



AGENDA
CONCEPTUAL PLAN REVIEW COMMITTEE
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
February 12, 2025
6:00 PM

- I. CALL TO ORDER
 - II. ROLL CALL OF MEMBERS
 - III. APPROVAL OF MINUTES
 - A. 1000 S Arlington Heights Road, Gas Station Redevelopment - 1/22/25
 - B. Claw U & Me - 256 E. Algonquin Road - 1/22/25
 - IV. OLD BUSINESS
 - V. NEW BUSINESS
 - A. T1852 - 770 W. Dundee Rd.
PUD Amendment to enclose bank drive-through
 - B. T1857 - 1000 W. Northwest Hwy. - Daycare
Special Use Permit for Daycare, Land Use Variation
 - C. T1867 - 2016 N. Chestnut Ave. - Walnut Ridge Subdivision
Subdivision of 1 lot into 4 residential lots, Right-of-way dedication
 - D. T1858 - 660 N. Ridge Ave - Arlington Ridge Center
PUD Amendment and Special Use Permit to expand previously approved PUD & SUP
 - E. T1788 - 500 E. Miner St. - Recreation Park Phase II & III
PUD Amendment & Special Use Permit for Phase II & III of Recreation Park, Variations
 - VI. OTHER BUSINESS
 - VII. PUBLIC COMMENT
- Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.
- VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact the Health & Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON:

January 22, 2025

Project Title: Gas Station Redevelopment
Address: 1000 S. Arlington Heights Road
Petitioner: Nathan Remitz
Address: 1000 S. Arlington Heights Road
Arlington Heights, IL 60005

Requested Action:

1. Special Use Permit to allow an Auto Service Station with Convenience Mart in the B-2 General Business District

Variations Required: None at this time.

Attendees:

Brett Fraser, Petitioner
John Sigalos, Plan Commissioner
Jay Cherwin, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner

Michael Lysicatos, Planning Department
Rachael Hitzemann, Planning Department
Dan Osoba, Planning Department

Project Summary:

The subject property is located at the intersection of E. Central Rd. and S Arlington Heights Rd. It is currently being utilized as a Napa AutoCare Center and Auto Tech facility. The petitioner plans to demolish the current structure and build a 3,080 square foot canopy with four pumps and 3,680 square-foot convenience store. Surrounding uses consist of offices and other auto repair shops.

Special Use ordinance 15-033 to permit a wireless antenna tower in the B-2 District was approved for the site. The telecommunication tower is located on the southwest corner of the site and will remain as part of this redevelopment. Additional landscaping around the tower and along W. Central Ave. and S. Arlington Heights Rd. were required as part of the special use approval.

The gas station and convenience store will be open 24 hours a day, seven days a week. Two employees are anticipated to be working during the day and one employee at night. The store will offer grab and go merchandise, but will not sell alcohol. An interior food vendor is being proposed, but has not been identified yet.

Fuel delivery could occur anytime during the day, as needed. Convenience store delivery hours are anticipated early in the day to avoid congestion, but could also occur throughout the day as needed and based on distributor schedules.

Meeting Discussion:

Mr. Fraser – would like to raise the building, it was previously auto care center and build a new gas station. It would be about 3700 square feet, single story, with four proposed gas pumps. 24/7 operation with two employees. Inside the store we will be selling grab and go merchandises. The building will be brick, with transparent glass and aluminum frames, flat roof with parapets to conceal all the roof top mechanicals. New curb and gutters, new pavement, and new public sidewalks along the north and east sides of the parcel maintaining a ten-foot buffer.

Ms. Hitzemann – The petitioner is proposing a gas station at 1000 S Arlington Heights Road. The property is zoned B-2

GAS STATION REDEVELOPMENT 1000 S ARLINGTON HEIGHTS ROAD - TEMP FILE 1854

general business district, which allows gas station as a special use. The petitioner is applying for a special use permit to allow the auto service station with a convenient mart. Approximately 3700 square foot building and 3080 square foot canopy with four pumps. There is a special use ordinance for a wireless antenna tower on the site that will remain, and as part of that there are some easements on the property that need to be maintained and not obstructed, there are conditions regarding a sidewalk that is encroaching that they will need to work with. The owner will need to make sure that is allowed, and if not, will need to modify. Additionally, they will need to work with IDOT as this is two IDOT roads. The staff development committee review had a positive recommendation as we feel this building will be upgrade for the corner, and a gas station is appropriate for the location.

Commissioner Jensen – clarified that this location would no longer service vehicles and would have a convenience store.

Mr. Fraser – yes, gas pumps and convenience store.

Commissioner Jensen – a question for staff, is there an engineering study or an exhibit for this to be reviewed so that fire trucks can access.

Ms. Hitzemann – typically there is an exhibit that most engineers have, the fire department gives them the truck sizes, and they create an auto turn exhibit. This will be required as part of the Plan Commission application.

Commissioner Sigalos – asked cooking or warming of foods?

Mr. Fraser – there is a potential of a food prep kitchen that may bring in some kind of business. A pizza or Subway type of food.

Commissioner Sigalos – you will need to contact the health department too if that is the case.

Ms. Hitzemann – they will need a special use permit for a restaurant as well.

Commissioner Cherwin – have you spoken to the telecommunication folks?

Mr. Fraser – we have not.

Commissioner Cherwin – suggested to make sure that you're looking at the lease terms of ingress/egress. Have you spoken to IDOT, that may take some time?

Mr. Fraser – there has been contact, will follow up.

Commissioner Sigalos – they are behind in their work, it could be 9 months.

Commissioner Cherwin – the design of the building, do you have another business in the area that this is mimicking something you can point to?

Mr. Fraser – no not necessarily, I would have to look around.

Commissioner Cherwin – I saw the rendering, nice looking building, obviously that intersection needs something.

Commissioner Green – this project will be a welcome improvement, please move forward.

Public Comment – None

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON:

January 22, 2025

Project Title: Claw U & Me
Address: 256 E. Algonquin Road
Petitioner: Fiona Fong
Address: 256 E. Algonquin Road
Arlington Heights, IL 60005

Requested Action:

1. Special Use Permit to allow a Restaurant, Amusement Device Arcade in the B-3, General Service, Wholesale and Motor Vehicle District.

Variations Required:

1. Chapter 28, Section 10.4-2, to reduce the parking requirement from parking stalls to 52 parking spaces to 45 parking spaces.
2. Additional variations may be required based upon the submittal of detailed plans.

Attendees:	Fiona Fong, Petitioner	William Chan, Petitioner
	John Sigalos, Plan Commissioner	Michael Lysicatos, Planning Department
	Jay Cherwin, Plan Commissioner	Rachael Hitzemann, Planning Department
	Bruce Green, Plan Commissioner	Dan Osoba, Planning Department
	Lynn Jensen, Plan Commissioner	

Project Summary:

The petitioner is proposing a new restaurant and amusement device arcade consisting of 40 “claw style” gaming machines within a vacant 7,700 square-foot tenant space in 256 E. Algonquin Road. Access to the property is provided indirectly from right-in, right-out accesses on E. Algonquin Road. Access is directly provided as ingress/egress points on 222 E. Algonquin Road and 330 E. Algonquin Road. The surrounding development context is generally commercial with retail and medical office uses along the north side of E. Algonquin Road and industrial uses on the south side. The property abuts Lincoln Square Apartments multifamily residential to the north. There is one existing restaurant (Nikko Sushi) and two bakeries (Bakery Crescent and Mont Blanc Pastry) located within other tenant spaces on the subject property.

The proposed land use is considered a “Restaurant, Amusement Device Arcade”, which requires a Special Use Permit to operate within the B-3 District. This land use is defined in code as an establishment primarily devoted to the sale of food and beverage and partially devoted to the use of more than ten coin-operated amusement devices. The subject tenant space had previously been a small food market and obtained a Special Use Permit for a restaurant within the market. This previous Special Use Permit would not be applicable to this proposal as the land uses are significantly different.

No alcohol sales are proposed. The menu includes sandwiches, burgers, wings, fish/shrimp and chicken tenders. There would be approximately 6 employees with 7 at peak hours. The restaurant and arcade area would have the same hours of 12:00 PM to 9:00 PM, Monday through Sunday.

Meeting Discussion:

Mr. Chan – would like to open a store at 256 E. Algonquin Road, total of 7700 square feet with a gaming area around 3000 square feet, and 2700 square foot of restaurant with some storage 2000 square feet. Hours of operation are 12 pm to 9 pm. No alcohol to be served, with entertainment for others. This is a new concept in this area from Asia, and we have another restaurant in Westchester. Food will be wings, pizza, and sandwiches.

Mr. Osoba – the petitioner is proposing a new restaurant and amusement device arcade consisting of approximately 40 of those cost allocating machines and a restaurant space within 7700 square feet at 256 East Algonquin Road. The zoning code identifies this land use specifically as a restaurant amusement device arcade, which is all one use, but does require a special use permit to operate within the B-3 district. The petitioner would need to provide written justification to the criteria for approval for a special use with their formal application. The vacant space is one of four tenant spaces at 256 E. Algonquin Road, there are two bakeries and one sushi restaurant that are currently in operation, and generally the development context along Algonquin is commercial, retail service and restaurant uses that are similar to this proposed use. As mentioned, there will be no alcohol sales proposed with this business and the menu will consist of sandwiches, burgers, wings, fish and chicken tenders amongst other things. Approximately six employees at peak hours, with the hours of operation from 12 Noon to 9 pm, Monday through Sunday.

With the formal Plan Commission application, the SDC is recommending that the petitioner provide a market study to substantiate the public need for the business at this location, and further provide justification for the special use criteria. The SDC recommends the market study include estimates for the usage of the claw machines and for the restaurant, and examples of other similar businesses. The petitioner mentioned information on another business that can be used to provide information and then target demographics. A traffic and parking study is required for special use permits over 5000 square feet. The SDC would be amenable to a request for a variation to waive the traffic study as the access to the site is already defined. However, that access occurs on adjacent sites to the east and to the west of the subject parcel, so cross access would be required if it is not already provided. The petitioner would need to confirm that with the formal Plan Commission application. The parking portion of that, the parking study would be required, as the site would have a ten-space parking deficit from fifty-two spaces down to forty-two with this new use, a parking survey would be required as part of that study to evaluate the current demand and the petitioner should consider options for shared parking between the properties to the east and the west to mitigate some of the request of the parking variation. Due to the parking that is increasing for motor vehicles, and bicycle parking would also be required and the minimum requirement is two spaces for bicycle parking. The SDC reviewed the proposed SUP for restaurant amusement device arcade and the variation for parking in this general supportive of the application subject to the resolution of the items that were outlined in the staff report.

Commissioner Cherwin – parking would be a little light, but should be good.

Commissioner Sigalos – inquired about the primary attraction would be the claw machines and if they would be cooking food.

Mr. Chan – yes, wings or maybe chicken tenders.

Commissioner Sigalos – mentioned that they will need to work with the health department. Also inquired if they will be doing any exterior work to the building.

Mr. Chan – we will be leaving the existing exterior.

Commissioner Sigalos – mentioned he had never seen anything as such. Suggested they move forward with their business.

Commissioner Jensen – what is your target demographic, children or young adults.

Mr. Chan – it is for all ages, many different prizes for all.

Commissioner Jensen – does not know how we ask the petitioner for a market study, I consider this a list of characteristics. Good idea to ask questions to get more information.

Commissioner Green – looks like my grandkids would enjoy this. Please move forward.

Public Comment

Ross Grande commented that he has small property under contract here in Arlington Heights, and we are referring to it as the 2016 Chestnut Subdivision. We have been trying to get on the agenda for this committee to present a plan, and believe that things have kind of slowed down communication wise. We submitted our general plan on December 11th, 2024, and have requested to be one of the agendas for January. We received notice that we were not going to be on the agenda, and requested subsequent that we be on this agenda. We actually heard back on January 14th from the Village that we would not, and that they would not be in support of the plan. I guess despite that we would still like to try to have the opportunity for consideration. We believe that our plan may help to open up some lots that have been landlocked in the vicinity and

obviously want to take the time to explore that fuel. That said, we just want to figure out if there is some other information we can provide or something that we can do to help understand because we are trying to communicate with the seller and we are obviously on a timeline with contracts and trying to request extensions, and just want to be able to communicate openly with that seller about where we are at because he understandably wants to know what we are doing. I want to be able to help him to understand where we are at.

Mr. Osoba – as part of kind of the initial review staff determined that it's not something that we would necessarily support for a variety of reasons and we would have a staff report that would be put together for CPRC if it was going to be you reviewed by this committee, we can certainly can, even with something that's not going to be supported by staff. We can look to have you on the next available agenda, but there is work to be done to actually put this meeting together. Hence the reason why this meeting could not happen, it was too quick of a turn around.

Commissioner Jensen – they can still take it to the Board if this commission does not support it. We should make sure that they are able to get on as soon as possible, in my opinion, even if you don't support it, I think they ought to have the right to be heard.

Mr. Lysicatos – this has been a rather complex area of the Village. There has been interest from the several parties and just different projects happening at the same time so Mr. Osoba has done a great job of trying to just sort through what that means in terms of short- and long-term impacts on development, we want to make sure it is fully vetted, so that when it does come to CPRC whether we are in support or not, we want to make sure it is all set and ready with the facts for you. This is in an area that was annexed later than other parts of the Village, and many of the parcels are not standardized. Elements of this are complicated, tax parceling is involved. Staff will do our part to bring it to you as soon as possible.

Commissioner Green – stated that staff will do their part and bring the information in the future.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder



2/12/2025

Item: T1852 - 770 W. Dundee Rd.
PUD Amendment to enclose bank drive-through
Department: Planning & Community Development

Item Description:

Requested Action

1. Amendment to PUD Ordinance #85-014, to allow the enclosure of the drive-through facility.
2. Removal of the Special Use for a drive-through facility at a financial institution (Ord. 86-19).

Variations Required

No variations have been identified at this time.

Recommendation

The Staff Development Committee reviewed the proposed amendment to PUD Ordinances #85-014 to allow the enclosure of drive-through facility, and is generally supportive of the project, subject to consideration the following:

1. A code compliant landscape plan will be required for Plan Commission review.
2. The stop sign at the western driveway exit should be removed from the wood post and replaced in order to meet MUTCD codes.
3. Please provide the required landscape island at the east end of each new row of parking.
4. A fully dimensioned plan illustrating compliance with code, including but not limited to driveway width, parking stall dimensions, and circulation aisle on the eastern edge of the site will be needed.
5. Details needed on any shared parking agreements.
6. There is a possible need to amend/repeal of Special Use Permit for

drive-through at financial institution.

7. The design and construction of the facility shall comply with all Building Codes and adopted amendments.

8. An additional restroom may be required per the Illinois Plumbing Code to provide additional separate men's and women's facilities for the existing for the existing occupant load. Provide a plumbing fixture count analysis. The plans do not appear to conform to this requirement.

9. Provide an accessible sink and accessible seating for the break room kitchen. Information was not provided.

10. Per IFC Section 404, provide a fire evacuation plan showing the location of any/all fire-resistance rated construction, the travel distance to exits from the most remote locations, as well as the location of exits and emergency light fixtures. Information was not provided.

11. Provide the width of the corridors in office. Information was not provided.

12. Since there is an existing automatic sprinkler system, please extend the design and installation of the automatic sprinkler system into proposed new office space in accordance with Sections 903.3.1 through 903.3.8. Information was not provided.

13. The existing site has four speed bumps in the drive aisles, which is also the fire lane. Speed bumps are not allowed in the fire lane and will need to be removed.

14. Two-way traffic requires a minimum drive aisle of 24 ft. If the drive aisle is less than 24 ft, the parking shall be at an angle and the traffic shall be one-way circling the site.

15. At least 3-4 additional parking spaces should be added.

16. If the existing drive aisle around the building is modified for additional parking or for new landscape islands, provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel.

17. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development

Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

1. CPRC Staff Report 2-12-25 - T1852
2. Aerial
3. Addition Plans



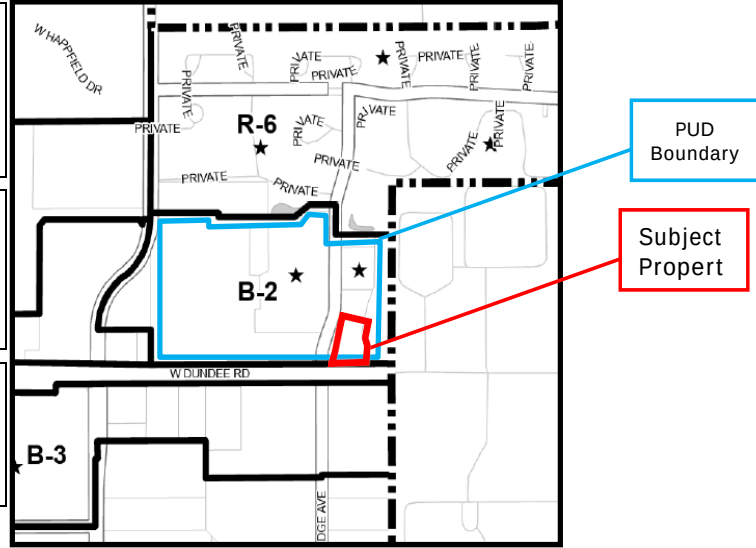
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

Temp File Number: T1852
Project Title: 770 W Dundee Rd.
Address: 770 W. Dundee Rd.
PIN: 03-06-400-048, 03-06-400-052

To: Conceptual Plan Review Committee
Prepared By: Rachel Hitzemann, Development Planner
Meeting Date: February 12, 2025
Date Prepared: February 4, 2025

Petitioner: Alexander Lapshin
 Studio SAF
Address: 1750 Charles Dr.
 Wheeling, IL 60090

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



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-6, Multiple Family Dwelling District	Residential	Moderate Density Multi-Family
South	B-3, General Services, Wholesale and Motor Vehicle District	Auto Dealership	R&D, Manufacturing and Warehousing
East	- Buffalo Grove -		
West	B-2, General Business District	Shopping Center (Ridge Plaza)	Commercial

Requested Action:

1. Amendment to PUD Ordinance #85-014, to allow the enclosure of the drive-through facility.
2. Removal of the Special Use for a drive-through facility at a financial institution (Ord. 86-19)

Variations Required:

No variations have been identified at this time.

Project Background:

The subject property is approximately 37,929 sf and is occupied by TM Accountants, an accounting firm. Previously, a bank occupied the space. The property exists as part of the Ridge Plaza Planned Unit Development (PUD), which was originally approved in 1985.

The subject property contains a 14,503-sf building with a drive-through facility. When the previous bank occupied the building, the drive-through was utilized for its intended use. The current accounting firm has no need for the drive-through and is currently using it as additional parking.

The petitioner would like to enclose the drive-through to create an additional office space. The existing footprint of the building will remain the same. As part of the initial proposal, the petitioner proposed to install an additional 11 parking spaces on the site, however after their parking study was completed, they have requested to remove those spaces from the plan.

Zoning and Comprehensive Plan

The subject property is zoned B-2, General Business District, which allows Banks and Financial Institutions by-right and without the issuance of a Special Use Permit. However, since the site has previously been approved as a PUD, an amendment to that PUD is required to further enclose the building. The site is classified as Commercial on the Comprehensive Plan and the proposed PUD amendment is compatible with this designation.

Since no additions to the footprint of the building are being made, the building meets all zoning requirements.

Site Design

The site will remain the same. However, there are currently four speed bumps located on the site. Those will need to be removed as they are not allowed in the fire lane.

Building & Fire Safety

The petitioner has already received Design Commission approval for the project. Additional building details will need to be provided at time of application. Plans should meet all relevant Building and Fire Codes. Sprinklers will need to be added to the new enclosed area. An additional bathroom may be required per the Illinois Plumbing Code.

Landscaping

A code compliant landscape and tree preservation plan shall be required as part of any Plan Commission application. Details on all proposed site lighting must be provided, and the petitioner shall submit a photometric plan including manufacturers specifications for all proposed light fixtures.

Traffic and Parking

A detailed traffic and parking study from a Certified Traffic Engineer is required as part of the formal review process. The Petitioner has already provided the parking study.

Banks/ Financial Institutions require one parking space per 300 square feet. At 14,503 sf, code requires 48 spaces for the property. Per the petitioner's parking study, peak demand occupies 51 parking spaces. This suggests that the current requirement is not sufficient to meet the parking demand. The proposed addition would add 3,082 sf, including 11 new offices. Village code would require an additional 8 parking spaces for the proposed addition. When taking into consideration the park parking demand according to the parking study, the site would require a minimum of 59 spaces. There are currently 62 spaces on the property. Staff has concerns with parking supply as the use created more demand than was anticipated by code, potentially creating an even larger demand than the 59 spaces.

The Petitioner originally proposed to add an additional 11 parking spaces as part of the project, but has since indicated that they will not add any. Staff would like to see at minimum, an additional 3-4 spaces added to accommodate the new offices due to the demand demonstrated by the parking study.

