equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1. The fire protection / sprinkler drawings will follow during the building permit process.**

**506.2.1 Width Limits**

**This building has 100 percent of its perimeter on a public way or open space having a width of not less than 30 feet (w factor is 30).**

|                      |                                                                                                       |                      |
|----------------------|-------------------------------------------------------------------------------------------------------|----------------------|
| <b>F</b>             | <b>Building perimeter that fronts on a public way or open space having 20 feet open minimum width</b> | <b>= 727.33 feet</b> |
| <b>L<sub>1</sub></b> | <b>West Building Elevation linear feet</b>                                                            | <b>= 222.66 feet</b> |
| <b>L<sub>2</sub></b> | <b>South Building Elevation linear feet</b>                                                           | <b>= 141.00 feet</b> |
| <b>L<sub>3</sub></b> | <b>East Building Elevation linear feet</b>                                                            | <b>= 222.66 feet</b> |
| <b>L<sub>4</sub></b> | <b>North Building Elevation linear feet</b>                                                           | <b>= 141.00 feet</b> |

$$W = (L_1 \times w_1 + L_2 \times w_2 + L_3 \times w_3 + L_4 \times w_4) / F$$

$$W = (222.66 \times 30 + 141.00 \times 30 + 222.66 \times 30 + 141.00 \times 30) / 727.33 = 30$$

**506.2 Frontage increase**

**P = Perimeter of entire building = 727.33 feet**

$$I_f = (F/P - 0.25) W / 30$$

$$I_f = (727.33 / 727.33 - 0.25) \times 30 / 30 = 0.75$$

**506.1 General**

$$A_a = (A_t + (A_t \times I_f) + (A_t \times I_s))$$

$$A_a = (9,000 + (9,000 \times 0.75) + (9,000 \times 2)) = 33,750 \text{ sq. ft.}$$

**The building area limitation for this project is 33,750 sqft.**

**The building is 26,644 sqft.**

## FIRE SAFETY DIVISION

- a. Plan shows paths of travel for fire truck entering and exiting each parking lot but it does not indicate if the truck can travel from the south parking lot to the west parking lot. Provide a fire truck overlay plan showing the truck capability to travel throughout the parking lot  
**Truck Turn Exhibits 1-6 are provided, showing two travel path options from the south parking lot to the west parking lot. Also, the truck turn exhibit for the emergency access to Emerson is provided.**
- b. Will plans incorporate fire apparatus ability to travel through the parking lot on to Foster and Emerson Streets?  
**Yes they will. An emergency driveway from the north parking area to Emerson Street is provided at the northeast portion of the property. In regards to Foster Street for fire apparatus access, we have a cross access agreement with the Autumn Leaves property and will have temporary bollards placed on our south lot line for the access.**
- c. Building shall comply with current codes adopted by Village.  
**Agreed**
- d. Full fire suppression and fire alarm systems are required.  
**Agreed**
- e. Emergency alarm system for medical gas may also be required depending on type and quality of medical gas proposed.  
**So noted. Proposed medical gas system is: Embedded (or built-in) gas delivery system for Nitrous Oxide – four tanks (two nitrous and two oxygen) will be used in the dental suite. Each nitrous tank holds approx. 562 cubic ft. Each oxygen tank holds approx. 307 cubic feet. Evacuation of the gas is through a vacuum unit attached to a rear delivery system for delivering the air compression and vacuum lines.**
- f. Special inspections as required by qualified individuals may be required for specialized medical gas systems.  
**Agreed. The nitrous system does come with an alarm. Tenant will need to be inspected and approved by a licensed inspector.**
- g. Project shall comply with requirements as stated in NFPA 99 Health Care Facilities Code.  
**Agreed**
- h. A fully operational annunciator panel or alarm panel is required to be located at the front door. This will be addressed during the review for the fire alarm system.  
**Agreed. Annunciator panels/alarm panels will be provided in the main entry vestibule.**

## PUBLIC WORKS DEPARTMENT

1. A compound meter will be required, please submit a revised set of utility plans with the meter vault location and configuration detail.
  - a. The compound meter will require a 3" bypass meter configuration
  - b. The compound meter will be a 6" x 2" meter.  
**A compound water meter has been added to the water main just east of the property line.**
2. Backflow devices (RPZ) are required and will be specified during the plumbing plan review. The following sizes most likely will be required:
  - a. 1 – 6" RPZ for fire protection
  - b. 1 – 2" RPZ for domestic purposes**Agreed**
3. A separate RPZ will be required if an irrigation system is installed. This will be listed when the plumbing plans have been submitted for review.  
**Agreed**
4. Hydrants and RW valves will be either East Jordan or Mueller.  
**A note was added to the fire hydrant detail.**

## PRE/FINAL PLAT ROUND 2

49. The responses made by the petitioner to comments 11, 13, 14, 17, 21, 22, 27, 28, 30, 32, 34, 35, 38-41 and 44-47 are acceptable.  
**Agreed**
50. The response made by the petitioner to comment #12 is noted. Provide the required Engineers estimates of construction cost at Final Engineering.



**ENGINEER'S OPINION OF PROBABLE COST**  
**MEDICAL OFFICE BUILDING - 1519 S ARLINGTON HEIGHTS ROAD**  
**ARLINGTON HEIGHTS, ILLINOIS**  
**November 30, 2016**

| ITEM                                                          | DESCRIPTION                                     | QUANTITY | UNIT     | UNIT PRICE | EXTENSION           |
|---------------------------------------------------------------|-------------------------------------------------|----------|----------|------------|---------------------|
| <b>SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS</b>       |                                                 |          |          |            |                     |
| 1                                                             | Mobilization                                    | 1        | LUMP SUM | \$5,000.00 | \$5,000.00          |
| 2                                                             | Silt Fence (Non-Wire Back)                      | 2330     | LF       | \$2.50     | \$5,825.00          |
| 3                                                             | Tree Protection Fence                           | 430      | LF       | \$2.50     | \$1,075.00          |
| 4                                                             | Construction Entrance                           | 1        | LUMP SUM | \$5,000.00 | \$5,000.00          |
| 5                                                             | Tree Removal - 6" to 15" Diameter               | 140      | EACH     | \$250.00   | \$35,000.00         |
| 6                                                             | Tree Removal - over 15" Diameter                | 30       | EACH     | \$300.00   | \$9,000.00          |
| 7                                                             | Topsoil Stripping and Stockpiling               | 8310     | CY       | \$3.50     | \$29,085.00         |
| 8                                                             | Clay Excavation and Embankment                  | 11220    | CY       | \$4.50     | \$50,490.00         |
| 9                                                             | Backfill Curb                                   | 2650     | LF       | \$1.50     | \$3,975.00          |
| 10                                                            | Topsoil Respread                                | 1030     | CY       | \$5.00     | \$5,150.00          |
| 11                                                            | Erosion Control Blanket (NAG DS-75)             | 2205     | SY       | \$1.50     | \$3,307.50          |
| 12                                                            | Temporary Inlet Protection                      | 18       | EACH     | \$400.00   | \$7,200.00          |
| 13                                                            | Gravity Retaining Wall                          | 1050     | SF       | \$30.00    | \$31,500.00         |
| <b>TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS</b> |                                                 |          |          |            | <b>\$191,607.50</b> |
| <b>SCHEDULE II - UNDERGROUND IMPROVEMENTS</b>                 |                                                 |          |          |            |                     |
| <b>A. SANITARY SEWER IMPROVEMENTS</b>                         |                                                 |          |          |            |                     |
| 1                                                             | 6" PVC Sanitary Sewer - 0'-12' Depth            | 40       | LF       | \$30.00    | \$1,200.00          |
| 2                                                             | 8" PVC Sanitary Sewer - 0'-12' Depth            | 175      | LF       | \$32.00    | \$5,600.00          |
| 3                                                             | 8" PVC Sanitary Sewer - 12'-16' Depth           | 340      | LF       | \$44.00    | \$14,960.00         |
| 4                                                             | 4' Diameter Manhole - 8'-12'                    | 2        | EACH     | \$2,900.00 | \$5,800.00          |
| 5                                                             | 4' Diameter Manhole - 12'-16'                   | 1        | EACH     | \$3,900.00 | \$3,900.00          |
| 6                                                             | 4' Diameter Manhole - Construct Over Ex. Sewer  | 1        | EACH     | \$5,000.00 | \$5,000.00          |
| 7                                                             | Trench Backfill - Mains 0'-12' Depth            | 65       | LF       | \$50.00    | \$3,250.00          |
| 8                                                             | Trench Backfill - Mains 12'-16' Depth           | 251      | LF       | \$85.00    | \$21,335.00         |
| <b>SUBTOTAL A - SANITARY SEWER IMPROVEMENTS</b>               |                                                 |          |          |            | <b>\$61,045.00</b>  |
| <b>B. WATER MAIN IMPROVEMENTS</b>                             |                                                 |          |          |            |                     |
| 1                                                             | 6" PVC Water Main                               | 410      | LF       | \$32.00    | \$13,120.00         |
| 2                                                             | 6" Valve & Vault, STD 4' Dia. w/FR & Lid        | 1        | EACH     | \$2,100.00 | \$2,100.00          |
| 3                                                             | Valve Vault Frame Adjustment                    | 1        | EACH     | \$300.00   | \$300.00            |
| 4                                                             | Trench Backfill - Mains                         | 330      | LF       | \$30.00    | \$9,900.00          |
| 5                                                             | Compound Water Meter                            | 1        | EACH     | \$8,000.00 | \$8,000.00          |
| 6                                                             | Pressure Connection                             | 1        | EACH     | \$8,000.00 | \$8,000.00          |
| <b>SUBTOTAL B - WATER MAIN IMPROVEMENTS</b>                   |                                                 |          |          |            | <b>\$41,420.00</b>  |
| <b>C. STORM SEWER IMPROVEMENTS</b>                            |                                                 |          |          |            |                     |
| 1                                                             | 6" Perforated Pipe Underdrain                   | 320      | LF       | \$28.00    | \$8,960.00          |
| 2                                                             | 12" RCP Storm Sewer Pipe                        | 960      | LF       | \$28.00    | \$26,880.00         |
| 3                                                             | 15" RCP Storm Sewer Pipe                        | 241      | LF       | \$32.00    | \$7,712.00          |
| 4                                                             | 30" RCP Storm Sewer Pipe                        | 230      | LF       | \$52.00    | \$11,960.00         |
| 5                                                             | 8" DIP Storm Sewer Pipe                         | 30       | FT       | \$40.00    | \$1,200.00          |
| 6                                                             | Precast Concrete Flared End Section w/Grate 12" | 3        | EACH     | \$1,200.00 | \$3,600.00          |
| 7                                                             | 6" Cleanout                                     | 4        | EACH     | \$600.00   | \$2,400.00          |
| 8                                                             | 2'-0" Diameter Inlet                            | 2        | EACH     | \$1,100.00 | \$2,200.00          |
| 9                                                             | 4'-0" Diameter Catch Basin                      | 3        | EACH     | \$2,000.00 | \$6,000.00          |
| 10                                                            | 4'-0" Diameter Manhole                          | 2        | EACH     | \$1,900.00 | \$3,800.00          |
| 11                                                            | 5'-0" Diameter Manhole                          | 2        | EACH     | \$2,400.00 | \$4,800.00          |
| 12                                                            | 6'-0" Diameter Outlet Control Manhole           | 1        | EACH     | \$6,000.00 | \$6,000.00          |
| 13                                                            | Rip Rap w/Fabric                                | 10       | SY       | \$125.00   | \$1,250.00          |