RECOMMENDATION

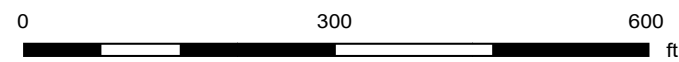
The Staff Development Committee reviewed the proposed amendment to PUD Ordinances #85-014 to allow the enclosure of drive-through facility, and is generally supportive of the project, subject to consideration the following:

1. A code compliant landscape plan will be required for Plan Commission review.
2. The stop sign at the western driveway exit should be removed from the wood post and replaced in order to meet MUTCD codes.
3. Please provide required landscape island at east end of each new row of parking.
4. A fully dimensioned plan illustrating compliance with code, including but not limited to driveway width, parking stall dimensions, and circulation aisle on the eastern edge of the site will be needed.
5. Details needed on any shared parking agreements.
6. There is a possible need to amend/repeal of Special Use Permit for drive-through at financial institution.
7. The design and construction of the facility shall comply with all Building Codes and adopted amendments.
8. An additional restroom may be required per the Illinois Plumbing Code to provide additional separate men's and women's facilities for the existing for the existing occupant load. Provide a plumbing fixture count analysis. The plans do not appear to conform to this requirement.
9. Provide an accessible sink and accessible seating for the break room kitchen. Information was not provided.
10. Per IFC Section 404, provide a fire evacuation plan showing the location of any/all fire-resistance rated construction, the travel distance to exits from the most remote locations, as well as the location of exits and emergency light fixtures. Information was not provided.
11. Provide the width of the corridors in office. Information was not provided.
12. Since there is an existing automatic sprinkler system, please extend the design and installation of the automatic sprinkler system into proposed new office space in accordance with Sections 903.3.1 through 903.3.8. Information was not provided.
13. The existing site has four speed bumps in the drive aisles, which is also the fire lane. Speed bumps are not allowed in the fire lane and will need to be removed.
14. Two-way traffic requires a minimum drive aisle of 24 ft. If the drive aisle is less than 24 ft the parking shall be at an angle and the traffic shall be one-way circling the site.
15. At least 3-4 additional parking spaces should be added.
16. If the existing drive aisle around the building is modified for additional parking or for new landscape islands, provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel.
17. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

February 4, 2025

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1837



Print Date: 2/6/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



PARKING TABLE	
TYPE OF STALL	TOTAL EXISTING & NEW
REGULAR 90 DEGREES (EXIST)	59
HANDICAPPED REGULAR 90 DEGREES (EXIST)	3
REGULAR 90 DEGREES (NEW)	11
TOTAL	73

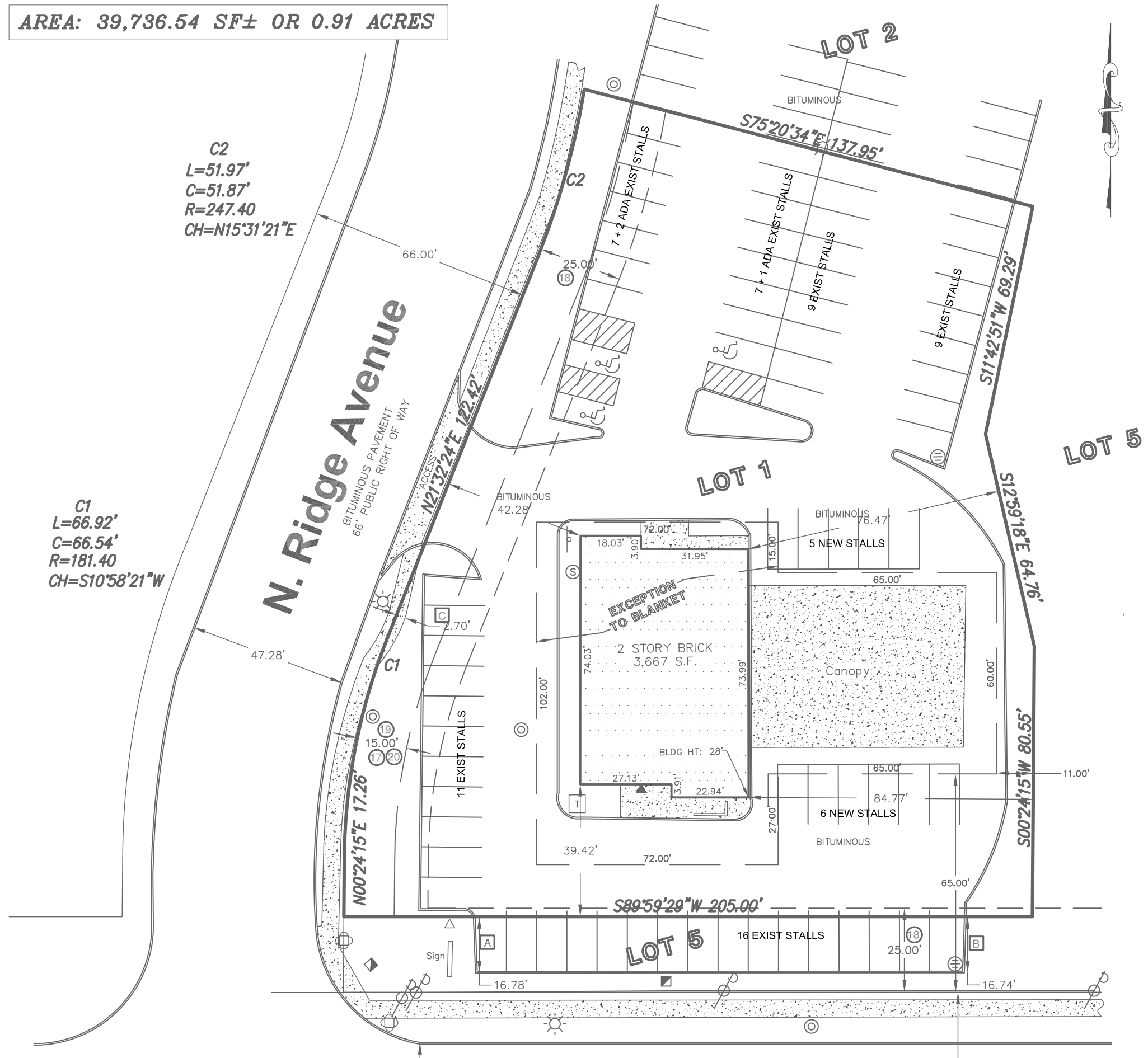
REQUIRED PARKING STALLS (ONE PER 300 SQ.FT.) - 50

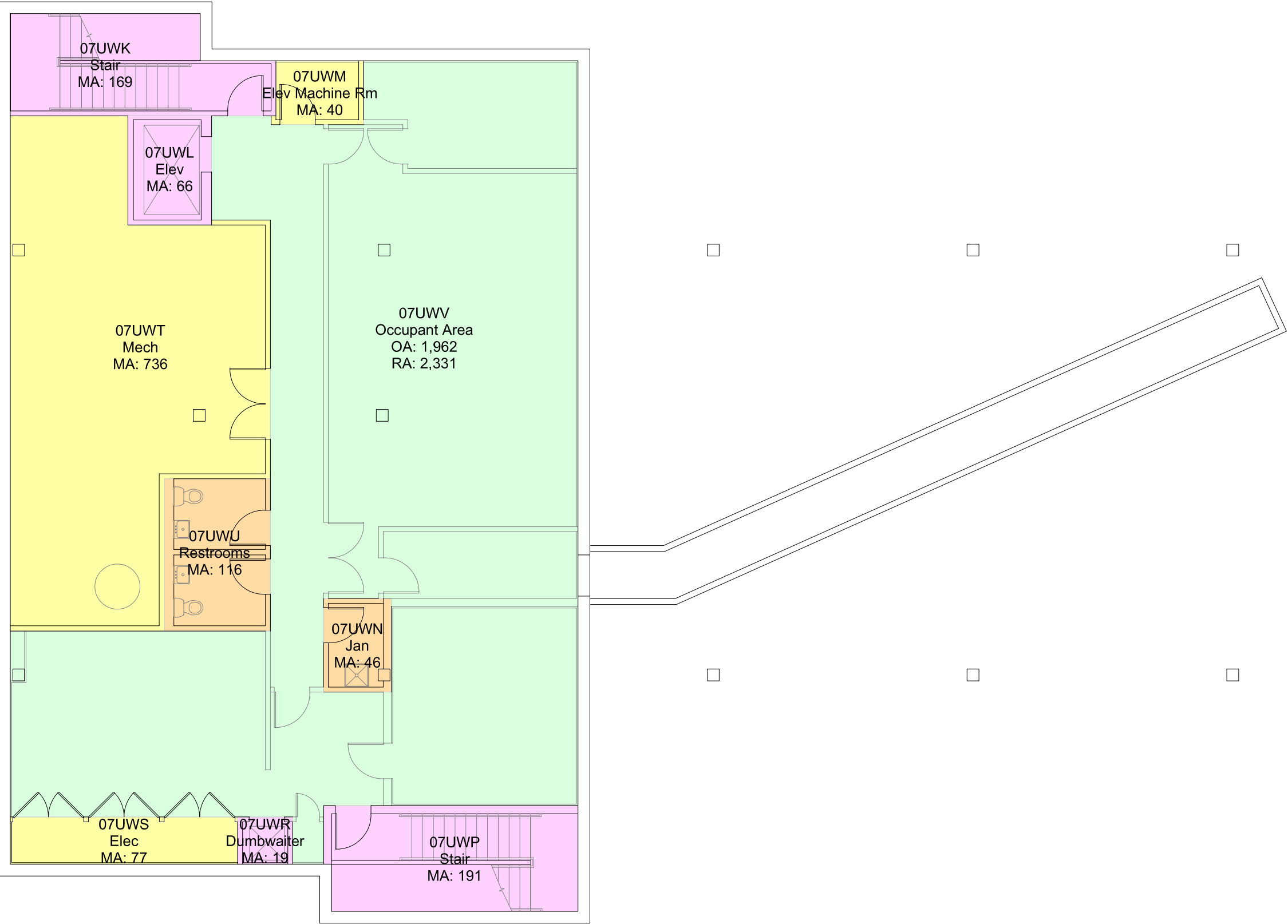
OCCUPANCY TABLE		
	OCCUPANT AREA	BUILDING
EXIST BASEMENT	2,331 SQ.FT.	3,674 SQ.FT.
EXIST FIRST FLOOR	2,973 SQ.FT.	3,666 SQ.FT.
EXIST SECOND FLOOR	6,943 SQ.FT.	7,163 SQ.FT.
EXIST BUILDING TOTAL	12,247 SQ.FT.	14,503 SQ.FT.
NEW ADDITION FIRST FLOOR	2,841 SQ.FT.	3,082 SQ.FT.
PROPOSED BUILDING TOTAL	15,088 SQ.FT.	17,585 SQ.FT.

MAXIMUM OCCUPANCY - 150 PEOPLE

SITE PLAN

SCALE: 1/32" = 1'-0'





Unit Charge Type	Color
Occupant Area	Green
Floor Service	Orange
Building Service	Yellow
Major Vertical Penetration	Pink

	(s) Floor Data	(m) Building Data
EGA	3,674	14,503
IGA	3,422	13,740
Occupant Area	1,962	10,619
Rentable Area	2,331	12,247
Load Factor	1.1881	1.1533

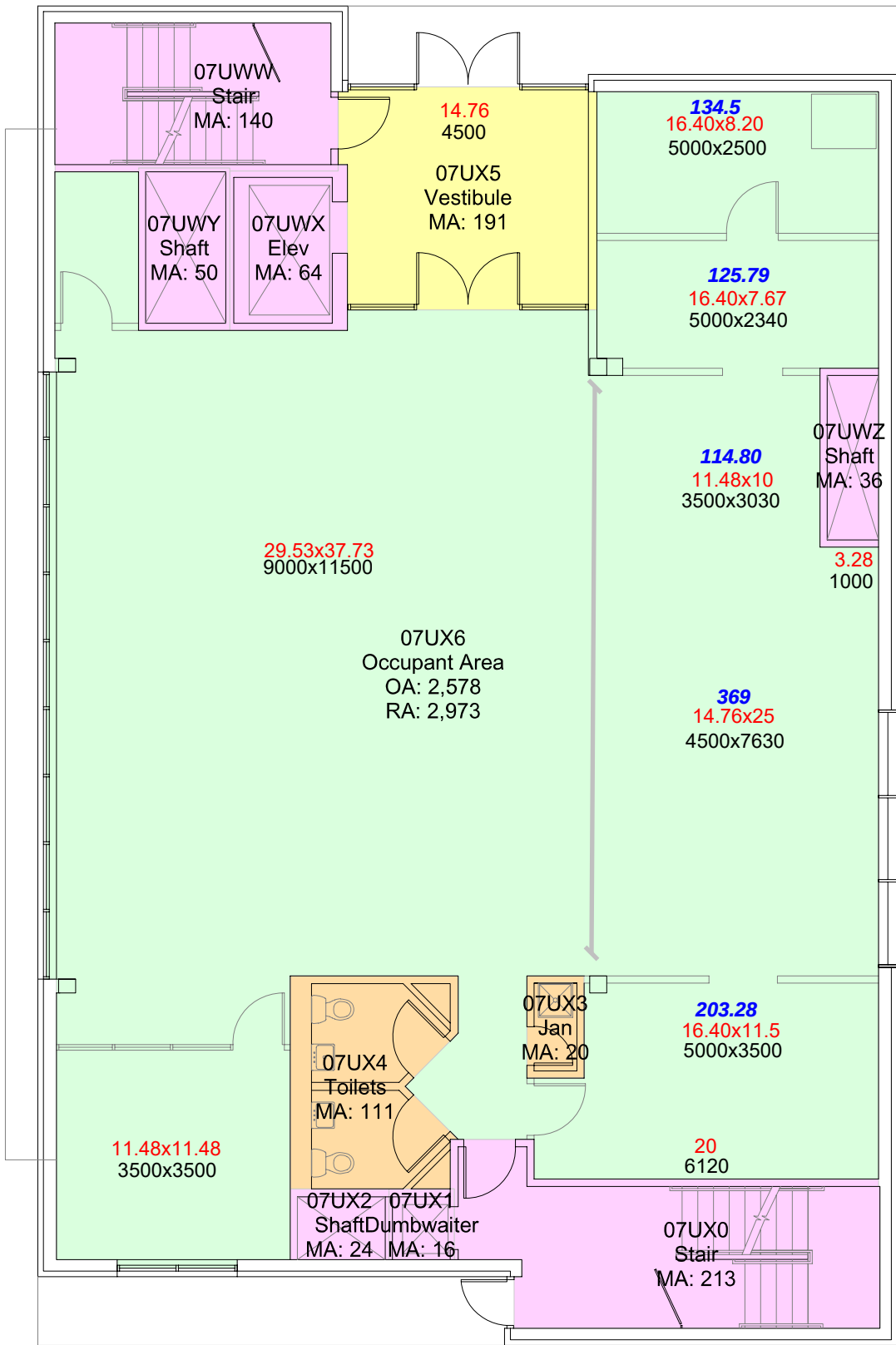
Based on BOMA 2010 A

Basement

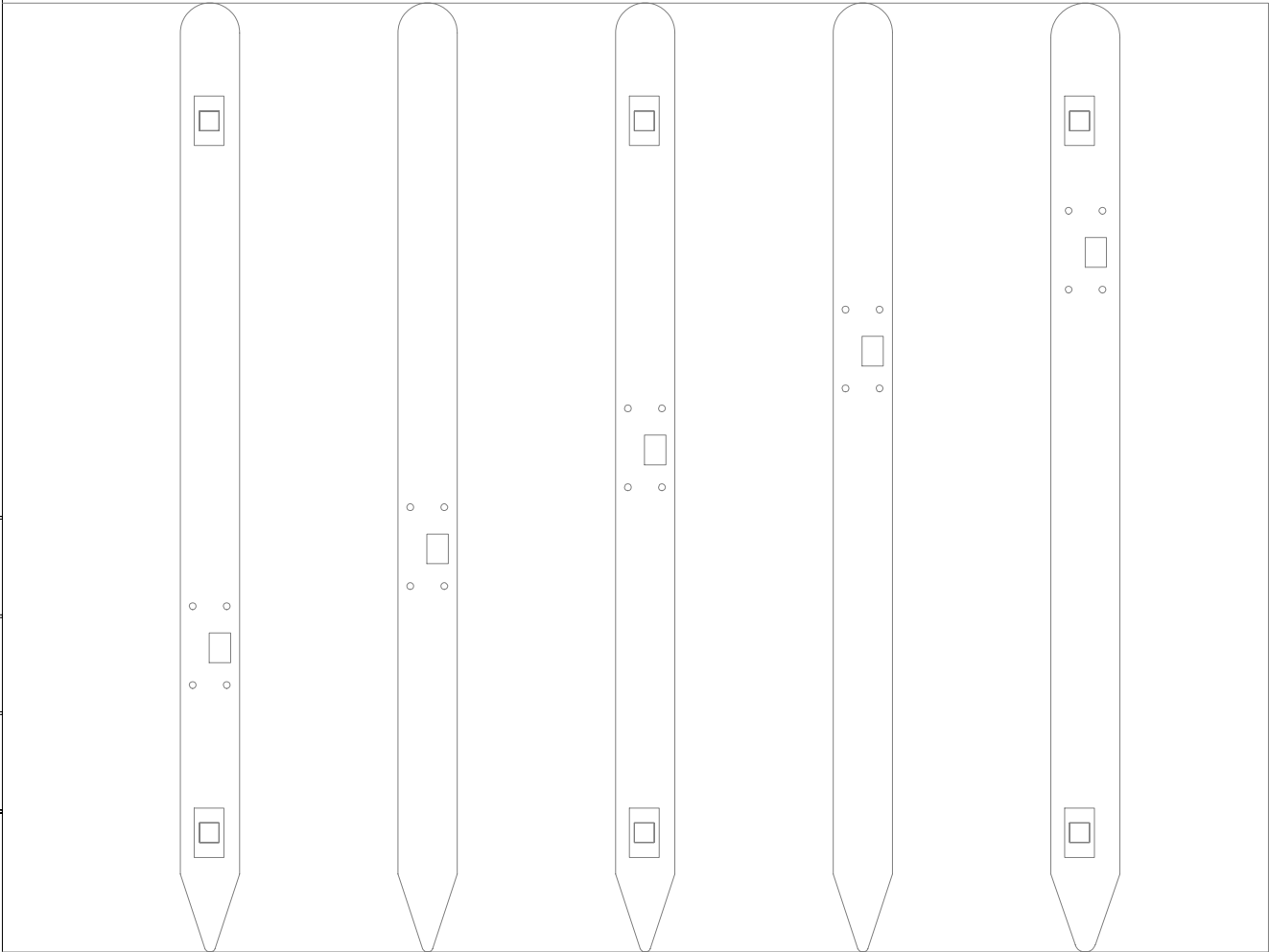
Arlington Heights
770 West Dundee Rd
Arlington Heights, IL 60004

5/4/2015





Ft. x 2
W in x D in
W cm x D cm



Unit Charge Type	Color
Occupant Area	
Floor Service	
Building Service	
Major Vertical Penetration	

	(s) Floor Data	(m) Building Data
EGA	3,666	14,503
IGA	3,441	13,740
Occupant Area	2,578	10,619
Rentable Area	2,973	12,247
Load Factor	1.1535	1.1533

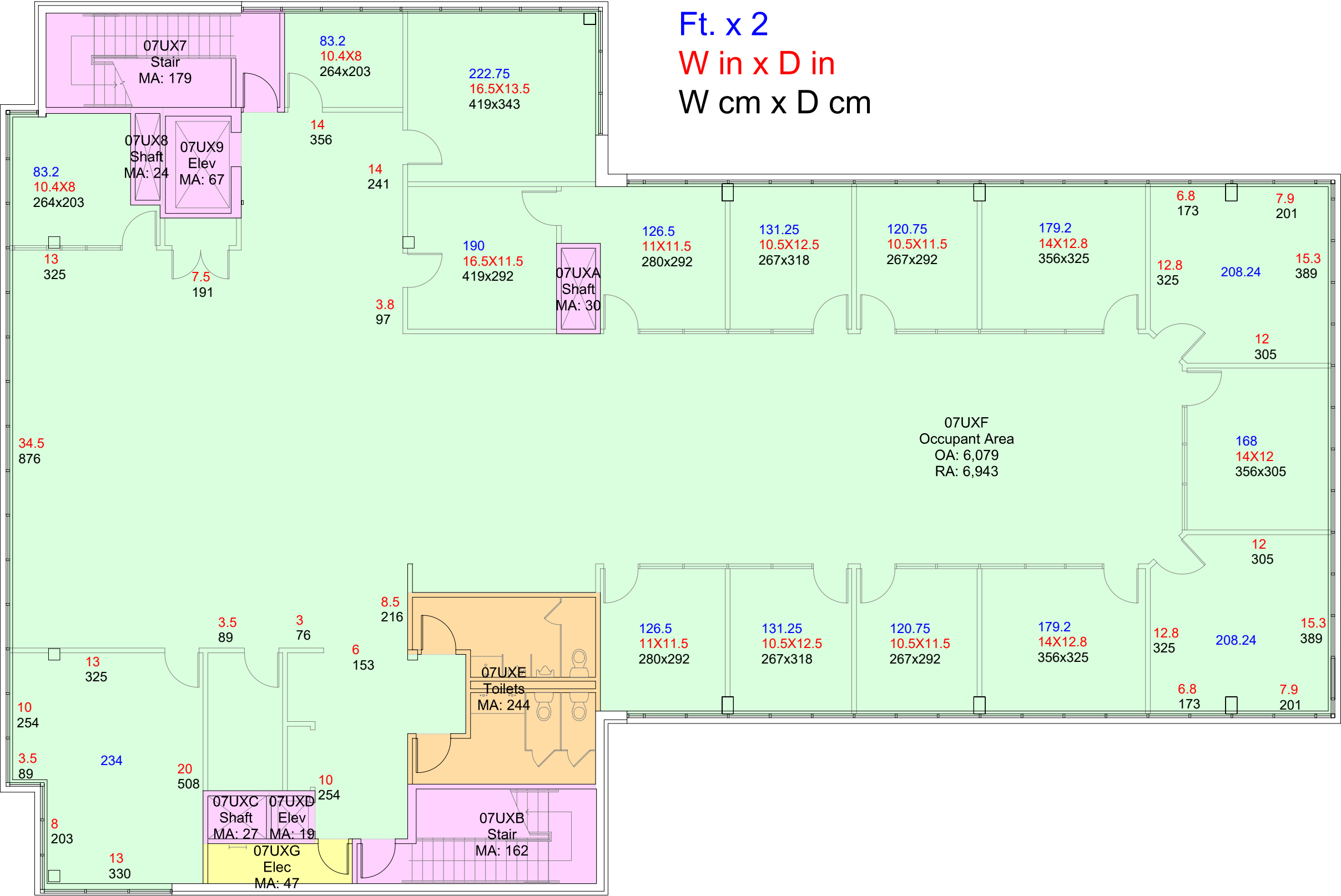
Based on BOMA 2010 A

1st Floor

Arlington Heights
770 West Dundee Rd
Arlington Heights, IL 60004

5/4/2015





Ft. x 2
W in x D in
W cm x D cm

Unit Charge Type	Color
Occupant Area	Green
Floor Service	Orange
Building Service	Yellow
Major Vertical Penetration	Pink

	(s) Floor Data	(m) Building Data
EGA	7,163	14,503
IGA	6,878	13,740
Occupant Area	6,079	10,619
Rentable Area	6,943	12,247
Load Factor	1.1420	1.1533

Based on BOMA 2010 A

2nd Floor

Arlington Heights
770 West Dundee Rd
Arlington Heights, IL 60004

5/4/2015





1 WEST / SOUTH VIEW
SCALE: NTS



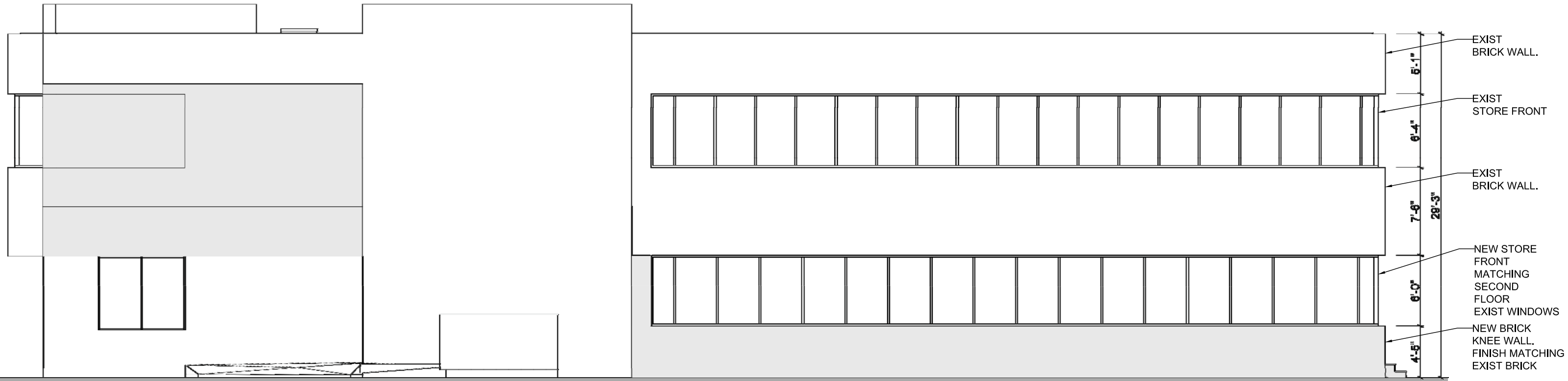
2 SOUTH / EAST VIEW
SCALE: NTS



3 NORTH VIEW
SCALE: NTS



4 WEST / SOUTH VIEW
SCALE: NTS



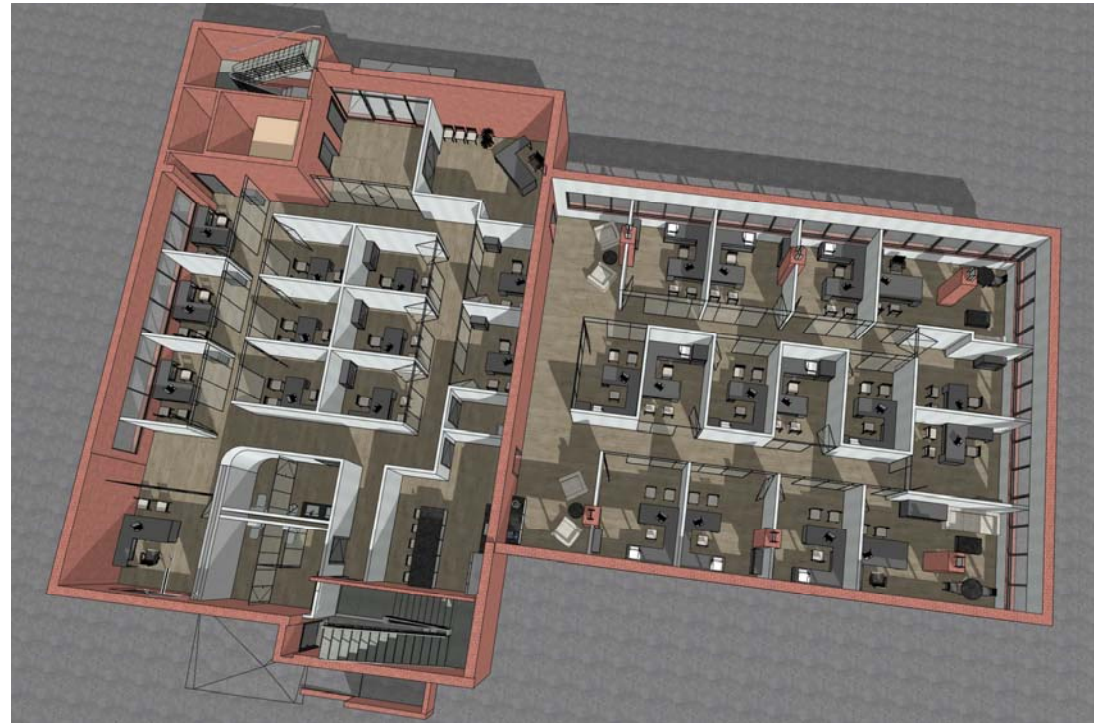
1

SOUTH ELEVATION

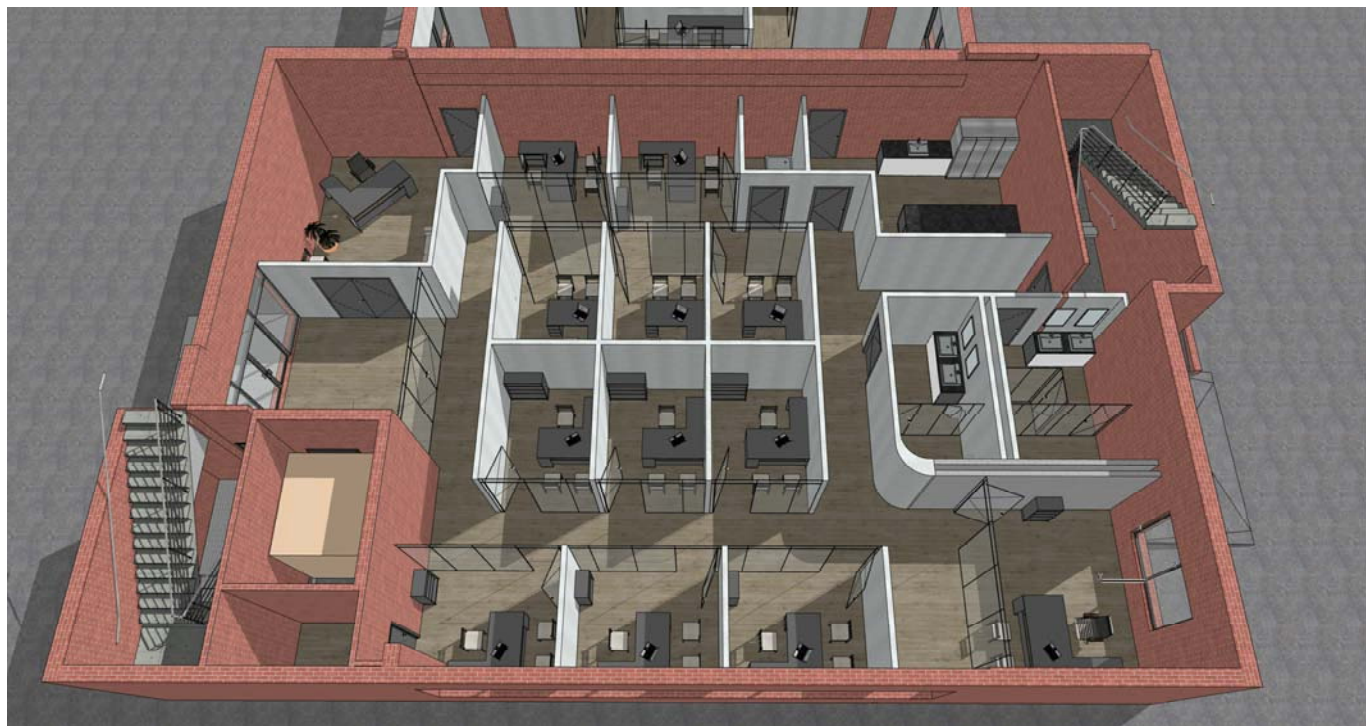
SCALE: NTS



1 PRELIMINARY FIRST FLOOR PLAN
SCALE: NTS



2 PRELIMINARY FIRST FLOOR PLAN
SCALE: NTS



3 FIRST FLOOR PLAN. FRAGMENT
SCALE: NTS



4 FIRST FLOOR ADDITION
SCALE: NTS



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

2/12/2025

Item: T1857 - 1000 W. Northwest Hwy. - Daycare
Special Use Permit for Daycare, Land Use Variation
Department: Planning & Community Development

Item Description:

Requested Action

1. Special Use Permit for a Day Care Center and Playground on the subject property.

Variations Required

1. Land Use Variation for Daycare in the R-3 District.
2. Parking Variation

Recommendation

Staff supports a full application to the Planning Commission for the proposed Special Use and Land Use Variation to allow a daycare center in the B-2, General Business District and R-3, Single Family Residential. The SDC recommends the Conceptual Plan Review Commission take into consideration the following:

1. The petitioner shall provide written justification in support of the proposed Special Use that addresses each of the criteria necessary for approval.
 - That said special use is deemed necessary for public convenience at this location.
 - That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
 - That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
2. The petitioner shall provide written justification in support of the proposed Land Use Variation that addresses each of the criteria necessary

for approval.

- The proposed variation will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
- The proposed variation is in harmony with the spirit and intent of this chapter.
- The variance requested is the minimum variance necessary to allow reasonable use of the property.

3. Playground equipment will be considered as accessory structures and depending on final details and locations, variations may be required.

4. Petitioner should engage in dialogue with the property owner to the north abutting the proposed outdoor play area. This resident was heavily involved in the previous daycare proposal from 2022. Petitioner should consider as much screening as possible.

5. Details on the hours of operation and drop-off operations must be provided.

6. Petitioner should outline any kindergarten options that may be offered. Depending on the extent of any kindergarten classes, a land use variation may be required for a private school.

7. Details on the use of any basement or mezzanine areas must be provided.

8. Design Commission review shall be required.

9. A Neighborhood Meeting is recommended.

10. A Market analysis will be required.

11. A traffic and parking analysis will be required. Part of the analysis should be a 3-day parking survey, taken at half hour intervals during the business's proposed hours of operation, shall be provided to determine the parking demand.

12. Justification for parking variation and all other proposed variations will be required.

13. The subject unit must comply with all applicable Building Code and Fire/Life-Safety regulations.
14. All exterior and interior demolition and construction shall meet all relevant Building and Life Safety Codes.
15. Proper fire systems shall be required. This includes, fire sprinklers in the building, proper fire alarms and detection devices, knox boxes, etc.
16. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official per Code: 2018 IFC Appendix D D105.4.
17. An autoturn diagram is required to confirm fire apparatus access per Code: 2018 IFC 503.2.4 and Appendix D D103.3. Maintain fire apparatus access roads and aerial access roads per IFC 2018.
18. The full-depth reclamation of the parking lot will trigger Village detention requirements. Provide an MWRD determination letter to determine if MWRD detention requirements and volume control would be required.
19. Northwest Highway is under the jurisdiction of the Illinois Department of Transportation (IDOT). A permit is required for all work within IDOT right-of-way.
20. It is recommended that the applicant receive preliminary comments from IDOT to confirm that IDOT will allow two access points on Northwest Highway before removing access to N Kennicott Avenue.
21. For the entrance, the first stall in the center parking aisle will require a vehicle to back-up onto the sidewalk. It is recommended to shift the first parking stall further north by adjusting the size of the landscape islands.
22. The sidewalk through the access off of Northwest Highway shall be removed and replaced. Detectable warning panels will be required.
23. Signage and striping will be required for the one-way access through the parking lot.
24. The material of the existing water service is unknown. If the existing water service is lead, the water service shall be replaced.
25. All food service equipment will need to be NSF listed or equivalent. IDCFS approval will also be needed.

26. The existing building has a bowstring truss-style roof. Failures of these types of roofs have been well documented. Due to the age and prolonged vacancy of this structure, we strongly suggest that the roof be inspected thoroughly by someone certified in this type of roof construction and all repairs completed prior to occupancy.

27. Lighting should be up to the Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility – potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

28. Crime Prevention Through Environmental Design (CPTED) recommendations provided by the Village Police Department can be integrated in the design of lighting, signage, landscaping, maintenance, drop off/pick up operations, pedestrian and vehicle access, and security measures in the process of developing the full Plan Commission application.

29. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review. A more detailed letter with additional staff comments was provided to the applicant.

ATTACHMENTS:

1. CPRC Report 1000 W NW Hwy 2.7.25
2. Aerial
3. Project Narrative
4. Conceptual Site Plan
5. Conceptual Floor Plan



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

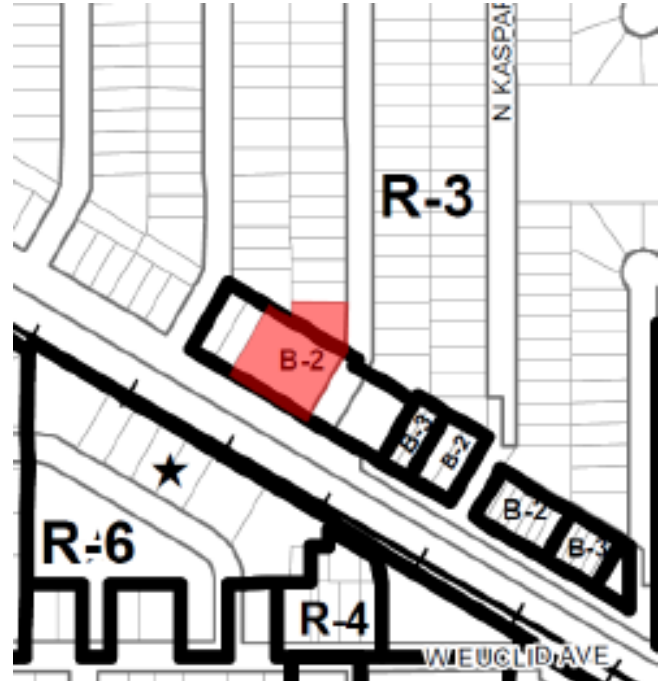
W NORTHWEST HWY W NORTHWEST HWY

Temp File Number: T1857
Project Title: Daycare at 1000 W Northwest Highway
Address: 1000 W Northwest Highway
PIN: 03-30-116-041& 03-30-116-038

To: Conceptual Plan Review Committee
Prepared By: Rachel Hitzemann, Development Planner
Meeting Date: February 12, 2024
Date Prepared: February 3, 2024

Petitioner: Sean Graham, P.E.
Address: 1400 16th St., Suite 300
 Oak Brook, IL 60523

Existing Zoning: B-2: General Business District, R-3: One Family Dwelling District
Comprehensive Plan: Commercial, Single-Family Detached



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One Family Dwelling District	Single-Family Homes	Single-Family
South	R-6, Multiple Family Dwelling District	Multi-Family Residential Development	Moderate Density Multi-Family
East	B-2, General Business District	Multi-tenant commercial shopping plaza	Commercial
West	B-2, General Business District	Motorcycle Dealership	Commercial

Requested Action

1. Special Use Permit for a Day Care Center and Playground on subject property.

Variations Required

1. Land Use Variation for Daycare in the R-3.
2. Parking Variation

Project Background

The subject property is a vacant commercial building of approximately 12,243 square feet located at 1000 W Northwest Highway. The building is currently vacant, but was previously the location of Windy City RC, a remote-controlled car business. The site is uniquely configured in that the primary portion along Northwest Highway is zoned B-2, however, there is an auxiliary portion at the rear along N Kennicott Avenue which is within the R-3 district and is currently occupied by an overflow parking lot with access to N Kennicott Avenue. Access currently comes from two curb cuts on Northwest Highway and the aforementioned curb cut.

The petitioner, InSite, is looking to open a new Daycare Center at this location. They intend to utilize the current building and add a 7,898 square foot playground on the northern side of the property adjacent to N Kennicott Avenue. The facility anticipates having 188 children and 35 employees.

A daycare was approved for this site in 2012 (St. Dominick's) but was never established. Another daycare was approved by the Plan Commission in 2022 (Guidepost Montessori), but did not finalize their Village Board approval due to issues with the seller.

There is currently a restrictive covenant from 1920 on the R-3 parcel of this property. The covenant requires the parcel to only be used as residential. Staff has consulted with the Village Attorney, and it has been determined that the Village would be able to approve the Special Use and Land Use Variation on this property despite the covenant.

Zoning and Comprehensive Plan

The property is located in the B-2, General Business District and R-3, Single Family Detached District. The proposed use is classified as a Daycare Center, which is permitted by Special Use in the B-2 district. However, a Day Care Facility is not permitted within the R-3 District, so a Land Use Variation will also be required. As part of their application, the petitioners must provide a written response to each of the hardship criteria necessary for Special Use and Land Use Variation approval, which are found below:

Special Use:

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees**

Land Use Variation

- **The proposed variation will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The Comprehensive Plan classifies this property as appropriate for "Commercial" uses for the B-2 parcel and "Single Family Detached" for the R-3 parcel. Compatibility with the Commercial

designation is adequate. However, the Comprehensive Plan will need to be amended for the residential parcel as a Daycare is not compatible.

Building, Site and Landscaping

The petitioner is proposing to raise the ceiling on the new portion of the building, but otherwise the exterior is to remain as is. The stairs accessing the addition will also be converted to a ramp. Signage is proposed, which will require a separate sign permit and review by the Design Commission. The interior will receive a full remodel with 12 daycare rooms, an office and staff room.

As part of the new playground area, the curb cut along N Kennicott Avenue will be removed. The petitioner is also proposing new access drives along Northwest Highway, which will require IDOT coordination.

During the formal Plan Commission review process, staff will evaluate the condition of the parking lot to determine if any repairs, resurfacing, or restriping is needed. Additionally, staff will also evaluate the existing site landscaping to ensure that it conforms to all code requirements. Any missing or dead landscaping must be replanted as part of any potential approval.

Parking and Traffic

Per Section 6.12-1 of the Zoning Code, a detailed parking and traffic analysis is required for this project. The analysis should look specifically at traffic during drop off and pickup times for similar facilities in the area. A parking analysis should be provided for a three-day period to determine accurate parking demand.

According to Code, Daycare Centers require 3 parking stalls for every 2 employees. Based on the anticipated 35 employees, 53 parking stalls are required. A minimum of two bicycle parking spaces will also be required as part of this submission.

Provided below is a parking table comparing the previously reviewed daycare centers with the one currently proposed. Based on the table, a parking variation of 4 spaces will be required.

Table I: Required Parking

Daycare Name	Year Proposed	Number of Children	Number of Staff	Number of Parking Stalls (Proposed)	Required Parking	Parking Per Child (Proposed)	Parking Per Staff (Proposed)
Current Proposal (Unnamed)	2024	188	35	49	53	0.26	1.37
Guidepost Montessori	2021	203	34	48	49*	0.23	1.3
St. Dominick's	2012	127	18	37	27	0.29	2.05

* Parking required was unique due to private school portion (kindergarten), which is subject to different parking requirements compared to a daycare.

RECOMMENDATION

Staff supports a full application to the Planning Commission for the proposed Special Use and Land Use Variation to allow a daycare center in the B-2, General Business District and R-3, Single Family Residential. The SDC recommends the Conceptual Plan Review Commission take into consideration the following:

1. The petitioner shall provide written justification in support of the proposed Special Use that address each of the criteria necessary for approval.
 - **That said special use is deemed necessary for the public convenience at this location.**
 - **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
 - **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees**
2. The petitioner shall provide written justification in support of the proposed Land Use Variation that addresses each of the criteria necessary for approval.
 - **The proposed variation will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
3. Playground equipment will be considered as accessory structures and depending on final details and locations, variations may be required.
4. Petitioner should engage in dialogue with the property owner to the north abutting the proposed outdoor play area. This resident was heavily involved in the previous daycare proposal from 2022. Petitioner should consider as much screening as possible.
5. Details on the hours of operation and drop-off operations must be provided.
6. Petitioner should outline any kindergarten options that may be offered. Depending on the extent of any kindergarten classes, a land use variation may be required for a private school.
7. Details on the use of any basement or mezzanine areas must be provided.
8. Design Commission review shall be required.
9. A Neighborhood Meeting is recommended.
10. A Market analysis will be required.
11. A traffic and parking analysis will be required. Part of the analysis should be a 3-day parking survey, taken at half hour intervals during the business's proposed hours of operation, shall be provided to determine the parking demand
12. Justification for parking variation and all other proposed variations will be required.
13. The subject unit must comply with all applicable Building Code and Fire/Life-Safety regulations.
14. All exterior and interior demolition and construction shall meet all relevant Building and Life Safety Codes.
15. Proper fire systems shall be required. This includes, fire sprinklers in the building, proper fire alarms and detection devices, knox boxes, etc.

16. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official per Code: 2018 IFC Appendix D D105.4.
17. An autoturn diagram is required to confirm fire apparatus access per Code: 2018 IFC 503.2.4 and Appendix D D103.3. Maintain fire apparatus access roads and aerial access roads per IFC 2018.
18. The full-depth reclamation of the parking lot will trigger Village detention requirements. Provide an MWRD determination letter to determine if MWRD detention requirements and volume control would be required.
19. Northwest Highway is under the jurisdiction of the Illinois Department of Transportation (IDOT). A permit is required for all work within IDOT right-of-way.
20. It is recommended that the applicant receive preliminary comments from IDOT to confirm that IDOT will allow two access points on Northwest Highway before removing access on N Kennicott Avenue.
21. For the entrance, the first stall in the center parking aisle will require a vehicle to back-up onto the sidewalk. It is recommended to shift the first parking stall further north by adjusting the size of the landscape islands.
22. The sidewalk through the access off of Northwest Highway shall be removed and replaced. Detectable warning panels will be required.
23. Signage and striping will be required for the one-way access through the parking lot.
24. The material of the existing water service is unknown. If the existing water service is lead, the water service shall be replaced.
25. All food service equipment will need to be NSF listed or equivalent. IDCFS approval will also be needed.
26. The existing building has a bowstring truss style roof. Failures of these types of roofs has been well documented. Due to the age and prolonged vacancy of this structure, we strongly suggest that the roof be inspected thoroughly by someone certified in this type of roof construction and all repairs completed prior to occupancy.
27. Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility – potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.
28. Crime Prevention Through Environmental Design (CPTED) recommendations provided by the Village Police Department can be integrated in the design of lighting, signage, landscaping, maintenance, drop off/pick up operations, pedestrian and vehicle access, and security measures in the process of developing the full Plan Commission application.
29. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review. A more detailed letter with additional staff comments was provided to the applicant.

February 2, 2025

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1857



Subject Property

0 300 600
ft

Print Date: 2/6/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

July 18th, 2024

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

RE: Proposed Daycare Facility – 1000 W Northwest Highway, Arlington Heights, IL

Dear Sam,

As discussed at our June 26th, 2024 Pre-Application Meeting, InSite is investigating redevelopment of the existing building at 1000 W Northwest Highway for a daycare user. I'm submitting this letter and attached documents for formal review and comments by the Staff Development committee (SDC).

The subject properties are a 0.84 AC lot zoned B-2 – General Business (Parcel 1) and a 0.23 AC property zoned R-3 – One Family Dwelling Residential (Parcel 2). The existing site conditions consist of a 12,243 SF vacant building and parking lot in various stages of disrepair. It is anticipated that a Special Use Approval and various Land Use Variations will need to be approved by the Village of Arlington Heights Board of Trustees.

InSite is proposing to completely renovate the interior of the building along with improvements to the exterior façade of the building. As part of this work, it is anticipated a complete tear down and rebuild of exterior walls will be required for a room in the northwest corner of the building. This is required due to the low existing ceiling height of the northwestern room. Additionally, it is anticipated that a complete roof tear off and replacement in-kind will be required.

InSite is proposing limited sitework consisting of minor areas of pavement removal, full-depth reclamation of the parking areas to remain, and construction of a new ~7,900 SF turf playground area. It is contemplated that reconstruction of the access drives onto Northwest Highway and replacement of the sidewalk along Northwest Highway and Kennicott Boulevard will be required as part of this project. Finally, it is anticipated that the maximum capacity for this daycare development will be 188 children and 35 full-time staff.

I look forward to working with members of Village staff throughout this entitlement and permitting process. If you have any questions or need any more information, please do not hesitate to reach out.

Thank you,

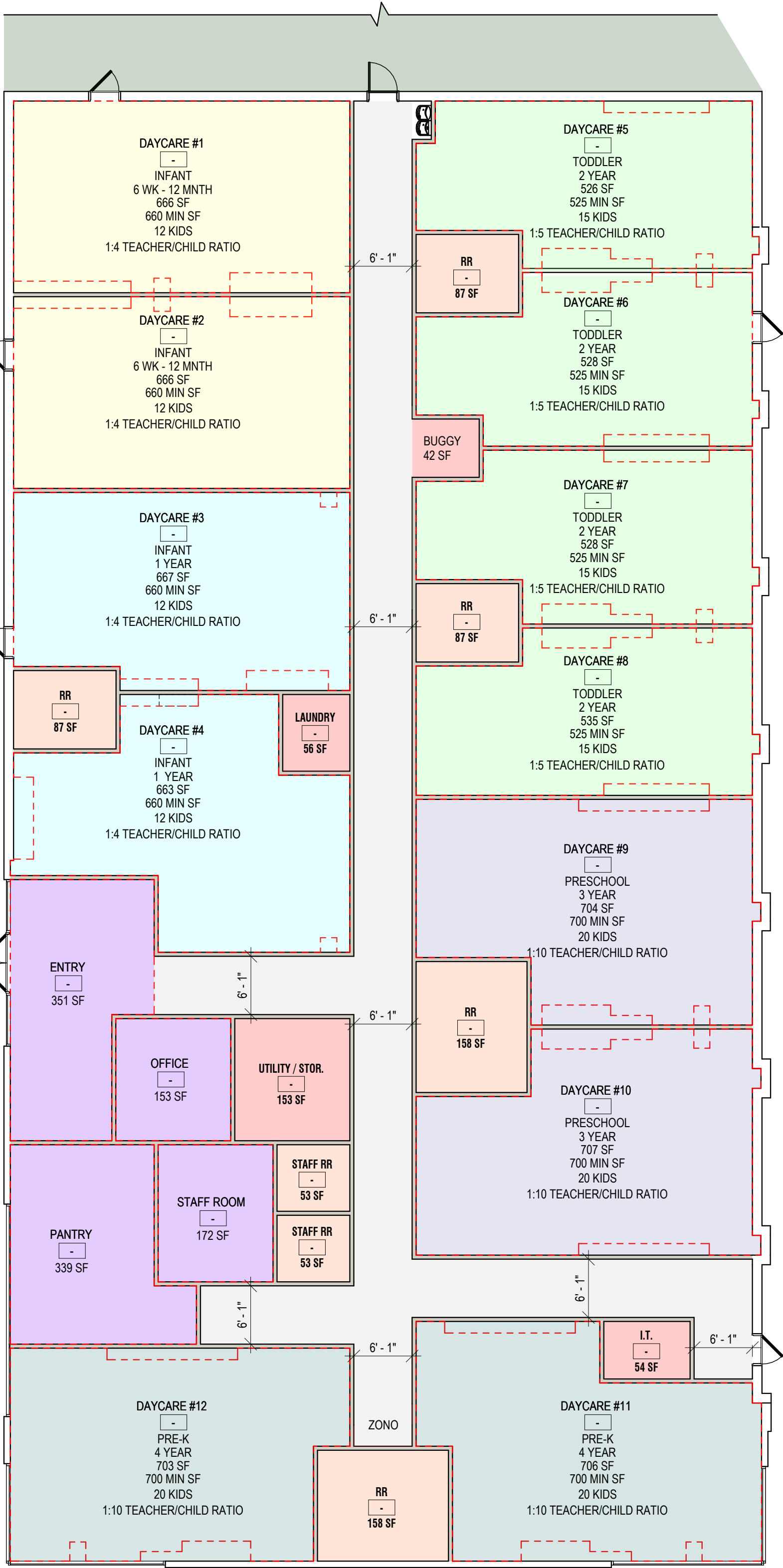
Sean Graham, P.E.
Project Manager
D: (630) 592 – 3203
E: sgraham@insiterealestate.com

Enclosures:

Exhibit A – Project Aerial
Exhibit B – Conceptual Site Plan v5
Exhibit C – Tenant Floor Plan
Exhibit D – Preliminary IDOT Feedback

PROPOSED PROJECT AREA: 12232 SF

DAYCARE LICENSING									
Name	AREA		AGE		AREA PER CHILD	CHILD PER TEACHER	TOTAL CHILDREN	TOTAL STAFF	
	ACTUAL	REQUIRED	RANGE	GROUP					
ENTRY	351 SF							1	
OFFICE	153 SF							1	
PANTRY	339 SF							1	
STAFF ROOM	172 SF							0	
DAYCARE #1	666 SF	660 SF	6 WK - 12 MNTH	INFANT	55 SF	4	12	3	
DAYCARE #2	666 SF	660 SF	6 WK - 12 MNTH	INFANT	55 SF	4	12	3	
DAYCARE #3	667 SF	660 SF	1 YEAR	INFANT	55 SF	4	12	3	
DAYCARE #4	663 SF	660 SF	1 YEAR	INFANT	55 SF	4	12	3	
DAYCARE #5	526 SF	525 SF	2 YEAR	TODDLER	35 SF	5	15	3	
DAYCARE #6	528 SF	525 SF	2 YEAR	TODDLER	35 SF	5	15	3	
DAYCARE #7	528 SF	525 SF	2 YEAR	TODDLER	35 SF	5	15	3	
DAYCARE #8	535 SF	525 SF	2 YEAR	TODDLER	35 SF	5	15	3	
DAYCARE #9	704 SF	700 SF	3 YEAR	PRESCHOOL	35 SF	10	20	2	
DAYCARE #10	707 SF	700 SF	3 YEAR	PRESCHOOL	35 SF	10	20	2	
DAYCARE #11	706 SF	700 SF	4 YEAR	PRE-K	35 SF	10	20	2	
DAYCARE #12	703 SF	700 SF	4 YEAR	PRE-K	35 SF	10	20	2	
TOTAL:	8,615 SF	7,540 SF						188	35

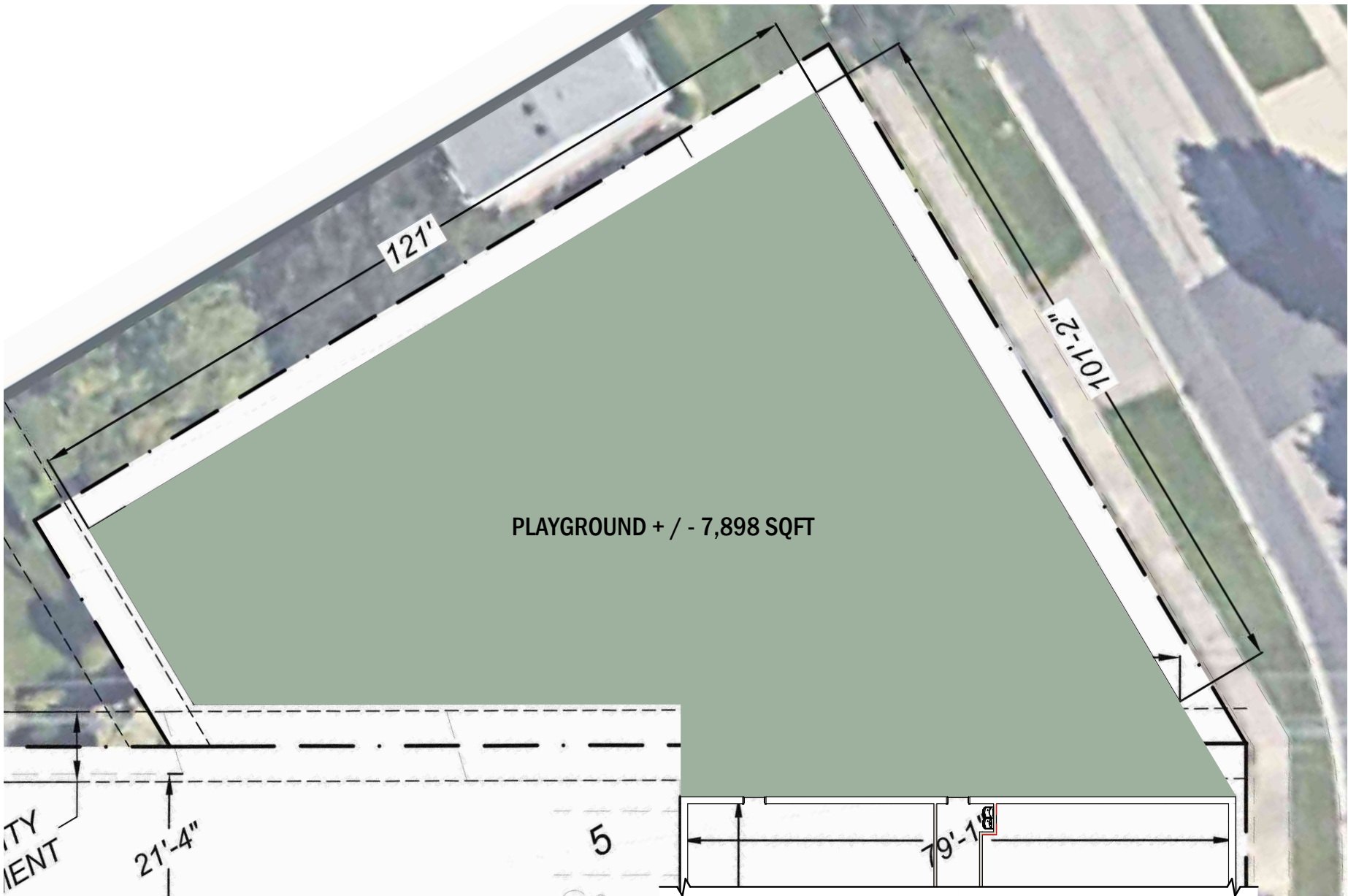


1 EXISTING CONDITIONS

12" = 1'-0"

COLOR USAGE KEY

- INFANT (6 WK - 12 MNTH)
- INFANT (1 YEAR)
- TODDLER
- PRESCHOOL
- PRE-K
- SCHOOL SUPPORT / ADMIN
- UTILITY
- CIRCULATION
- RESTROOMS
- PLAYGROUND



2 PLAYGROUND

1" = 20'-0"

3 BLOCKING PLAN

1" = 10'-0"

J.A. Mihalik, Architect
373 US Route 46 West
Building D, Suite 240
Fairfield, New Jersey 07004
ph: (973) 291-3730 fax: (973) 291-3740
www.jam-arch.com

NEW CONSTRUCTION OF:
PROPOSED PLAN
1000 W NORTHWEST HWY
ARLINGTON HEIGHTS, IL 60004

ISSUED ON: 08/21/2023

JOB NUMBER: 2023-02_14



DRAWN BY: JA



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

2/12/2025

Item: T1867 - 2016 N. Chestnut Ave. - Walnut Ridge Subdivision
Subdivision of 1 lot into 4 residential lots, Right-of-way
dedication

Department: Planning & Community Development

Item Description:

Requested Action

1. Preliminary & Final Plat of Subdivision to subdivide five tax parcels into four platted lots and right-of-way dedication.
2. An amendment to the Village's Comprehensive Plan to remove the future Norman Street Extension.

Variations Required (*Under the current requirement to extend the Norman Street ROW)**

1. Variation to Chapter 28, Section 5.1-2.2, Minimum Lot Width at Building Line to allow a reduction to the minimum lot area from 10,000 to 7,395 square-feet for Lot 1 and Lot 2.
2. Variation to Chapter 28, Section 5.1-2.2, Minimum Lot Width at Building to allow a reduction to the minimum lot width from 75 feet to 49 feet.
3. Variation from Chapter 29, Section 29-307, Residential Lot Standards to allow a reduction to the minimum lot width from 75 feet to 49 feet.
4. Additional variations may be required upon review of more detailed plans.

Recommendation

The Staff Development Committee reviewed the proposed four lot subdivision with variations from Chapter 28 and 29 for lot width and lot size and does not support the proposal for the following reasons:

1. The Village could not deny the building permit for the single-family home since it met all applicable code requirements. However, at the time the home was approved and built, the Village informed the property owner of the Norman Street extension and indicated that any future subdivision

request would require the full dedication of Norman Street across the entire length of the property.

2. The proposed request is inconsistent with the Village's Comprehensive Plan and Thoroughfare and Transportation Policy Plan, which shows a future roadway extension for Norman Street between Chestnut Avenue to the east and Fernandez Avenue to the west.

3. The proposed request is inconsistent with the Village's Zoning Ordinance relative to the minimum lot width and lot area.

4. The proposed request promotes the redevelopment of the neighborhood in a piecemeal manner that is inconsistent with the Village's proposal for redevelopment.

If the Petitioner elects to proceed forward, the following issues shall apply:

1. The Petitioner shall dedicate right-of-way for the southern 51 feet along Norman Street, the eastern 33 feet along N. Chestnut Avenue, and the western 33 feet along N. Ridge Avenue.

2. The Petitioner shall fully improve both sides of Norman Street and N. Walnut Avenue as well as the west side of N. Chestnut Avenue and the east side of N. Ridge Avenue. Said improvements shall include the installation of roadway, utilities, curb and gutter, sidewalks, parkway trees and sod, and streetlights.

3. A four-lot subdivision would require one lot to be reserved for stormwater detention. An MWRD permit is required.

4. School, Park and Library contributions shall be required for each new lot platted prior to the issuance of a building permit.

5. Newly created residential lots shall be subject to the requirements of the Inclusionary Housing Ordinance.

6. Design Commission applications are required for each new home.

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

ATTACHMENTS:

1. CPRC Staff Report - Walnut Ridge Subdivision_v2 2.3.2025
2. Aerial

3. Possible Redevelopment Plan
4. Project Narrative
5. Proposed Subdivision Plans



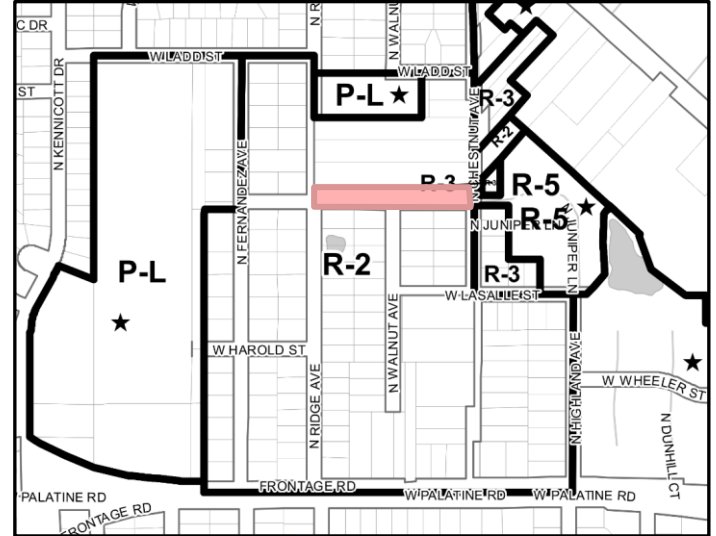
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1867
Project Title: Walnut Ridge Subdivision
Address: 2016 N. Chestnut Ave
PINs: 03-18-401-168; 03-18-401-169;
 03-18-401-170; 03-18-401-171;
 03-18-401-157

To: Conceptual Plan Review Committee
Prepared By: Dan Osoba, Planner I
Meeting Date: February 12, 2025
Date Prepared: January 31, 2025

Petitioner: Ross Grande
 Crane Construction Company, LLC
Address: 343 Wainwright Drive, Ste B
 Northbrook, IL 60062

Existing Zoning: R-2, One Family Dwelling District
Comprehensive Plan: Single Family Detached,
 Estate 2



SURROUNDING LAND USES

Direction	Zoning	Existing Land-Use	Comprehensive Plan
North	R-2, One Family Dwelling District	Single Family Dwelling	Single Family Detached, Estate 2
South	R-2, One Family Dwelling District	Single Family Dwelling; Unbuilt Norman Street ROW	Single Family Detached, Estate 2
East	R-1, One Family Dwelling District; R-5, Multiple-Family Dwelling District	Single Family Dwellings; Arlington Grove Townhomes	Single Family Detached, Estate 2; Single Family Attached
West	R-2, One Family Dwelling District	Single Family Dwelling; Unbuilt Ridge Ave ROW	Single Family Detached, Estate 2

Requested Action:

1. Preliminary & Final Plat of Subdivision to subdivide five tax parcels into four platted lots and right-of-way dedication.
2. An amendment to the Village's Comprehensive Plan to remove the future Norman Street Extension.

Variations Required (**Under the current requirement to extend the Norman Street ROW):

1. Variation to Chapter 28, Section 5.1-2.2, Minimum Lot Width at Building Line to allow a reduction to the minimum lot area from 10,000 to 7,395 square-feet for lot 1 and lot 2.
2. Variation to Chapter 28, Section 5.1-2.2, Minimum Lot Width at Building to allow a reduction to the minimum lot width from 75 feet to 49 feet.
3. Variation from Chapter 29, Section 29-307, Residential Lot Standards to allow a reduction to the minimum lot width from 75 feet to 49 feet.
4. Additional variations may be required upon review of more detailed plans.

Project Background:

The subject site, which consists of five tax parcels, is zoned R-2, One Family Dwelling District and is bounded by N. Chestnut Avenue to the east, an unimproved segment of N. Ridge Avenue to the west, and a single-family home to the north. To the south of the subject site there is a dedicated section of land to construct Norman Street that would run east to west and connect to N Ridge Avenue and N Fernandez Avenue. The property is 100 feet wide (from north to south) and 685 feet deep with a total land area of 68,500 square-feet or 1.57 acres. The existing lot has been tax parceled into separate PINs; however, those tax parcels are not individually subdivided lots. The petitioner is proposing to subdivide the whole property at 2016 N. Chestnut Avenue from one lot into four lots and dedicate right-of-way for N. Ridge Avenue and N. Walnut Avenue. The existing single-family home at 2016 N. Chestnut Avenue is proposed to remain and three new homes are proposed to be constructed.