**ENGINEER'S OPINION OF PROBABLE COST**  
**MEDICAL OFFICE BUILDING - 1519 S ARLINGTON HEIGHTS ROAD**  
**ARLINGTON HEIGHTS, ILLINOIS**  
**November 30, 2016**

| ITEM                                                     | DESCRIPTION                                | QUANTITY | UNIT  | UNIT PRICE   | EXTENSION             |
|----------------------------------------------------------|--------------------------------------------|----------|-------|--------------|-----------------------|
| 14                                                       | Trench Backfill                            | 1145     | LF    | \$22.00      | \$25,190.00           |
| 15                                                       | 6" PVC Schedule 40 (Single)                | 50       | LF    | \$18.00      | \$900.00              |
| 16                                                       | StormTrap                                  | 0.7      | AC-FT | \$350,000.00 | \$245,000.00          |
| 17                                                       | Connection to Existing Structure           | 1        | EACH  | \$1,200.00   | \$1,200.00            |
| <b>SUBTOTAL C - STORM SEWER IMPROVEMENTS</b>             |                                            |          |       |              | <b>\$359,052.00</b>   |
| <b>TOTAL SCHEDULE II - UNDERGROUND IMPROVEMENTS</b>      |                                            |          |       |              | <b>\$461,517.00</b>   |
| <b>SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS</b>       |                                            |          |       |              |                       |
| 1                                                        | Subgrade Preparation - Fine Grading        | 4230     | SY    | \$1.50       | \$6,345.00            |
| 2                                                        | Subbase Granular Material - 4" (CA6)       | 2750     | SY    | \$5.00       | \$13,750.00           |
| 3                                                        | Aggregate Base Course - 8"                 | 1390     | SY    | \$12.00      | \$16,680.00           |
| 4                                                        | Hot-Mix Asphalt Base Course, N30 - 5"      | 2670     | SY    | \$21.00      | \$56,070.00           |
| 5                                                        | Hot-Mix Asphalt Binder Course, N50 - 2.25" | 4140     | SY    | \$11.25      | \$46,575.00           |
| 6                                                        | PCC Pavement 8"                            | 170      | SY    | \$35.00      | \$5,950.00            |
| 7                                                        | Hot-Mix Asphalt Surface Course, N50 - 1.5" | 1390     | SY    | \$8.25       | \$11,467.50           |
| 8                                                        | Hot-Mix Asphalt Surface Course, N50 - 2"   | 2670     | SY    | \$11.00      | \$29,370.00           |
| 9                                                        | 3.1" Uni-Lock Eco Piora Pavers             | 1490     | SY    | \$45.00      | \$67,050.00           |
| 10                                                       | 4" CA-7 Stone Liner                        | 1490     | SY    | \$11.85      | \$17,656.50           |
| 11                                                       | 2.5' CA-1 Stone Layer                      | 1250     | CY    | \$40.00      | \$50,000.00           |
| 12                                                       | Geotextile Fabric                          | 1490     | SY    | \$2.50       | \$3,725.00            |
| 13                                                       | Concrete Curb Type B-6.12                  | 2430     | LF    | \$15.00      | \$36,450.00           |
| 14                                                       | Ribbon Curb                                | 80       | LF    | \$15.00      | \$1,200.00            |
| 15                                                       | Curb & Gutter Removal                      | 410      | LF    | \$10.00      | \$4,100.00            |
| 16                                                       | Pavement Removal                           | 410      | SY    | \$10.00      | \$4,100.00            |
| 17                                                       | Sawcut Pavement, Full Depth                | 450      | LF    | \$3.50       | \$1,575.00            |
| 18                                                       | PCC Sidewalk - 5" thick w/ 4" with Subbase | 6475     | SF    | \$4.00       | \$25,900.00           |
| 19                                                       | PCC Sidewalk - 6" thick w/ 4" with Subbase | 190      | SF    | \$6.00       | \$1,140.00            |
| 20                                                       | Sidewalk Removal                           | 870      | SF    | \$1.50       | \$1,305.00            |
| 21                                                       | Detectable Warning Tiles                   | 4        | EACH  | \$400.00     | \$1,600.00            |
| 22                                                       | Pavement Markings                          | 1        | LS    | \$6,000.00   | \$6,000.00            |
| 23                                                       | Street Sign                                | 15       | EACH  | \$300.00     | \$4,500.00            |