Access to the proposed homes would be provided from newly constructed right-of-way for N. Walnut Avenue to lots 2 and 4. Access to lot 1 would typically be from N. Ridge Avenue; however, the petitioner has indicated that the right-of-way would be dedicated to the Village for N. Ridge Avenue, but not improved.

The Village has reviewed proposals on the subject site previously and developed a desired redevelopment plan, which is attached to this report as (**Exhibit #2. Possible Redevelopment Plan**). This plan has been vetted with Village Staff to provide east/west access in the neighborhood and allow future redevelopment of lots along N. Ridge Avenue by providing a cul-de-sac for N. Walnut Avenue. This cul-de-sac would also provide necessary fire access and turnaround to serve the vicinity that lacks existing public infrastructure.

Zoning and Comprehensive Plan

Under the petitioner's development plan, the proposed residential lots comply with the R-2 Standards:

Zoning Requirements	Lot Size (s.f.)	Minimum Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Corner Side Yard Setback
R-2 Lot	10,000–14,999	75 feet	25 feet	10 feet	30 feet	10 feet
Lot Standards per Chapter 28 & 29 for lots 10,000-14,999 s.f.		90 feet				
2016 N. Chestnut Ave (As Proposed)	Lot Size	Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Corner Side Setback
Lot 1	14,500	100 feet	25 feet (Not Shown)	10 feet (Not Shown)	30 feet (Not Shown)	N/A
Lot 2	14,500	100 feet	25 feet (Not Shown)	10 feet (Not Shown)	30 feet (Not Shown)	
Lot 3 (Dedicated ROW)	N/A	N/A	N/A	N/A	N/A	N/A
Lot 4	14,800	100 feet	25 feet (Not Shown)	10 feet (Not Shown)	30 feet (Not Shown)	N/A
2016 N. Chestnut Ave w/o ROW Dedication	18,271	100 feet	~78 feet (Measured)	~12 feet (Measured)	~58 feet (Measured)	~19 feet (Measured)
2016 N. Chestnut Ave with ROW Dedication	14,782	100 feet	~44 feet (Measured)	~12 feet (Measured)	~58 feet (Measured)	~19 feet (Measured)

The key issue is the dedication and extension of Norman Street. According to the Village's Comprehensive Plan, Norman Street is to be extended from Chestnut Avenue to the east and to Fernandez Avenue to the west. Per the Village's redevelopment plan, Norman Street would connect through to N. Walnut Avenue as there is an existing house on 2016 N. Chestnut Avenue (**see Exhibit I attached**). This existing

home was permitted and constructed in 2004 as the lot met all Zoning Code requirements and dedication of right-of-way is only required upon subdivision of the land. Currently, the dedicated right-of-way width for Norman Street between N. Chestnut Avenue and N. Ridge Avenue is only 15 feet. According to Code, the minimum right-of-way width for a Local Street is 66 feet. Therefore, in order to comply with Code, the Petitioner would need to dedicate 51 feet of the subject site as part of this subdivision request. If this dedication occurs, which is required by the Comprehensive Plan and Subdivision Ordinance, the lot width would be reduced to 49 feet, while the lot area would be reduced to 7,105 square-feet for lots 1 and 2. These reductions would require the following variations:

- Variation to Chapter 28, Section 5.1-2.2, Minimum Lot Width at Building Line to allow a reduction to the minimum lot area from 10,000 to 7,105 square-feet for lot 1 and lot 2.
- Variation to Chapter 28, Section 5.1-2.2, Minimum Lot Width at Building Line to allow a reduction to the minimum lot width from 75 feet to 49 feet for lot 1 and lot 2.
- Variation from Chapter 29, Section 29-307, Residential Lot Standards to allow a reduction to the minimum lot width from 75 feet to 49 feet for lot 1 and lot 2.

The petitioner shall provide a written responses to the four hardship criteria necessary for Variation approval, as outlined below:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter 28.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

Village Staff does not support these variations, since they constitute a 35% reduction in required minimum lot width and a ~27% reduction in lot area. In addition, the new lots would be inconsistent with the surrounding properties, which on average are 85 feet in width and approximately 12,000 square feet in area. The right-of-way for Norman Street is required by code at time of subdivision and therefore would be required with this proposal.

The Norman Street extension is an important long-term public improvement that is identified in the Comprehensive Plan as local roadway improvements to be constructed with an associated development. This extension would enhance neighborhood continuity and would eliminate the need for local residents to travel north or south to Rand Road or Palatine Road in order to get from the east end of the neighborhood to the west end. There is a considerable lack of infrastructure in the general vicinity, especially roadway connections east and west. Village Staff has maintained a consistent position relative to this issue over the years, encouraging the owner of the subject site to work with the adjacent property owners to the north so that the entire block could be redeveloped in a comprehensive and unified manner (**See Exhibit I**).

Based on Village Staff discussions with Real Estate agents representing the property owners, it appears that the property owners to the north may be willing to sell their property. Village Staff encourages the property owners and petitioner to discuss opportunities to include parcels to the north in any redevelopment effort in order to construct Norman Avenue and create standard parcels for development.

The Staff Development Committee does not support the proposed for the following reasons:

1. The Village could not deny the building permit for the single-family home since it met all applicable code requirements. However, at the time the home was approved and built, the Village informed the property owner of the Norman Street extension and indicated that any future subdivision request would require the full dedication of Norman Street across the entire length of the property.
2. The proposed request is inconsistent with the Village's Comprehensive Plan and Thoroughfare and Transportation Policy Plan, which shows a future roadway extension for Norman Street between Chestnut Avenue to the east and Fernandez Avenue to the west.
3. The proposed request is inconsistent with the Village's Zoning Ordinance relative to the minimum lot width and lot area.

4. The proposed request promotes the redevelopment of the neighborhood in a piecemeal manner that is inconsistent with the Village's proposal for redevelopment.

Building

Individual Design Commission applications would be required for any new single-family home proposed on any newly subdivided lot. The Design Commission must approve the applications prior to building permit issuance.

Newly created residential lots shall be required to comply with the Inclusionary Housing Ordinance. Linkage fees subject to the requirements of this Ordinance shall be paid prior to issuance of building permits for any new dwelling unit.

Site Plan and Landscaping

If the Petitioner elects to proceed forward, the Village would require that the southernmost 51 feet along Norman Street, the easternmost 33 feet along N. Chestnut Avenue, and the westernmost 33 feet along N. Ridge Avenue be dedicated to the Village. With respect to public improvements, the Petitioner shall fully improve both sides of Norman Street and N. Walnut Avenue as well as the west side of N. Chestnut Avenue and the east side of N. Ridge Avenue. These improvements shall include the installation of the roadway, utilities, curb and gutter, sidewalks, parkway trees and sod, water main, sanitary sewer main, and storm sewer main, and street lights. As part of the formal review process, engineering plans, details, and detention calculations shall be required.

The Petitioner has indicated that the 33 feet of right-of-way is proposed to be dedicated on N. Ridge Avenue. However, the petitioner does not wish to construct those improvements at this time. The Village requires that dedication of right-of-way *and* construction of those improvements occur with the application for a subdivision. As part of the formal review process, the Petitioner shall provide engineer's estimates for the cost of the improvements and bonds shall be required prior to approval of a Final Plat in the amount of those estimates as determined adequate by the Village Public Works Department.

Traffic and Parking

A traffic and parking study is required for residential developments that have at least 100 dwelling units or more. A formal traffic and parking study shall not be required with this application.

RECOMMENDATION

The Staff Development Committee reviewed the proposed four lot subdivision with variations from Chapter 28 and 29 for lot width and lot size and **does not support** the proposal for the following reasons:

1. The Village could not deny the building permit for the single-family home since it met all applicable code requirements. However, at the time the home was approved and built, the Village informed the property owner of the Norman Street extension and indicated that any future subdivision request would require the full dedication of Norman Street across the entire length of the property.
2. The proposed request is inconsistent with the Village's Comprehensive Plan and Thoroughfare and Transportation Policy Plan, which shows a future roadway extension for Norman Street between Chestnut Avenue to the east and Fernandez Avenue to the west.
3. The proposed request is inconsistent with the Village's Zoning Ordinance relative to the minimum lot width and lot area.
4. The proposed request promotes the redevelopment of the neighborhood in a piecemeal manner that is inconsistent with the Village's proposal for redevelopment.

If the Petitioner elects to proceed forward, the following issues shall apply:

1. The Petitioner shall dedicate right-of-way for the southern 51 feet along Norman Street, the eastern 33 feet along N. Chestnut Avenue, and the western 33 feet along N. Ridge Avenue.
2. The Petitioner shall fully improve both sides of Norman Street and N. Walnut Avenue as well as the west side of N. Chestnut Avenue and the east side of N. Ridge Avenue. Said improvements shall include the installation of roadway, utilities, curb and gutter, sidewalks, parkway trees and sod, and street lights.

3. A four-lot subdivision would require one lot to be reserved for stormwater detention. An MWRD permit is required.
4. School, Park and Library contributions shall be required for each new lot platted prior to the issuance of a building permit.
5. Newly created residential lots shall be subject to the requirements of the Inclusionary Housing Ordinance.
6. Design Commission applications are required for each new home.
7. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

February 4, 2025

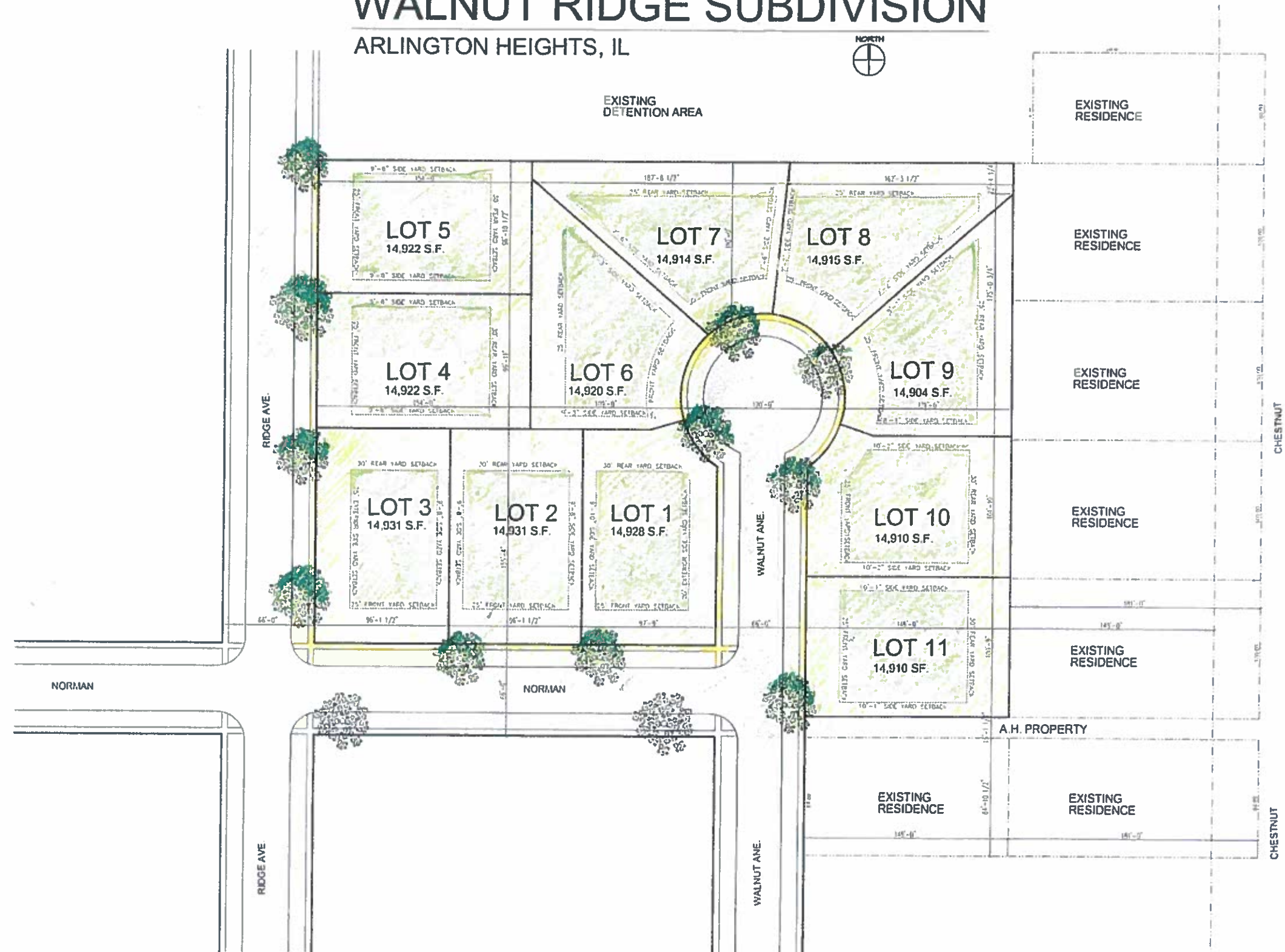
Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1867



WALNUT RIDGE SUBDIVISION

ARLINGTON HEIGHTS, IL



RECEIVED

FEB 18 2008

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

LOT AREA:

LOT 1: 14,928 S.F.
LOT 2: 14,931 S.F.
LOT 3: 14,931 S.F.
LOT 4: 14,922 S.F.
LOT 5: 14,922 S.F.
LOT 6: 14,920 S.F.
LOT 7: 14,914 S.F.
LOT 8: 14,915 S.F.
LOT 9: 14,904 S.F.
LOT 10: 14,910 S.F.
LOT 11: 14,910 S.F.
TOTAL: 164,107 S.F.

Project Narrative

444, 460, 500 & 520 Norman Court, Arlington Heights, IL 60004

Subject Property

The subject property, located north of Palatine Road and west of Arlington Heights Road, is zoned in the Village's One Family Dwelling District: R-2 (the "R-2 District"). The total site area measures approximately 53,700 square feet (1.23 acres), marks the northern terminus of Walnut Avenue and shares borders with single-family residential properties to the north and south.

Subdivision

This proposal seeks to resubdivide the parcel into four residential lots (three will be buildable), all of which will comply with the minimum lot requirements for the R-2 District (10,000 square feet per Section 5.1-2.1, and a minimum lot width of 75 feet per Section 5.1-2.2). Easements will be established to accommodate access, utilities, and stormwater management. One parcel (Parcel 3 identified below) will be dedicated as public right-of-way to extend Walnut Avenue northward (the "Roadway Extension").¹ The proposed lot specifications are as follows:

- **Parcel 1 (03-18-401-168):** 100' x 145' = 14,500 SF
- **Parcel 2 (03-18-401-169):** 100' x 145' = 14,500 SF
- **Parcel 3 (03-18-401-170):** 100' x 66' = 6,600 SF² (dedicated as right-of-way)
- **Parcel 4 (03-18-401-171):** 100' x 148' = 14,800 SF

Development

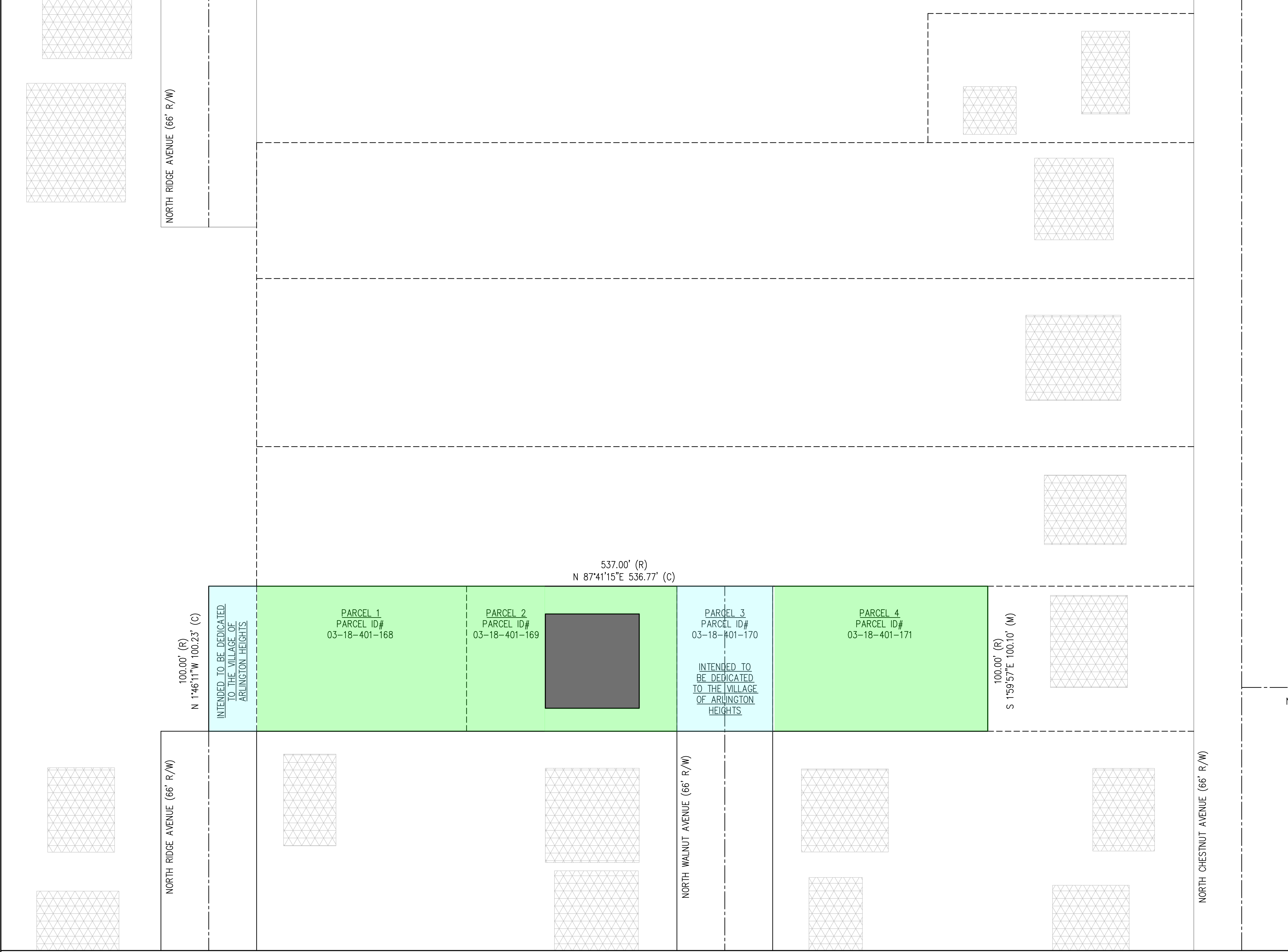
The preliminary development plan contemplates constructing a single-family residence on Parcel 2 and completion of the Roadway Extension on Parcel 3 during the first phase, with Parcels 1 and 4 to be developed at a future date. The proposed development on each lot is designed to comply with the Village's Zoning Ordinance, Subdivision Control Regulations and applicable stormwater management requirements. It is not our intent to request any variations from the aforementioned regulations at this time. Impervious surface coverage for all lots will not exceed 50%, as specified in Section 5.1-2.5(b)(2), with stormwater detention calculations provided accordingly. Private water and sewer services will serve Parcels 2 and 4 as part of the phased development process.

Construction of the residence on Parcel 2 is scheduled to commence on June 2, 2025, with a 12-month completion timeline and will feature (i) a two-story wood-frame structure with a full-depth basement, (ii) façade featuring stone and siding finishes, and (iii) landscaping improvements, preserved greenspace, and concrete driveways in compliance with Village landscaping and exterior improvement standards.

This development aligns with the Village's goals for orderly residential growth while enhancing infrastructure and ensuring compliance with zoning and subdivision regulations. Specifically, this project will provide an important incremental first step to further development north of the Property. As such, we are respectfully requesting referral of this matter to the Village's Plan Commission for further consideration.

¹ The west 33 feet of Parcel 1 will also be dedicated as part of the Ridge Avenue right-of-way but will not be improved as part of this project.

² Parcel 3 (6,600 SF) and the west 33 feet of Parcel 1 (3,300 SF) together make for a total ROW dedication of 9,900 SF.



CONCEPTUAL DEVELOPMENT PLAN

SCALE
1/32" = 1'-0"

1

TYPE: SCHEMATIC

PROJECT NUMBER: ###

LOCATION:
ARLINGTON HEIGHTS, IL
60004

CLIENT PROJECT NUMBER:
001

2024 CONCEPTUAL
PLAT OF SURVEY

DRAFT ISSUANCE
12/5/2024

COMMISSION READY
12/10/2024

PROFESSIONAL STAMP:

PROFESSIONAL STAMP:

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED IN MY OFFICE AND UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY WITH ALL LAWS, RULES, REGULATIONS AND ORDINANCES OF ARLINGTON HEIGHTS, IL, RELATING TO STRUCTURES AND BUILDINGS.

NORTH JUNIPER LANE

ISSUE TYPE:
DRAFT ISSUANCE | 12/05/24
COMMISSION READY|12/10/24

SCALE: AS NOTED
DRAWN BY: N. WURM

SHEET TITLE:

CONCEPTUAL
DEVELOPMENT PLAN
FOR ROSS GRANDE

SHEET NUMBER:

A1-0



2/12/2025

Item: T1858 - 660 N. Ridge Ave - Arlington Ridge Center
PUD Amendment and Special Use Permit to expand previously
approved PUD & SUP

Department: Planning & Community Development

Item Description:

Requested Action

1. Planned Unit Development (PUD) Amendment to Arlington Ridge Center PUD (Ord. 18-009 and/or amendment of in-review PC24-019 ARC Signage PUD Amendment).
2. Special Use Permit Amendment to amend the original "Community Center, Recreation Building" SUP.

Variations Required

1. A variation to exceed the parking variation allowed per Ord. 18-009 which allowed 291 parking spaces where 757 spaces were required.
2. Variation to permit a 12-foot-high fence where the maximum fence height is 6 feet.
3. Additional variations may be required upon review of a full Plan Commission submittal.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed amendment to the PUD and SUP with a parking variation and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Special Use Permit that addresses each of the criteria necessary for approval.
 - That said special use is deemed necessary for the public convenience at this location.
 - That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons

residing or working in the vicinity.

- That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board.

2. Continue working with Village Staff on the application for Design Commission as it requires Village Board approval.

3. Variation requests must be identified and written justification provided based on the criteria for approval.

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.

- The proposed variation is in harmony with the spirit and intent of Chapter 28.

- The variance requested is the minimum variance necessary to allow reasonable use of the property.

4. The sidewalk along W Northwest Highway shall be increased to 10 feet and the parkway width shall be increased to 10 feet.

5. Landscaping shall be replaced on-site to comply with previous approvals.

6. A parking study and parking survey shall be provided with a formal submittal of a Plan Commission application.

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

ATTACHMENTS:

1. CPRC Staff Report 2-12-25
2. Aerial
3. Project Narrative
4. Architectural Plans
5. Preliminary Civil Plans
6. Landscape Plans
7. Plat of Survey

8. Parking Calculations_2017
9. Landbanked Parking



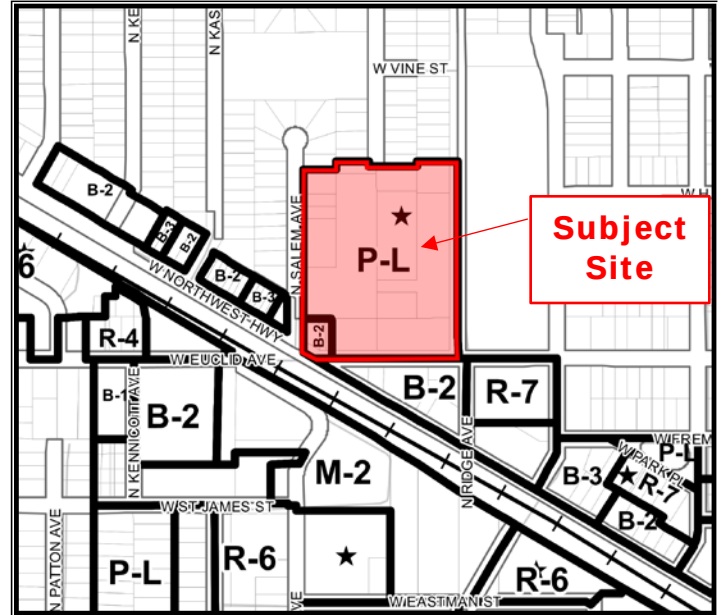
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1858
Project Title: Arlington Ridge Center (ARC)
Address: 660 N. Ridge Avenue
PINs: Multiple PINs

To: Conceptual Plan Review Committee
Prepared By: Dan Osoba, Planner I
Meeting Date: February 12, 2025
Date Prepared: February 4, 2025

Petitioner: Arlington Heights Park District
Address: 410 N. Arlington Heights Rd
Arlington Heights, IL 60004

Existing Zoning: B-2, General Business District
P-L Public Lands District
Comprehensive Plan: Offices Only; Parks



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3 One Family Dwelling District	Single-Family Detached Dwellings	Single-Family Detached
South	B-2, General Business District	Big Ange's Eatery; BMO Bank; Medical Offices	Commercial
East	R-3 One Family Dwelling District	Church of Christian Liberty	Institutional
West	R-3 One Family Dwelling District/ B-2, General Business District	Single-Family Detached Dwellings; ARGO Insurance	Single-Family Detached/ Commercial

Requested Action:

1. Planned Unit Development (PUD) Amendment to Arlington Ridge Center PUD (Ord. 18-009 and/or amendment of in-review PC24-019 ARC Signage PUD Amendment)
2. Special Use Permit Amendment to amend the original "Community Center, Recreation Building" SUP

Variations Required:

1. A variation to exceed the parking variation allowed per Ord. 18-009 which allowed 291 parking spaces where 757 spaces were required
2. Variation to permit a 12-foot-high fence where the maximum fence height is 6 feet.
3. Additional variations may be required upon review of a full Plan Commission submittal.

Project Background:

The subject property is located at the northeast corner of the intersection of W. Euclid Ave and N. Ridge Avenue. The Arlington Heights Park District owns the property and recreational facility at Arlington Ridge Center (ARC) which is located at 660 N Ridge Avenue. The overall site is approximately 10.34 acres and contains an existing recreation center, surface parking, outdoor fields and on-site detention.

The ARC was originally approved and rezoned to the P-L Public Lands District in 1978 along with all other Arlington Heights Park District owned properties within the Village (Ord. 78-019). A Planned Unit Development and Special Use Permit for a "Community Center, Recreation Building" was approved in 2003 per Ord. 03-036 and subsequently amended in 2018 per Ord. 18-019.

The Petitioner is proposing a 6,150 square-foot, two-story building addition on the northwest corner of the building. The addition is proposed to be dedicated space to improve fitness classes and children's programming within the facility. The building addition will require the existing outdoor basketball court to be relocated from the northwest corner of the building to the southwest corner of the building adjacent to the parking lot. The existing playground will also be removed and reinstalled on the site in the same location but with park equipment upgrades.

Zoning and Comprehensive Plan

The property is currently zoned P-L Public Lands District with the exception of 750 W Northwest Highway, which is zoned B-2 General Business District. The current application in review for PC24-019 includes a request to rezone that portion of the property to P-L. No action would be required as part of this separate application. The proposed building addition would require an amendment to the PUD and SUP covering the existing property. The existing Special Use Permit for "Community Center, Recreation Building" would be required. The Petitioner shall provide a written response to the criteria for approval for Special Use Permits which are listed below:

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board.**

The Comprehensive Plan designates the existing ARC property as appropriate for "Parks" land uses; however, 750 W Northwest Highway is designated as "Office Only". An amendment to the future land use map of the Comprehensive Plan is included in the current application in review for PC24-019 to redesignate the property from "Office Only" to "Parks" to match the proposed expanded park area.

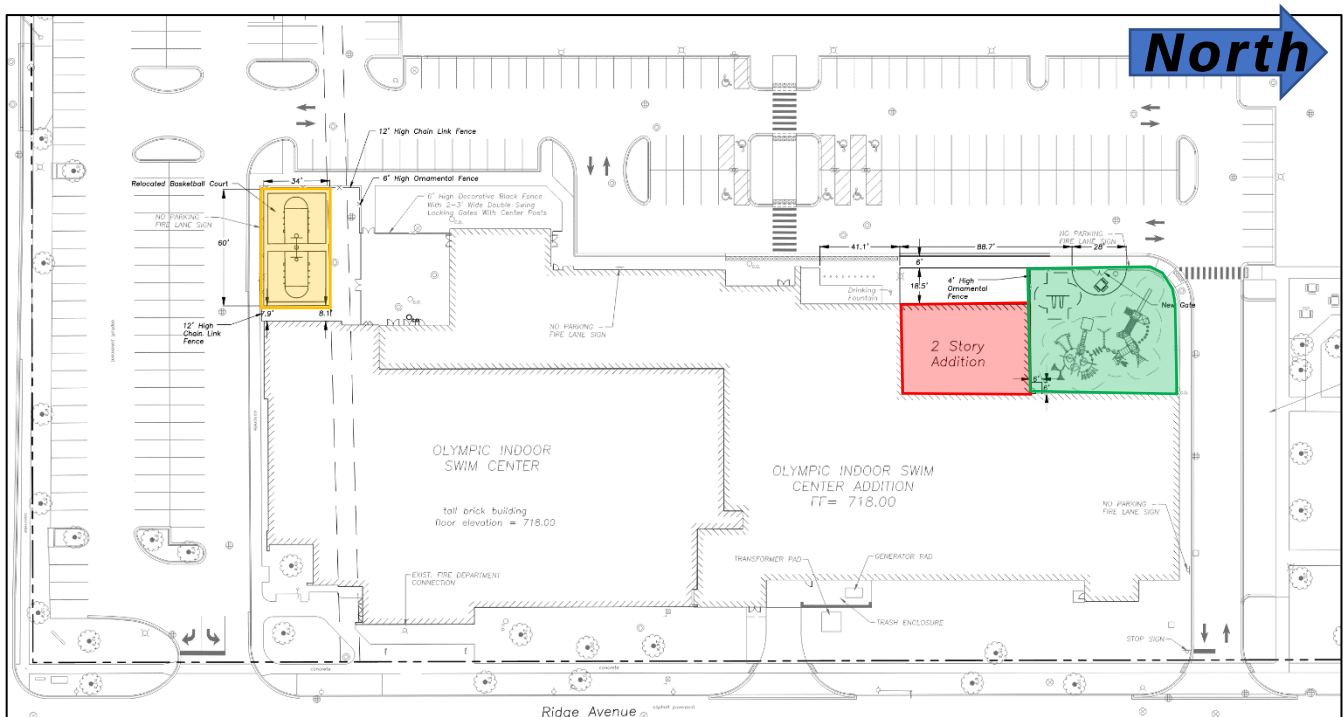
Building Improvements

The Petitioner shall provide information on the occupancy of the existing facility as well as the proposed addition as part of the formal Plan Commission application. This information will be used to calculate parking demand for the site (see Parking below) and must match future building permit submittals. The Petitioner is encouraged to discuss the occupancies with the Building & Life Safety Department prior to formal submittal.

A Design Commission application has been reviewed by Village Staff and received a recommendation of approval for the proposed building addition. This Design Commission recommendation will go before the Village Board for final approval with the separate Plan Commission application for zoning entitlements.

Site Improvements & Landscaping

The proposed site improvements include relocation of the existing basketball court and reconstruction of the existing playground to accommodate the building addition. The graphic below highlights the new two-story addition (highlighted in red), the renovated playground space (highlighted in green), and the relocated basketball courts (highlighted in orange). Note that North is to the right in this graphic.



Staff will review the site to ensure that all landscaping and parking lot drive aisles and spaces are compliant with current Village requirements. The Petitioner may need to provide improvements to landscaping and/or parking lot improvements with the review of this application.

The fence around the basketball court exceeds the maximum fence height of 6 feet and will require a variation as proposed. The Petitioner shall include this variation request with a formal Plan Commission application as well as specifications for the fence style, fence details, and lighting if applicable.

Staff is requesting that the sidewalk along W. Northwest Highway shall be increased to 10 feet and the parkway width shall be increased to 10 feet. These improvements are being addressed through the Plan Commission sign application in PC24-019 with coordination between the Village, the Park District and the Illinois Department of Transportation.

Parking and Traffic:

As part of the amendment to the Planned Unit Development in 2018 (Ord. 18-009), a parking variation was requested and approved to reduce the required amount of off-site parking from 757 spaces to 291 spaces. This building addition would further increase this variation between the code required parking and existing parking provided for the facility. The required 757 spaces are based on the sum of all uses within the building and assumes a worst-case scenario that all spaces within the building are used to peak capacity at the same time (**See Exhibit #7 Parking Calculation_2017**). The petitioner shall provide detailed information on the occupancy of the existing building and addition.

A parking and traffic study is required by code for all PUDs and PUD amendments. The traffic study may not be necessary as the access to the site is not changing; however, a variation to waive that requirement would be required. Planning Staff would be amenable to this variation request. A parking study will be required and Planning Staff would not support a variation to waive the study. The parking study shall provide the following information:

- o Parking Survey of the parking usage on the property over a period of 5 days, including Saturday and Sunday. The survey data would be utilized to demonstrate existing parking demand at the facility. Note if any days included events like open house, birthday party, teen nights, dance, etc.
- o Analysis of projected parking demand by using the survey results as a baseline. The projection should utilize ITE demand models for recreational facilities uses as well as the Village Code requirement of spaces equal to 30% of the proposed occupancy.

- o The previous parking variation approval per Ord. 18-009 required the following parking related items in conjunction with the variation approval, which the Village would expect to continue:
 - The land banked parking spaces that were included in Ord. 18-009 shall be evaluated with the parking study to determine if those spaces should be constructed with this addition.
 - The Park District shall work with the Village to adjust scheduling so that major events do not overlap. This may include a reduction in the amount of programming that is allowed on the subject property.
 - If a parking issue occurs, then the Park District shall construct all landbanked parking stalls as identified in the plan prepared by Gewalt Hamilton Associates, Inc. within 90 days upon request by the Village (**See Exhibit #8 Landbanked Parking Plan**). This landbanked parking plan was included as a condition of approval on the previous PUD amendment approval from 2018.
 - The Park District will explore the ability of a shared parking agreement with the Christian Liberty Academy located to the east of the subject property (or other acceptable location), which agreement shall be subject to review by the Village.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed amendment to the PUD and SUP with a parking variation and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Special Use Permit that addresses each of the criteria necessary for approval.
 - **That said special use is deemed necessary for the public convenience at this location.**
 - **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
 - **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board.**
2. Continue working with Village Staff on the application for Design Commission as it requires Village Board approval.
3. Variation requests must be identified and written justification provided based on the criteria for approval.
 - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - **The proposed variation is in harmony with the spirit and intent of this Chapter 28.**
 - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
4. The sidewalk along W Northwest Highway shall be increased to 10 feet and the parkway width shall be increased to 10 feet.
5. Landscaping shall be replaced on-site to comply with previous approvals.
6. A parking study and parking survey shall be provided with a formal submittal of a Plan Commission application.
7. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

February 6, 2025

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1848



PROJECT DESCRIPTION

Date: 12/13/24

Project Name: Arlington Ridge Center Addition & Locker Room Renovation
660 North Ridge Avenue, Arlington Heights, Illinois

FGMA Project Number: 23-3791.02

Remarks

The Arlington Heights Park District (AHPD) intends to build a small (~6,150 sf) 2-story addition to the Arlington Ridge Center. The addition will be located to the North of the Main Entry to the facility and its design will read as an extension of the existing building as it will include the same material palette of brick and glass. The existing basketball hoops will be relocated, and the existing playground will be removed and reinstalled in the same location when construction is completed.

AHPD has determined that dedicated space will improve existing member experience as some fitness classes and children's programming currently use one of the courts in the open gym. The 2-room addition will provide a Multipurpose room on the first floor, intended for Children's programming. The second floor of the addition will introduce a private Fitness Room and alleviate the need to hold private classes in the large open gym.

In addition to the added programming space, AHPD intends to reconfigure the pool locker rooms to include additional changing space and incorporate private family changing rooms near the pool. AHPD has received feedback from current members that additional changing space is needed in the pool locker rooms.

The addition will incorporate the following sustainable initiatives:

- Roofing materials will help reduce the heat island effect.
- Exterior lighting will be designed to reduce light pollution.
- Interior finishes will be manufactured with low-emitting materials.
- Glass will be provided to maximize daylighting and views with shade control to prevent glare.

Pending review and approval by the Village of Arlington Heights, the project is scheduled to start construction in Spring 2025 and be completed in phases by early 2026. The renovation work to the pool locker rooms will occur over the Summer of 2025 when outdoor pools are open to minimize disruptions.

**NOT FOR
CONSTRUCTION**

for regulatory approval, permit or
ruction.

Information on this document is preliminary or incomplete, not for distribution, recording purposes, or dissemination.

[illegible]

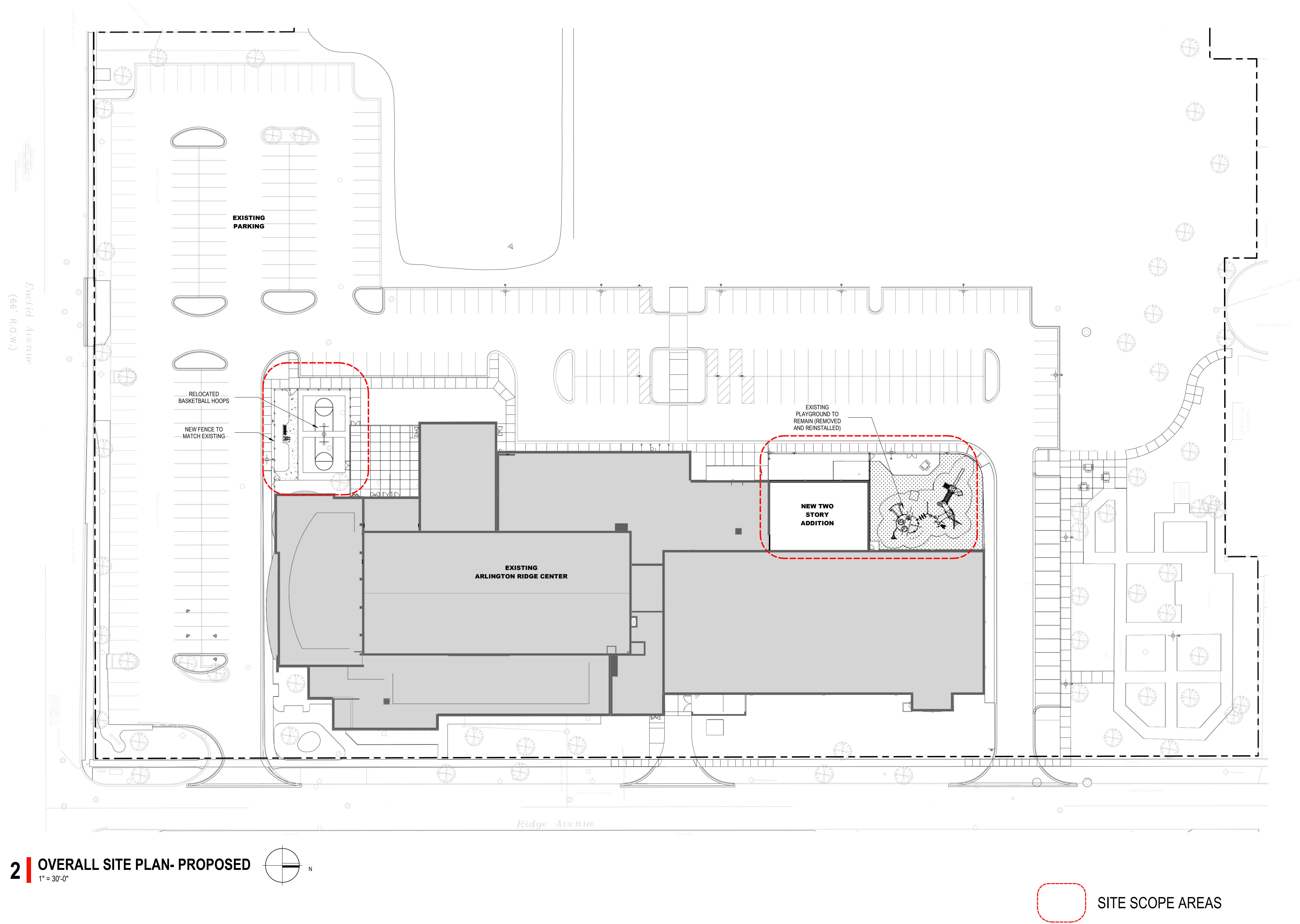
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

PLAN COMMISSION

PROPOSED SITE PLAN

NO. **A0**

JOB NO. 23-3791.02
© 2024 FGM Architects Inc.



REVIEW ONLY

For regulatory approval, permit or
instruction.

Information on this document is preliminary or incomplete, not for instruction, recording purposes, or cementation.

[illegible]

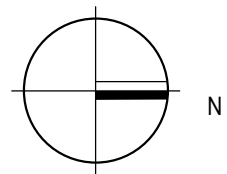
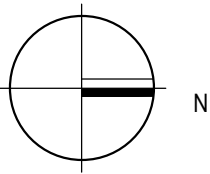
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

PLAN COMMISSION

EXISTING FLOOR PLANS

A1

JOB NO. 23-3791.02
© 2024 FGM Architects Inc.



Information on this document is preliminary or incomplete, not for instruction, recording purposes, or dissemination.

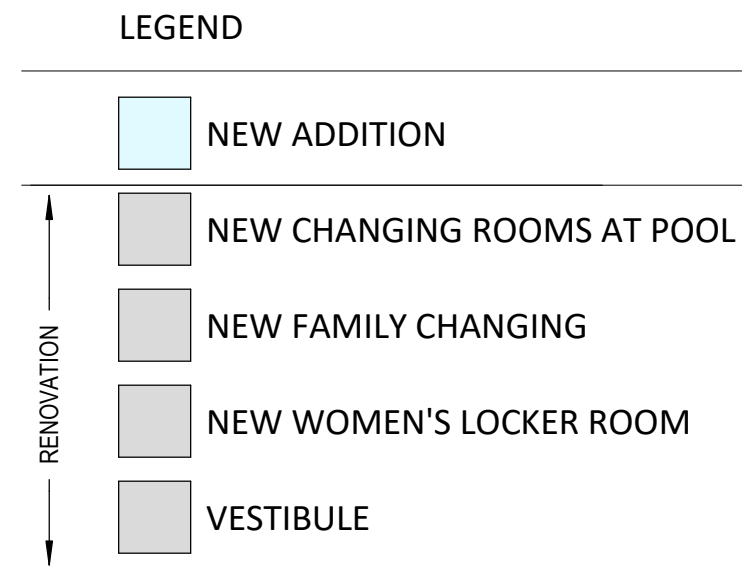
[illegible]

ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

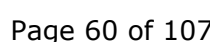
PLAN COMMISSION

A2

JOB NO. 23-3791.02
© 2024 FGM Architects Inc.



1 OVERALL FIRST FLOOR PLAN- PROPOSED



Information on this document is preliminary or incomplete, not for instruction, recording purposes, or cementation.

[illegible]

ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

T NO. **A5**

JOB NO. 23-3791.02
© 2024 FGM Architects Inc.