| 24                                                       | Street Lights                              | 12       | EACH  | \$7,000.00   | \$84,000.00           |
| 25                                                       | Concrete Curb Type B-6.24                  | 240      | LF    | \$18.00      | \$4,320.00            |
| 26                                                       | Hot-Mix Asphalt Surface Course, N70 - 2"   | 80       | SY    | \$13.50      | \$1,080.00            |
| 27                                                       | Hot-Mix Asphalt Binder Course, N70 - 2.25" | 80       | SY    | \$14.25      | \$1,140.00            |
| 28                                                       | Hot-Mix Asphalt Base Course, N70 - 6"      | 80       | SY    | \$28.00      | \$2,240.00            |
| 29                                                       | Black Aluminum Fence - 4' Height           | 535      | LF    | \$25.00      | \$13,375.00           |
| 30                                                       | Wood Fence                                 | 272      | LF    | \$30.00      | \$8,160.00            |
| 31                                                       | Breakaway Bollards                         | 5        | EACH  | \$1,600.00   | \$8,000.00            |
| <b>TOTAL SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS</b> |                                            |          |       |              | <b>\$534,824.00</b>   |
| <b>TOTAL</b>                                             |                                            |          |       |              | <b>\$1,187,948.50</b> |

Prepared By: Manhard Consulting, Ltd.  
116 W Illinois St, Floor 7  
Chicago, Illinois 60654

NOTE: This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using plan quantities and represents Engineer's best judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, since the Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids or

51. The response made by the petitioner to comment #15 is noted. Remove the proposed stormwater easements from Page 4, Page 7, and the Plat of Subdivision. Provide the Onsite Utility Maintenance Agreement when available.  
**Agreed**
52. The response made by the petitioner to comment #16 is noted. Provide a copy of the agreement between the subject property and the Autumn Leaves property when available. See comment #67.  
**See Exhibit A**
53. The response made by the petitioner to comment #18 is noted. Please add the manufacturer specifications and flow characteristics for the proposed vortex restrictor in the plan detail.  
**The proposed vortex restrictor detail has been added to Sheet 10.**
54. The response made by the petitioner to comment #19 is not acceptable. The letter to the Director of Engineering from Stephen Rankin Associates dated November 7, 2016 indicates "other design professionals will provide a separate response..." regarding the lighting comments. However, there is nothing in the submittal that addresses this comment. To reiterate: When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off and no wall pack style fixtures will be permitted.  
**See Exhibit B**
55. The response made by the petitioner to comment #20 is not acceptable. The exhibit provided is not an Auto Turn-type exhibit.  
**The Truck Turn exhibits include the truck turn detail showing the size of the truck used. This size was coordinated with Village staff.**
56. The response made by the petitioner to comment #23 is not acceptable. At the meeting, the developer said that the plans were wrong that there was existing sidewalk at each of the existing driveways. That is not the case. The plans correctly show that the existing driveways do not have sidewalk. The property has about 462' of frontage. Along the southerly 130', the existing sidewalk is next to the property line and can remain. From that point north, more than half of the sidewalk is to be replaced/installed according to the plan, so we are reiterating our requirement that the public sidewalk along the northerly 332' of the frontage be constructed one foot off the proposed ROW line, per Village Code. Sidewalk, 8' thick, shall run uninterrupted through the driveway. Revise the sidewalk thickness from 6" to 8" in the Pavement legend on sheet 4.  
**Agreed in regards to the 332' of frontage. Sidewalk has been revised to be 1' off the proposed ROW line. The pavement legend on sheet 4 has also been revised.**
57. The response made by the petitioner to comment #24 is acceptable. The Village will continue to work with the developer on an acceptable cul-de-sac dedication.  
**We believe the cul-de-sac should be located in the center line within the current Emerson Street, not entirely on our property. Even though there is no benefit to our development, we would agree to pay 1/3 of the cost and donate the land required to the Village of Arlington Heights. We further suggest that this requirement should expire if the cul-de-sac is not constructed within five years from date of Village of Arlington Heights board approval.**
58. There is no written response made by the petitioner to comment #25. To reiterate: Has there been any consideration to purchasing the residential lot(s) to be surrounded by the proposed development?



**We contacted the property owner of the most westerly residential site. The cost to purchase that property was significantly higher than the per sq. ft. cost of our existing properties. It was just too expensive.**

59. The response made by the petitioner to comment #26 is acceptable. Add another "No Left Turn" sign  
**A "No Left Turn" sign has been added to the location shown on the diagram.**
60. The response made by the petitioner to comment #29 is not acceptable. The proposed new culvert, which is north of Emerson Street, will not help drain the low area, which is south of Emerson Street. To reiterate: As a required public improvement of the new development, provide a means (culvert?) of draining the low area on Emerson Street to the north.  
**An 8" culvert has been added underneath Emerson Street and approximately 50' of Emerson Street is proposed to be elevated to fit the culvert beneath the street per discussions with Village staff. This will help with conveying water from the south side of Emerson to the north side to avoid ponding on the street. The area is very flat so the culvert has been designed with a minimal amount of slope.**
61. The response made by the petitioner to comment #31 is noted. The proposed hydrant is not metered in the proposed configuration. If an interior meter room is preferred, the hydrant feed must come from the building. Private fire hydrants must be metered.  
**A compound water meter has been added to the water main just east of the property line.**
62. The response made by the petitioner to comment #33 is noted. Label the existing public sanitary sewer and public easement that crosses the Autumn Leaves property on Sheet #7 – Utility Plan.  
**The existing public sanitary sewer and public easement has been labeled on Sheet 7.**
63. The response made by the petitioner to comment #36 is noted. The 0.5% subgrade slope is acceptable. Add a cross section through both permeable paver parking lots to show the surface elevations and the subgrade elevations at the high and low points of both parking lots. This is to emphasize the additional thickness of stone needed at the high sides of the parking lots. For example: the southeast corner of the south lot has a pavement elevation of 704.20. This will result in a subgrade elevation of 702.48 (-20.6" according to the current detail). The northeast corner with a pavement elevation of 706.10 will have a subgrade elevation of  $702.48 + 0.30' (0.5\% \text{ over } 60') = 702.78$ , which results in a 39.8 elevation difference. The detail on Sheet #11 should be replaced by the new cross section.  
**Two permeable paver cross sections are included on Sheet 11, showing the surface and subgrade elevations at the high and low points of both paver areas.**
64. The response made by the petitioner to comment #37 is noted. Provide the Storm Trap design for final engineering.  
**Storm trap design has been included on Sheet 16 of the final engineering plans.**
65. There was no written response made by the petitioner to comment #42. To reiterate: The property is included in Contribution Ordinance #62-088, under which the following PIN numbers receive indirect benefits from the previous sanitary sewer improvements. Provide a check for Contribution Ordinance #62-088 to the Engineering Department in the amount of \$1,020.00 payable to the "Village of Arlington Heights" prior to the Plan Commission approval.  
**Agreed – check provided**

## PLAT OF SUBDIVISION

66. The response made by the petitioner to comment #43 is noted. Modify the proposed public utility easement to be 15' in width. Since the open detention basin is shared with the Autumn Leaves property, a private stormwater detention easement should be added to the Plat of Subdivision to cover the joint ownership and maintenance aspects of this basin.  
**The Plat of Subdivision has been revised accordingly.**
67. Add any covenants to the Plat when completed. In the Fire Cross Access Easement Provisions, change "...Village of Arlington Height..." to "....Village of Arlington Heights..." In the Public Utility Easement Provisions, change "....Village of Orland Park..." to ".....Village of Arlington Heights..."  
**There are no covenants at this time to be added to the Plat of Subdivision.**
68. A separate Plat of Easement is required for the Autumn Leaves property to cover the proposed Public Utility Easement for the sanitary sewer main connection, any proposed access or ingress/egress easements on that property, and a private stormwater detention easement to cover the joint ownership and maintenance aspects of the detention basin.  
**The Plat of Subdivision has been revised accordingly.**

## TRAFFIC

69. There was no written response made by the petitioner to comment #48. The traffic study now shows who prepared the document, but still needs to be signed and sealed by a licensed engineer.  
**The traffic study has been signed and sealed and is provided as Exhibit C**