WILKINSON ENGINEERING ASSOCIATES, LTD.
1000 COMMERCE DRIVE
E A
MUSKEGON, IL 60030

**LANDSCAPE
TCHCOCK DESIGN GROUP**
CHICAGO AVE.
E 200A
ERVILLE, IL 60540
961.1787 (0)

STRUCTURAL
CLUSKEY ENGINEERING CORPORATION
1501 HIGH GROVE LN,
MERRILLVILLE, IL 60540
(708) 717-5399 (O)

**E.P.
RG ENGINEERING CONSULTANTS, LTD.**
W. WISE RD.
NUNBURG, IL 60193
352.4500 (O)

**NOT FOR
CONSTRUCTION**

REVIEW ONLY

for regulatory approval, permit or construction.

information on this document is preliminary or incomplete, not for instruction, recording purposes, or implementation.

[illegible]

ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

PLAN COMMISSION

ENDING

ET NO.

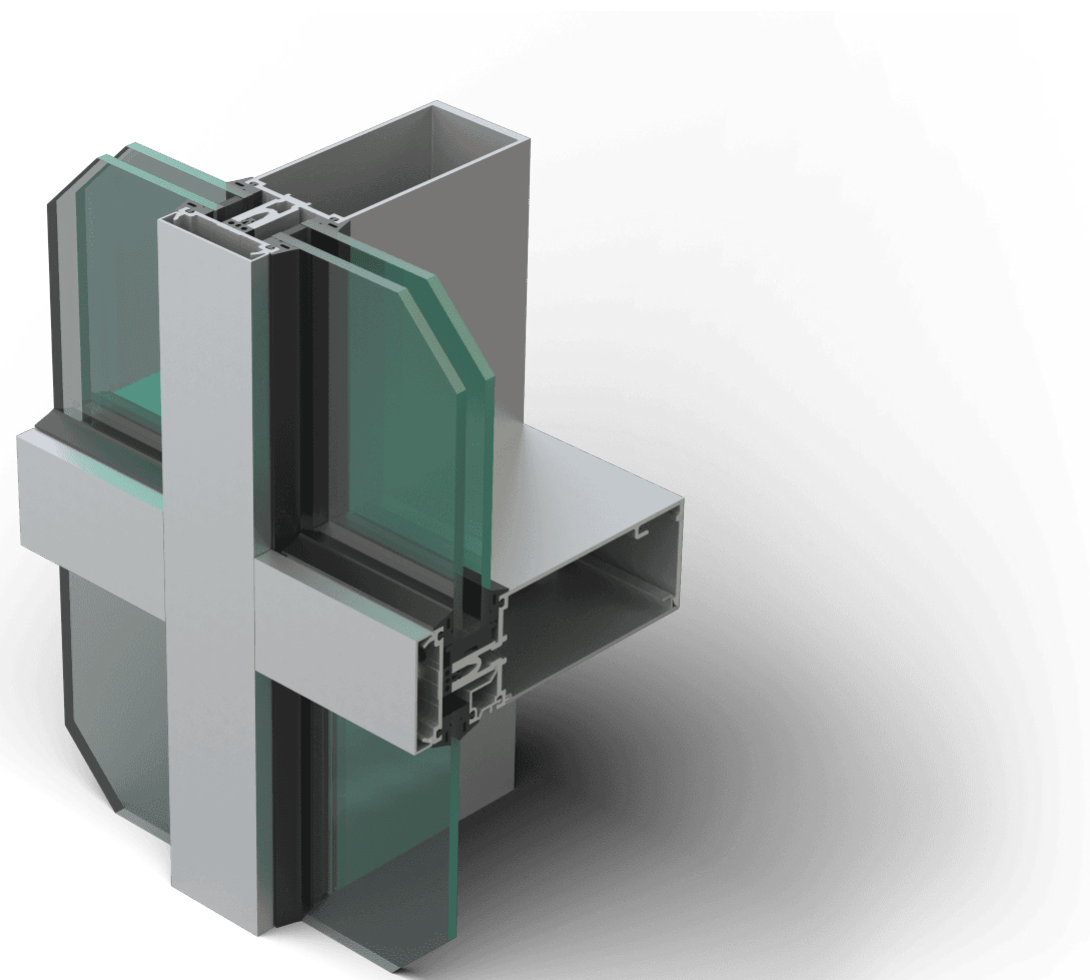
A6

JOB NO. 23-3791.02
2024 FGM Architects Inc.

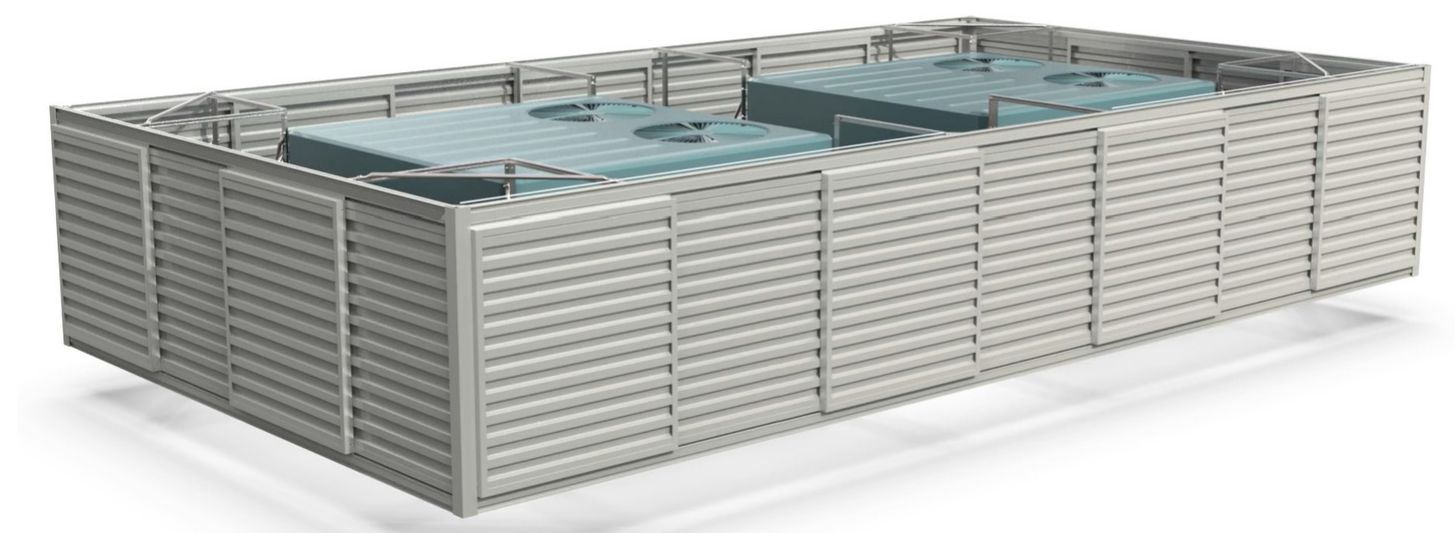


EXISTING & PROPOSED BRICK

EXISTING & PROPOSED CURTAIN WALL



HORIZONTAL 7.2 RIB SOLID



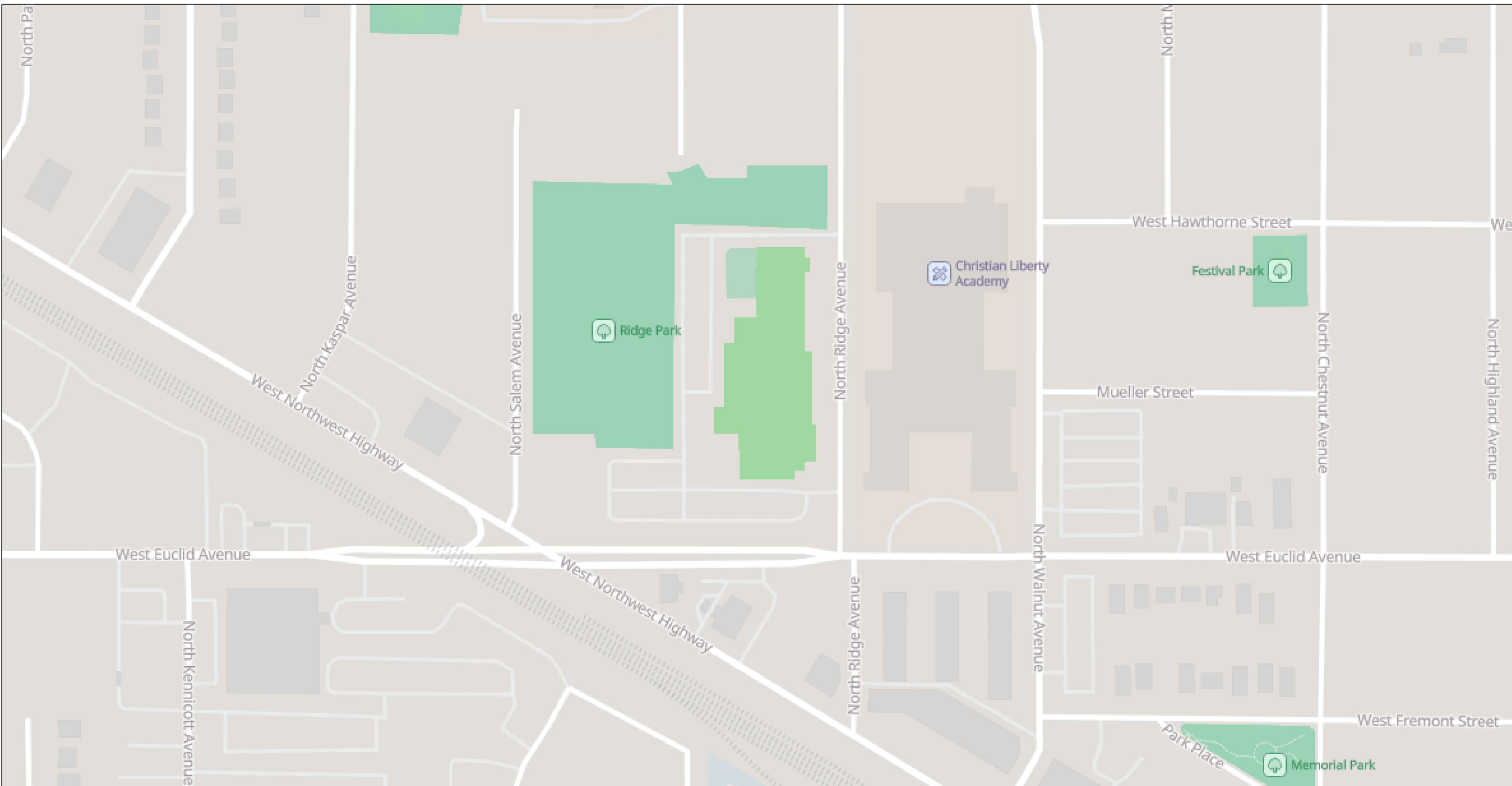
EXISTING & PROPOSED ROOFTOP EQUIPMENT SCREENS

ARC ADDITION & LOCKER ROOM RENOVATION

660 Ridge Avenue
Arlington Heights, Illinois

ARCHITECT:
FGM Architects Inc.
1211 W 22ND ST, Suite 700
Oak Brook, IL 60051
630-574-8300
Attn:

CIVIL ENGINEER:
Erikson Engineering Assoc., Ltd.
135 S Jefferson St, Suite 135
Chicago, IL 60661
312-463-0551
Attn: Ben Ahning, PE



SITE LOCATION MAP (N.T.S.)

DUTY TO INDEMNIFY

The contractor shall defend, indemnify, keep and save harmless the municipality, owner and engineer, and their respective board members, representatives, agents and employees, in both individual and official capacities, against all suits, claims, damages, losses and expenses, including attorney's fees, caused by, growing out of, or incidental to the performance of the work under the contract by the contractor or its subcontractors to the full extent as allowed by the laws of the State of Illinois and not beyond any extent which would render these provisions void or unenforceable. This obligation includes but is not limited to: the Illinois laws regarding structural work [I.L. Rev. Stat. Ch. 48, Par. 60 et Seq.] and regarding the protection of adjacent landowners [I.L. Rev. Stat. Ch. 17-1/2, Par. 51 Et. Seq.]. In the event of any such injury (including death) or loss or damage, of claims therefore, or claims therefore, the contractor shall give prompt notice to the owner.

SURVEY PROVIDED BY:

Plot of Survey and Topography Provided By Norman J. Taberman and Associates, LTD. on 09/13/2017

PROJECT BENCHMARKS

SITE BENCHMARK:
ARROW ON UPPER FLANGE OF FIRE HYDRANT SPINDLE
EL = 718.08 (NAVD88)

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

INDEX OF SHEETS

C000 CIVIL ENGINEERING COVER SHEET
C100 SITE DEMOLITION PLAN
C200 SITE GEOMETRY PLAN
C300 SITE UTILITY PLAN
C400 GRADING AND PAVING PLAN
C500 SITE WORK DETAILS

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE
SUITE A
GRAYSLAKE, IL 60030
847.323.4804 (O)

LANDSCAPE
HITCHCOCK DESIGN GROUP
211 E. CHICAGO AVE.
SUITE 200A
NAPERVILLE, IL 60540
630.961.1787 (O)

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LN.
NAPERVILLE, IL 60540
630.717.5399 (O)

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
805 W. WYCK RD.
SCARLETSBURG, IL 60139
847.352.4500 (O)

NOT FOR
CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ARC ADDITION & LOCKER ROOM RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

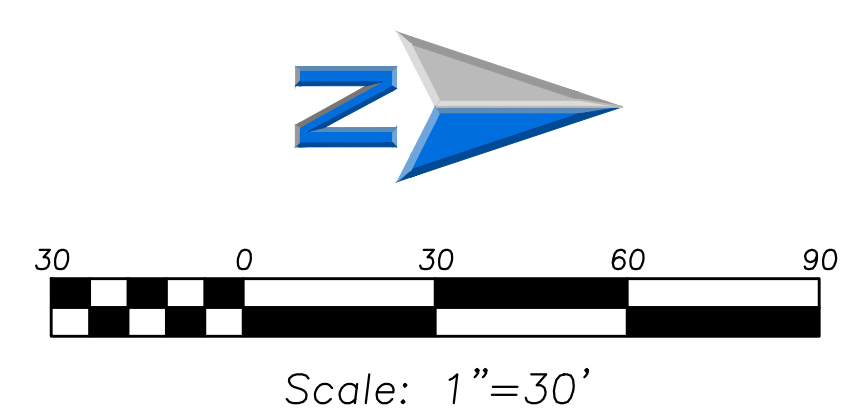
100% DD

CIVIL COVER SHEET

SHEET NO.

C0.0

JOB NO. 23-3791.02
© 2024 FGM Architects Inc.



EXISTING	PROPOSED

1. All Signs to be Removed Shall be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
2. Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.
3. Coordinate Existing Utility Removal with Local Authorities and/or the Utility Having Jurisdiction.
4. Coordinate Removal of Overhead Wires and Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.
5. The Existing Building is to Remain Operational During Construction. Therefore, All Existing Building And All Necessary Utilities Serving the Existing Building Shall be Coordinated Prior to the Commencement of Construction Operations.
6. All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Slopes, etc. All Sawcut Locations Shall be Approximate and May be Field Adjusted to Accommodate Construction Conditions. Minimum Depth Remove Minimum Amount Necessary for Installation of Proposed Improvements.
7. Provide and Maintain All Necessary Traffic Control and Safety Measures During Construction and During Construction Operations Within or Near the Public Roadway.
8. All Light Poles to be Removed From Private Property Shall be Removed From Their Entirety, Including Base and All Appendages. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.
9. Perform Tree Pruning in All Locations Where Proposed Pavement And/OR Utility Installation Encroach Within The Draw Line. Pruning To Be Done In Accordance With The Within The Draw Line Of Existing Trees to Remain Shall Be Done Regularly From Trunk If Roots In Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Registered Tree Pruning Service Prior To Any Transverse Trimming.
10. Removal Of The Tree Prior To Operations For A Variance From This Provision.
10. Coordinate Tree Removal with Landscape Architect. Trees to be Removed Shall be Removed in Their Entirety and the Root Ball Be Removed. The Root Ball Shall Be Used As Much for Proposed Landscaping Where Applicable and Applicable to Architect.
11. Provide Tree Protection Fencing Prior To Construction

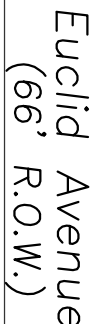
1. The Location of Existing Underground Utilities, Such As Water Mains, Sewers, Gas Lines, Etc., As Shown On The Showings, Drawings, And Other Documents. The Contractor Acknowledges That The Contractor Shall Be Responsible For Obtaining All Necessary Information and Is Given For The Convenience of The Contractor, The Owner, Engineer, And Architect, The Right To Not Assume Responsibility In The Event That During The Construction Of The Project, The Contractor May Encounter, And That The Actual Location Of Those Which Are Shown May Be Different From The Location As Shown On The Showings, Drawings, And Other Documents, And/or Subsurface Features Are Different Than Shown On The Showings, Drawings, And Other Documents.
2. Notify The Engineer Without Delay Of Any Discrepancies Between The Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services For The Project Area.
4. Notify The Owner, Engineer and the Village or Arlington Heights, In Minimum of 48 Hours In Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To The Condition Existing Prior To Disturbance Of The Owner at No Additional Cost To The Owner. It Is The Responsibility Of The Contractor To Locate And Mark Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Points. The Contractor Shall Establish Horizontal Control. Horizontal Control Points Not Provided.
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Erikson Engineering Associates, Ltd.
8. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Engineer, And Contractor. The Contractor Shall Not Use These Drawings For Construction Purposes, The Use Of This Information For Construction Purposes Is At The Contractor's Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Easements and Locations of Utilities With The Engineer. The Contractor Shall Notify The Information Shall Contact The Engineer Immediately.
9. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor in accordance With The Authorities Having Jurisdiction Which Shall Include As A Minimum: Detention Basin and Secondary Treatment Plant, All Storm and Sanitary Sewerage, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume, and All Storm and Sanitary Sewerage, Storm and Wastewater and Appearance Locations.
10. The Illinois Department of Transportation Standard Specifications for Road and Bridge Construction Latest Edition, and All Addenda, Shall Apply To All Work On Roadwork And Paving Work Under This Contract Unless Otherwise Stated.

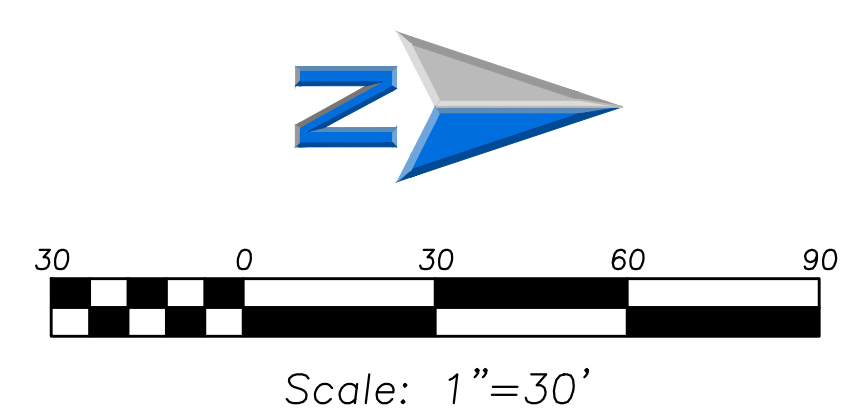
	Utility Line Removal
	Bituminous Pavement Removal (Full Depth)
	Concrete Pavement Removal (Full Depth)
	Gravel Removal (Full Depth)
	Pavement Sawcut
	Curb & Gutter Removal
	Structure Removal
	Tree Removal

NO	DATE	DESCRIPTION
----	------	-------------

100% DD

JOB NO. 23-3791.02
© 2024 FGM Architects Inc





EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Ballard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Dispersed Curb	
	Curb Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Top of Retaining Wall Elevation	
	Swale	
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Applicable "As-Built" Drawings. The Contractor Shall Obtain All Necessary Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Any Responsibility For The Accuracy Of The Information. The Contractor Shall Obtain All Necessary Information, The Contractor, Utilities Other Than Those Shown May Be Located, And The Contractor Shall Be Responsible For Their Location. As Shown May Be Different From The Location As Shown On The Drawings. The Contractor Shall Obtain All Necessary Information For Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay Of Any Discrepancies Between The Drawings.
3. Contractor Shall Provide Utility Locating Services For The Project Area.
4. Notify The Owner, Engineer and The Village or Arlington Heights A Minimum of 48 Hours In Advance Of Performing Any Work.
5. All Areas, On Or Off Site, Disturbed During Construction Operations and Not Part of The Work As Shown Herein Shall Be Restored To The Original Condition, Or Better, At The Expense Of The Owner at No Additional Cost To The Owner. It Is Also Agreed That The Contractor Shall Be Responsible For Any Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Work. The Contractor Shall Establish Horizontal Control, Horizontal Control Points Not Provided.
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Erikson Engineering, Inc.
8. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Engineer, Contractor, And Other Parties. The Contractor Shall Use These Drawings For Construction Purposes, The User Of This Drawings Shall Verify All Dimensions, Locations, And Elevation With The Building With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of Work with the Engineer. If Conflicts Exist The User of This Information Shall Contact The Engineer Immediately.
9. Provides An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Illinois Authorities Having Jurisdiction Which Shall Include As A Minimum All Detention Basins and Best Management Practices. This Shall Include All Structures, Retention Structures, Structures, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For All Basins (s), Watermain and Valve and Appurtenance Locations.
10. The Illinois Department of Transportation Standard Specifications for Road And Bridge Construction Unless Otherwise Stated, And All Applicable State And Federal Highway And Paving Work Under This Contract Unless Otherwise Stated.

1. This Project is Located In A Combined Sewer Area.
2. Utility Service Lines as Shown Herein are Approximate. Coordinate The Exact Locations With The Plumbing Department. Coordinate The Locations With The Plumbing Department For All Other Utilities. Obtain Representative Prior to Installation of Any New Utilities.
3. Refer to Plumbing Drawings for Continuation of All Utilities Within Five Feet of Building Face.
4. Field Verify Inlet & Locations of Existing Utility. Maintain Existing Locations of All Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Based On The Same Constaint As The Existing Structures or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists Between Drawings.
5. Coordinate the Relocation of Any Utilities Encountered and Relocating of Any Utilities Damaged Within Influence of New Construction. Relocate or Relocate Structures or Utilities Very Appropriately From The Plans.
6. All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' from Top of Finished Ground to Top of Main.
7. Protection of Water Supplies Shall Be As Described in Section 370.50 of The Illinois Recommended Standards For Sewage Works Or Section 4.1-2.01 of The Standard Specifications for Water and Sewer Main Construction in Illinois, Latest Edition.
8. Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
9. Provide Adequate Coupling Device and/or Overhead Support for the Flood-End Section to Accommodate Normal Storm Sewer.
10. The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Not Otherwise Specified.
11. Adjust Pressure Elevations of All Structures Located Within The Limits of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install Additional or Remove Rings as Necessary to Obtain Proper Seals On Any Sanitary Structures Being Adjusted.
12. Obtain As-Built Information For All Pipes. In Accordance With As-Built Document Requirements, Prior To The Installation of Any Sanitary Structures.

1. All Catch Basins To Be Installed In Paved Areas Shall Have Neehan R2504-D Frame & Grate or Approved Equal.
2. All Catch Basins To Be Installed in Landscaped Areas Shall Have Neehan R4349-B Frame & Grate or Approved Equal.
For Sloped Sections Install a minimum of 4' Grade Rings For Topsoil Respired. For Flat Slab Tops Install the Following Minimum Grade Rings:
 a) 4" Diameter Structure - 4"
 b) 5" Diameter Structure - 6"
 c) 6" Diameter Structure - 8"
3. All Catch Basins to Be Installed Along Curb and Gutter (B=6-12) Shall Have Neehan R3281-A Frame & Grate or Approved Equal.
4. All Catch Basins to Be Installed Along Depressed Curb and Gutter (B=12'-18") Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.
5. Where Structures are Shown along the Curbline, Unless Specifically Stated Otherwise, it Is Intended That The Frame of the Structure Is To Fall Within the Flowline of the Gutter or at the Pavement Edge Where No Gutter Exists.
6. All Manholes Shall Have Neehan R7113-B Frame & Closure or Approved Equal. "Storm" or "Sanitary" Imprinted as Appropriate.
7. For all Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or other means as Necessary.
8. All Flared End Sections 12" and Larger Shall Include an IDOT Standard Gate.
9. All Flared End Sections Shall Be Concrete.
10. Sanitary Manholes Shall Include a Chimney Seal.

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCIAL DRIVE
SUITE A
GRAYSLAKE, MI 48030
947.223.4804 (O)

LANDSCAPE
HITCHCOCK DESIGN GROUP
212 C STREET
SUITE 200A
NAPERVILLE, IL 60540
630.961.1787 (O)

STRUCTURAL
MCCLESKEY ENGINEERING CORPORATION
3857 HIGH COUNTRY
NAPERVILLE, IL 60540
630.717.5399 (O)

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
801 W. WISL RD.
SCHUMBERG, IL 60193
847.831.4500 (O)

**NOT FOR
CONSTRUCTION**

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

ARC ADDITION & LOCKER ROOM RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

100% DD

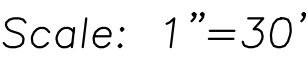
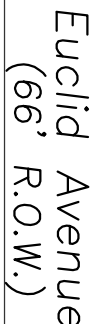
SITE UTILITY PLAN

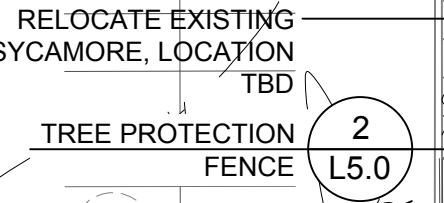
SHEET NO.

C3.0

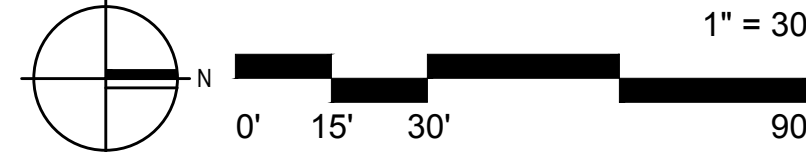
JOB NO. 23-3791.02

© 2024 FGM Architects Inc.





	Tree Protection Fence
	Item to be removed
	Item to be relocated



CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
245 COMMERCIAL DRIVE
SUITE A
GRANDLAKE, IL 60030
847.223.4804 (C)

LANDSCAPE
HITCHCOCK DESIGN GROUP
22 E. CHICAGO AVE.
SUITE 200A
NAPERVILLE, IL 60540
630.961.3787 (C)

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
2805 HIGHWAY 60
NAPERVILLE, IL 60540
630.717.5999 (C)

M.E.P.
BORG ENGINEERING CONSULTANTS, LTD.
RD. W. WOOD RD.
SCHAMBURG, IL 60193
847.302.4500 (C)

**NOT FOR
CONSTRUCTION**

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

ARC ADDITION & LOCKER ROOM RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

50% CD

TREE PROTECTION PLAN
SHEET NO.
L1.0
JOB NO. 23-3791.02
© 2024 FGM Architects Inc.

PLAYGROUND ENLARGEMENT, SEE SHEET L2-1
ENLARGEMENT 1 — — — — —

1. Contractor responsible for field layout of all new improvements. Digital files of geometric information will be provided upon request in AutoCAD format. No additional payment will be made for adjustments necessary to construct the work as drawn.
2. Contractor responsible to coordinate work in order to obtain approval of all layout by Owner's Representative prior to construction. No additional payment will be made to correct work if constructed incorrectly without pre-approval by Owner's Representative.
3. Contractor responsible to maintain all layout stakes during construction. No additional payment will be made to replace layout stakes.
4. Place stakes at edges of sport courts, fields, limits of playground, shelter, and every 25 feet on center along centerline of all pathways for review by the Owner's Representative prior to earthwork operations.
5. All walls are dimensioned to Face of Wall unless otherwise noted.
6. All dimensions from roadway are from Back of Curb unless otherwise noted.
7. All curves and radii to be smooth and not segmented.
8. Contractor to provide layout stakes every 10 feet minimum for large arcs where radius points are not accessible.
9. Adjustment to stake locations due to discrepancies between coordinates and dimensions is incidental to the contract. No additional payments will be made for this work.
10. All roadway widths are measured from edge of pavement to edge of pavement unless otherwise shown on the plans.
11. Contractor responsible to take delivery, assemble and install all materials and furnishings per manufacturer's instructions.
12. Place control and expansion joints as shown on plans and details for all curbs, walks, walls, steps, and concrete paving. Where joints are not shown, place control joints a maximum of 10 feet on center, and expansion joints a maximum of 30 feet on center, and between all separate pours.
13. Contractor will maintain use zone requirements within soft surface, use zone will overlap or be tangent unless noted. Adjust playground barrier curb and/or adjacent paving as needed to accommodate play equipment fall zones.
14. Coordinate location of storm line with playground footings and obtain Owner's approval prior to installation.
15. Layout of soft surface shall be verified in field by landscape architect.
16. Refer to specifications for additional conditions, standards and notes.
17. Unless otherwise noted, for products/equipment to be purchased by contractor, the contractor, by owner, Contractor shall take delivery, verify, and install per manufacturers recommendations. Contractor is responsible for reaching out to product/ equipment vendors to obtain a full and complete understanding of the installation requirements prior to submitting a bid.

	Playground Artificial Turf Surfacing
	Playground Engineered Wood Fiber Surfacing
	Sport Court Surfacing



CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE
SUITE A
GRANTSKA, IL 60020
847.221.4804 (C)

LANDSCAPE
HITCHCOCK DESIGN GROUP
221 E. CHICAGO AVE.
SUITE 200A
NAPERVILLE, IL 60540
630.961.1787 (C)

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROUND, LA.
NAPERVILLE, IL 60565
630.717.5399 (C)

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
801 W. WIDE RD.
SCHLAUBERG, IL 60193
847.352.4500 (C)

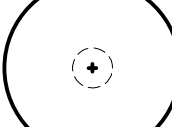
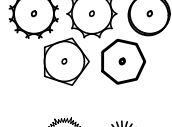
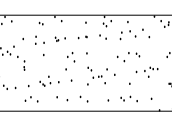
Not for regulatory approval, permit or construction.

[illegible]

50% CD

L2.0

JOB NO. 23-3791.02
© 2024 FGM Architects Inc.

- ## PLANTING LEGEND
- | | |
|---|--|
|  | Shade Tree, typical.
See detail for installation. |
|  | Transplanted Evergreen Tree, typical. |
|  | Shrub, typical.
See detail for installation. |
|  | Ornamental grass, typical.
See detail for installation. |
|  | Perennial, typical.
See detail for installation. |
|  | Turf Seed |
|  | Mulch Ring, typical. |

Transplanted Evergreen Tree, typical.

See detail for installation.

Perennial, typical.
See detail for installation.

Turf Seed

Mulch Ring, typical

22 E. Chicago Avenue
Suite 200A
Naperville, IL 60540
T 630.961.1787
hitchcockdesigngroup.com

**Call before
you dig.
800.892.0123**



630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
555 COMMERCIAL DRIVE
SUITE A
MILWAUKEE, WI 53212
722.4804 (O)

**LANDSCAPE
HITCHCOCK DESIGN GROUP**
E. CHICAGO AVE.
SUITE 200A
MAPERVILLE, IL 60540
0.961.1787 (O)

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
87 HIGH GROVE LN.
MURPHERVILLE, IL 60540
0.717.5399 (O)

I.E.P.
ERG ENGINEERING CONSULTANTS, LTD.
11 W. WISE RD.
HAUMBURG, IL 60193
(7.352.4500 (O))

**NOT FOR
CONSTRUCTION**

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

ARC ADDITION & LOCKER ROOM RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

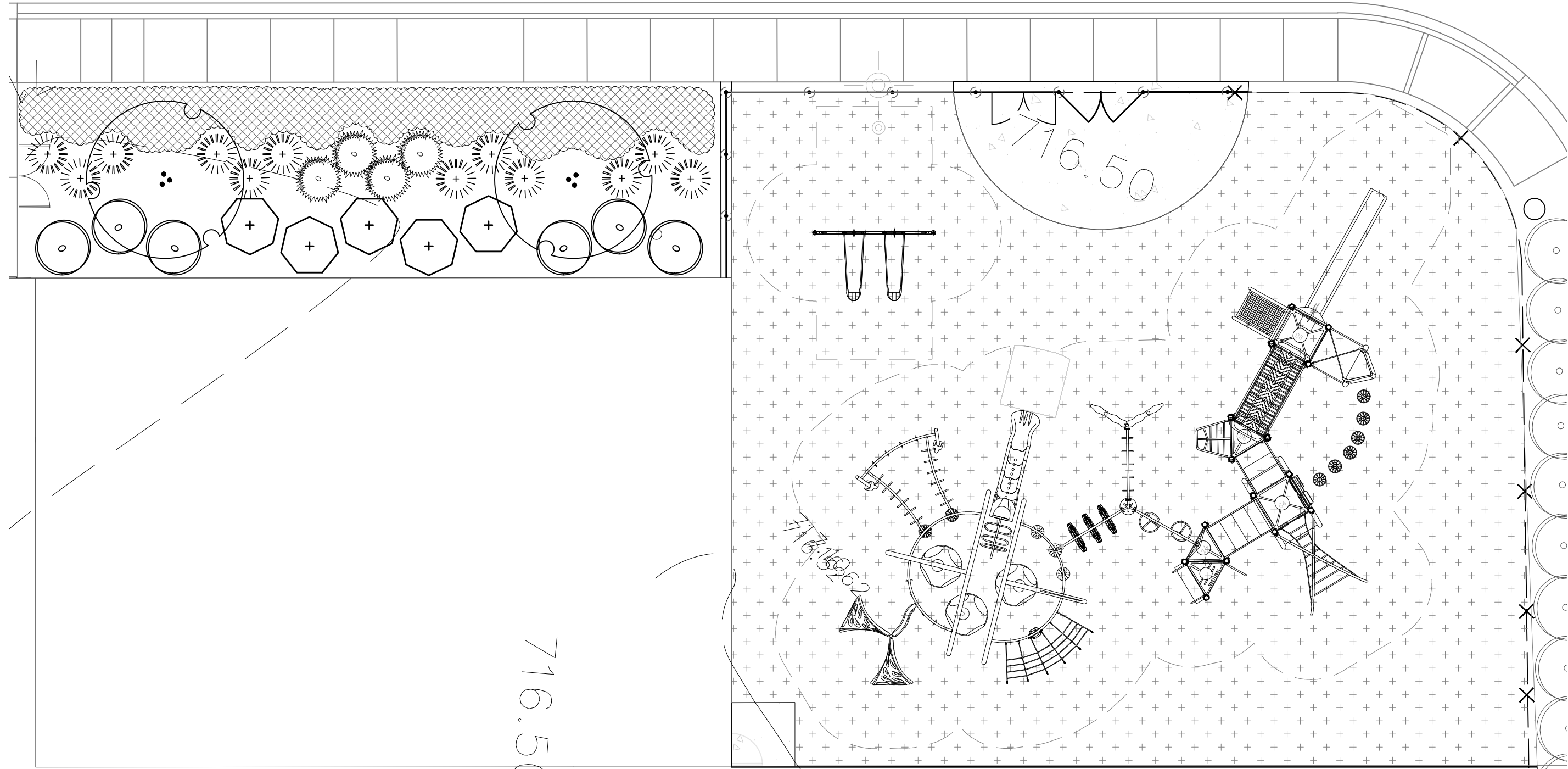
50% CD

PLANTING PLAN - OVERALL

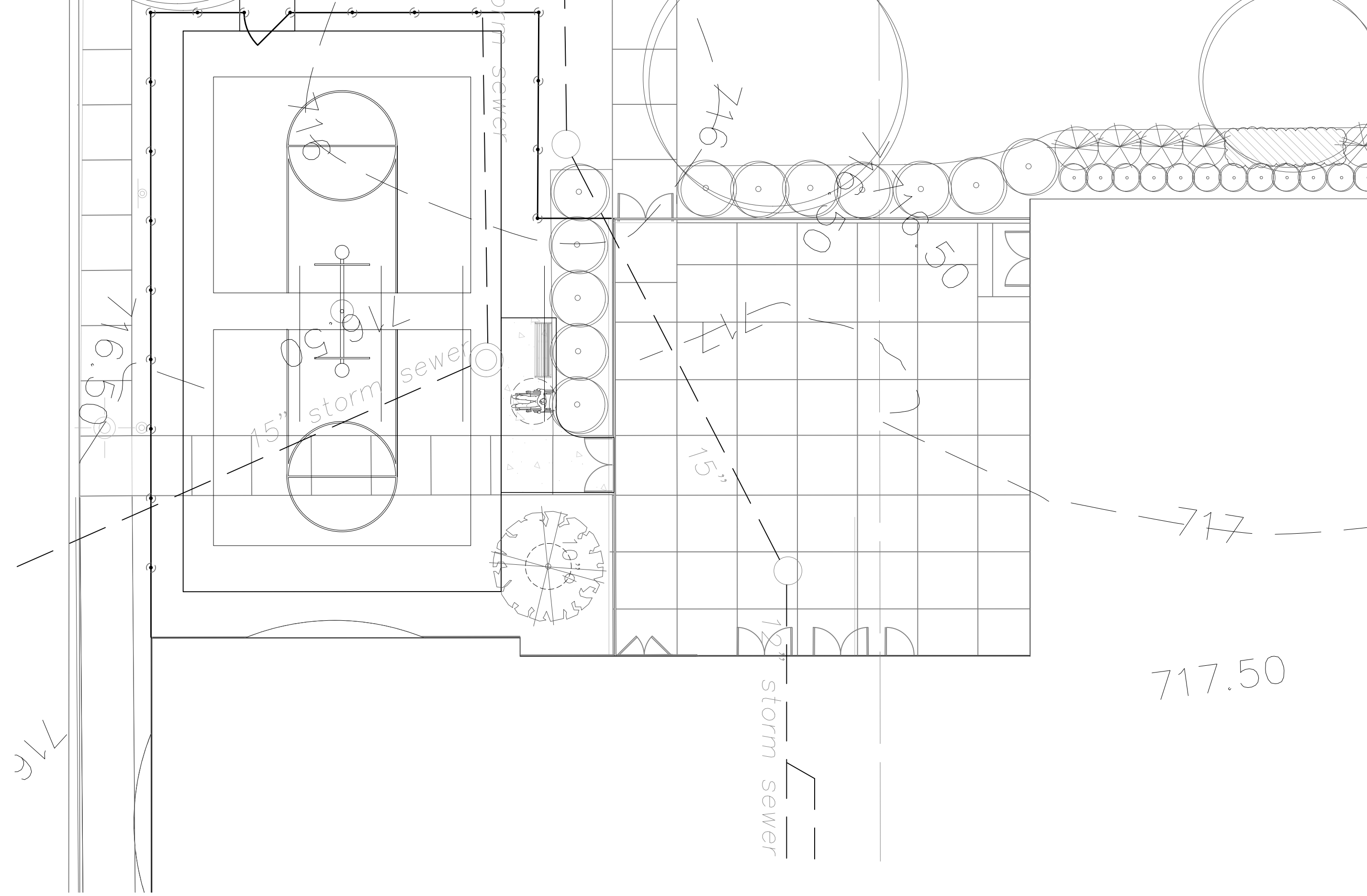
SHEET NO.

L3.0

JOB NO. 23-3791.02
© 2024 FGM Architects Inc.



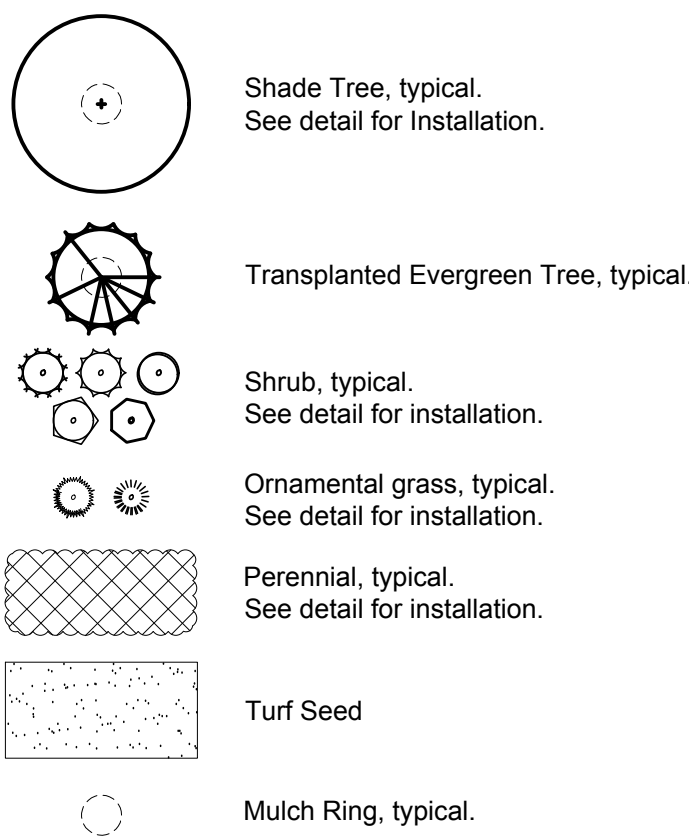
1 PLAN
1" = 10'



2 | PLANTING PLAN - BASKETBALL ENLARGEMENT

1. Seed/Sod limit line is approximate. Seed/Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded/sodded areas.
3. Tree muchings in turf in areas are 5 foot diameter, typical. Contractor shall provide a muching ring around all existing trees within the limit of work. Remove all existing grass from area to be mulched and provide a 1/4 inch v-trench edge.
4. Bedlines are to be spaced cut to a minimum depth of 3 inches unless otherwise shown on the plans. Curved bedlines are to be smooth and not segmented.
5. Do not locate plants within 10' of utility structures, or within 5' horizontally of underground utility lines unless otherwise indicated on the plans. Consult with Landscape Architect if these conditions exist.
6. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.

PLANTING LEGEND



FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
555 COMMERCIAL DRIVE
SUITE A
MUNSTER, IL 60030
708.223.4804 (O)

**LANDSCAPE
MITCHCOCK DESIGN GROUP**
E. CHICAGO AVE.
SUITE 200A
LAKEVIEW, IL 60540
(708) 611-1283 (CA)

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
87 HIGH GROVE LN.
BLOOMINGDALE, IL 60540
(708) 717-5399 (O)

I.E.P.
ERG ENGINEERING CONSULTANTS, LTD.
11 W. WISE RD.
HAUMBURG, IL 60193
(708) 352-4500 (O)

**NOT FOR
CONSTRUCTION**

FOR REVIEW ONLY

not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for instruction, recording purposes, or implementation.

[illegible]

ARC ADDITION & LOCKER ROOM RENOVATION

ARLINGTON HEIGHTS PARK DISTRICT

Arlington Heights, Illinois 60004

50% CD

PLANTING PLAN - ENLARGEMENT

SHEET NO.

L3.1

JOB NO. 23-3791.02
© 2024 FGM Architects Inc.





For regulatory approval, permit or instruction.