## GENERAL COMMENTS – ARLINGTON HEIGHTS FIRE DEPARTMENT

1. Is the cross access agreement with the property to the south, currently Autumn Leaves, in effect and part of the P.U.D.?  
**YES**
2. Building to be sprinklered.  
**YES**
3. Locate the sprinkler connection at the main front door.  
**YES**
4. Locate a Knox Box at the main front door.  
**YES**
5. Install a full operation annunciator panel or alarm panel at the front door.  
**YES**
6. Provide a factual auto turn diagram with ladder truck specifications obtained from Engineering.  
**AutoTurn exhibits have been revised to include ladder truck specifications.**

## PLANNING & COMMUNITY DEVELOPMENT DEPT. REVIEW – ROUND 2

### General:

47. The response to comments 1-13, 18, 22-24, 27, 28, 30-34, 36-45 are acceptable.
48. The response to comment #14 stated "See separate response by Developer." However, no separate response from the developer was provided. To reiterate, please provide written documentation from Autumn Leaves that grants permissions to amend their PUD and seek relief for the Variation as outlined in 50e below. Additionally, please provide written documentation from Autumn Leaves that grants permission to construct the fire access drive connection from the southern parking lot to the Autumn Leaves access drive, which connection will terminate on the Autumn Leaves property, and that they are aware that you will be connecting to/expanding their detention pond.  
**See Exhibit A**
49. The response to comment #15 is noted. The meeting with neighboring residents has been scheduled for December 6<sup>th</sup>. Please provide a summary of this meeting on December 7<sup>th</sup>.  
**A summary of the meeting with neighboring residents will be provided on December 7.**

### Zoning:

50. The response to comment #16 is noted. Per the revised plans, the required approvals have been updated accordingly and the following zoning actions are needed.
- A rezoning of the subject property into the O-T district.
  - Preliminary and Final Plat of Subdivision approval to consolidate the subject property into one lot.
  - Preliminary and final PUD approval.
  - Amendment to PUD Ordinance #13-063 to remove "Parcel 6" from the Autumn Leaves PUD.
  - Variation from Section 5.21-21.1(B) of Chapter 28 to allow a 47.5' side yard (north) setback for the existing Autumn Leaves facility where code requires a 100' setback (details on this are provided under the Site Plan section of this review)  
**The 50' of land that Autumn Leaves sold to us allows us to provide additional parking for our facility. There will be approximately 200' of space between the two buildings as contemplated by the code.**
  - Variation from Section 56.13-3(a) to allow a 4' tall open fence in the front yard.  
**This fence was requested in order to protect pedestrians from retaining wall.**
51. The response to comment #17 stated "See separate response by Developer." However, no separate response from the developer was provided. To reiterate, relative to items 50e and 50f above, please provide a written response (for each of the requested variations) explaining how the requested variation meets the approval criteria as summarized below:
- That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.  
**Due to the current multiple zoning designation, it would be impossible and uneconomical to build a different building or each site to correspond to the current zoning.**
  - The plight of the owner is due to unique circumstances.  
**This site has multiple zoning designations and is shown on the Village Comprehensive Plan as office, which is what we are requesting.**
  - The variation, if granted, will not alter the essential character of the locality.  
**This request, if granted, will not alter the essential character of the locality and will be in line with the Comprehensive Plan.**

Site Plan:

52. The response to comment #18 is noted. Please clarify if the "Site Area" calculation in the "Site Data" table on Sheet 4 of the civil plans accommodates for the land to be dedicated along Arlington Heights Road and along Emerson Street. A separate line and calculation for "Site Area (after dedication)" should be added.  
**The "Site Data" table on Sheet 4 has been revised to include dedication area breakout.**
53. The response to comment #20 stated "Photometric site plan is attached." However, no photometric plan was provided. To reiterate, please provide a photometric plan and fixture details/specifications. In areas towards the rear of the property, low intensity illumination should be utilized and the height of fixtures should be low so as to avoid light spillover to the neighboring residential properties  
**See Exhibit B**
54. The response to comment #21 states "No site lighting at east side of building is proposed, except that necessary for exit discharge life safety – See photometric site plan attached." However, no photometric plan was provided. To reiterate, please provide a photometric plan and specifications for the proposed lighting.  
**See Exhibit B**
55. The response to comment #25 is noted. The response stated that "The existing overhead wires along the east property line will remain intact. All electric lines onsite will be buried." Are these overhead wires not located on the subject property? To whom do they provide service?  
**The overhead lines reside on the residential property and the subject site. They currently provide service to the existing residential properties to the east.**
56. The response to comment #26 is noted. As outlined in comment #50, a variation is required for the 4' tall wrought iron style fence along the northern property line where that fence passes into the front yard (only 3' tall fences are allowed in a front yard). Please note that the 6' wooden fence detail on the landscape plan does not match the detail as included on the architectural plans. Although very similar, please clarify which fence detail is accurate and ensure that the same detail is shown on both sets of plans.  
**The fence ends before it approaches the front yard setback. The wrought iron fence will be used.**
57. The response to #29 stated "See separate response by Developer." However, no separate response from the developer was provided. To reiterate, as the southernmost parcel (Parcel 6) will be purchased from Autumn Leaves and incorporated into the subject property, the northern setback of the Autumn Leaves building will become non-compliant (Code requires a 100' setback for the Autumn Leaves building to their northern property line and this setback will be reduced to 47.5'.) Therefore, a variation will be required. Please see comment #48 and #50.  
**See Exhibit A**
58. The response to comment #35 stated "The retaining wall along the north side of the site is 2.5' from the property line and does not provide enough area to support significant vegetation growth." Staff believes that 2.5' provides enough space for certain plantings. Please re-evaluate the ability to place plantings within this 2.5' area.  
**Agreed. Upright, 4-5' ht. ornamental grass such as feather reed grass, and boxwood shrubs are proposed along the north side of the site to screening the retaining wall.**
59. The traffic study is indicating that the level of service for westbound cars leaving the combined Autumn Leaves and subject property site will decrease from a LOS "C" (24.2 second delay) to LOS "F" (99+ second delay.) Are additional measures needed to address this delay?

As discussed in the traffic study, the Pickwick Road/Autumn Leaves access drive approaches currently operate and are projected to continue to operate at a poor level of service during the weekday morning and evening peak hours. This is due to the higher volume of traffic on Arlington Heights Road and the reduced number of gaps in the traffic stream. This traffic is and will be able to exit onto Arlington Heights Road. However, during the weekday morning and evening peak periods, the traffic may experience additional delay. This is common for stop sign controlled intersection along higher volume roadways such as Arlington Heights Road. Currently, the Pickwick Road, Autumn Leaves access drive, and East Council Trail approaches all operate at a poor level of service.

60. It appears that the previously proposed underground detention vault has been replaced with an expansion to the existing Autumn Leaves detention area. Per comment #48, please make sure to provide written confirmation from Autumn Leaves that grants permission to connect to/extend the proposed combined detention area.  
**Agreed. Please see Exhibit A.**
61. The Site Data table on sheet 4 of the civil plans indicates that 18 handicap spaces will be provided, however, only 14 handicap spaces are shown on the plans.  
**Total 139 parking stalls. 14 accessible parking stalls included, provided 10% accessible parking provided. The "Site Data" table has been revised to reflect the current plans.**
62. The property line as shown on the landscape plan does not appear to match the property line as shown on the civil plans, most notably along the western edge of the site. Please revise the landscape plan to show the correct location of the property line, which will allow additional space for landscape plantings. Additionally, please revise all plans to show the correct location of the proposed sidewalk as per comment #56 from the Engineering Department.  
**Property line and proposed sidewalk locations are updated and now coordinated with civil engineering plans.**
63. Not all retaining walls are shown on the landscape plan. Additionally, the retaining wall adjacent to the southern parking area does not match the length of the retaining wall as shown on the civil plans. Moreover, the location of the parking lot light poles are not shown in the correct location. Please revise the landscape plan to show all retaining walls and light poles in their correct location.  
**Retaining wall as well as parking lot light pole locations are updated and now coordinated with civil engineering plans.**
64. Section 11.6-1 requires that "no loading space for vehicles over two ton capacity shall be located closer than 50' to any property in a residence district unless completely enclosed by building walls, or a uniformly painted solid fence or wall, or any combinations thereof, not less than six feet in height." The southern loading space is less than 50' from the residential property to the east and therefore should be screened with a solid 6' tall masonry wall to match the brick on the building.  
**Please see answer provided by Tenant. There will only be vans and box trucks, other than initial move-in.**

John,

The only time I foresee the need to have a semi-truck is during the initial delivery of furniture, medical equipment, and relocation to the new location, but I do not believe it is something we need to build or plan for, we can inform our vendors to use smaller trucks.

Respectfully,

Jess

Jessica Archibald, CHSP

Manager, Design and Construction

Access Community Health Network

600 W. Fulton | Chicago IL, 60661

O: 312 – 526 – 2314

C: 773 – 827 – 4416

[Jessica.archibald@achn.net](mailto:Jessica.archibald@achn.net)

65. Section 11.6-4 requires that "All open off-street loading berths shall be improved with a compacted macadam base, not less than seven inches thick, surface with not less than two inches of asphaltic concrete or some comparable all-weather dustless material." The base of the loading spaces only appears to be 4" thick. Please revise during final engineering.  
**Proposed pavement section is 8" PCC over 4" compacted aggregate base, which has greater structural integrity than Section 11.6-4 required.**
66. Given the status of the Final Plat and engineering plans (i.e. not complete), this project will proceed forward as Preliminary PUD and Preliminary Plat of Subdivision. Final PUD and Final Plat of Subdivision will have to be obtained at a future date.  
**Agreed**

## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

### Tree Preservation:

1. The tree survey indicates that all of the trees are identified for removal. Opportunities for preserving trees must be explored. Additional trees must be preserved along the east property line.  
**Reviewed and discussed with civil engineers to confirm that because of new construction and grade change, it's not likely to be able to save existing trees; since almost all trees onsite are either invasive species or in bad condition/form, new installations of landscape would be a significant improvement from existing conditions.**

### Landscaping Issues:

2. The ends of all parking rows must include a 4: caliper shade tree (Chapter 28, section 6.16-1.2b.) Incorporate a tree and an island near the southeast corner of the building.  
**A 4" caliper tree in all islands of the parking lot is now proposed and shown in plans.**
3. According to the plan, there is approximately 2-2.5 feet between the back of curb and the top of retaining wall on the north side of the property line. Incorporate perennials between the wall and the back of curb. Also, indicate if there is a decorative fence on top of the wall and provide a detail. Provide a section of the wall, landscaping and fence.  
**A section drawing is provided for your reference in sheet L-3. A metal fence is also installed on the top of retaining wall along the north property line, making that area even more insufficient in space for plant growing. Also, snow will be pushed against edge of parking and cover that space in the winter too. Screening is provided on the other side of retaining wall now.**

4. On sheet L2, the property line along Arlington Heights Road is incorrect. Please show the property line in the correct location which will allow for additional landscaping. There is approximately 16 feet between the parking and the property line.  
**The property line is coordinated with civil engineering plans.**
5. Evaluate opportunities for specialty pavement at the entrances and within the crosswalks. Also, incorporate site furnishings that include decorative lighting, planters and benches.  
**Benches along sidewalk to the west of building, and outdoor seating at patio to the east of building are proposed. Also, bollards and building decorative lights are proposed; please see architectural drawings.**
6. A dense buffer must be provided along the east property line and south of the residential. Overall the buffer is inadequate. The landscape buffer must consist of a dense, layered screen. Provide additional evergreens and increase the height.  
**A dense buffer including layers of planting is incorporated into the screening along east property line. Evergreen tree size is also increased from 8' to 12'.**
7. The fence along the south property line of the residential is semi open and does not comply with code. The fence must be a solid and 6 feet high.  
**6' high solid fence is proposed to extend along south property line of the residential site to provide full screening and code compliance, pending future coordination and agreement with neighbor property owners.**
8. Overall the landscaping is minimal. Provide additional trees and shrubs incorporating a mix of perennials and ground cover.  
**Perennials and ground cover is incorporated in landscape design and shown in clouded area/mass; will be specified in detail in construction phase. Planting along north retaining wall and east buffer/screening are major additions per round 2 review comments.**



# PLAN COMMISSION PROJECT TIMELINE

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Project Name: 1519 S. Arlington Heights Rd. – Medical Office Building

PC Number: 16-022

Location: 1519-1625 S. Arlington Heights Rd

Requested Action:

- Rezoning from R-1 (One Family Dwelling District) and I (Institutional District) to O-T (Office Transitional District)
- Preliminary Plat of Subdivision approval to consolidate the subject property into one lot
- Preliminary PUD
- Amendment to PUD Ordinance #13-063 to remove “Parcel 6” from the Autumn Leaves PUD
- Multiple Variations

|                                           | Date      | # of Business Days            |
|-------------------------------------------|-----------|-------------------------------|
|                                           |           |                               |
| Plat and Sub Committee Meeting            | 04/27/16  | -                             |
| Awaiting Petitioner PC Application        | 09/13/16  | 96                            |
| PC Application Submittal Date             | 09/13/16  | -                             |
| 1 <sup>st</sup> Round Department Comments | 09/28/16  | 11                            |
| Petitioner's Response                     | 11/08/16  | 29                            |
| 2 <sup>nd</sup> Round Department Comments | 11/22/16  | 9                             |
| Petitioner's Response                     | 11/30/16  | 4                             |
| PC Hearing                                | 12/14/16  | 63 days from application date |
| Village Board                             | 01/17/17* | 20                            |
| Anticipated Village Board Ord. Adoption   | 02/06/17  | 10                            |

\*Applicant requested appearance at 1/17/17 Village Board meeting as they had a scheduling conflict and could not make the 1/03/17 Village Board meeting.



**Item:** Closed Session

**Department:** Village Manager's Office

Request for Closed Session per 5 ILCS 120/2(c)(21): Discussion of minutes lawfully closed, whether for purposes of approval of the minutes or the semi-annual review of the minutes

- and -

5 ILCS 120/2(c)(5): Purchase or lease of real property for the use of the public body, including discussing whether a particular parcel should be acquired

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### **Bid Section**

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount: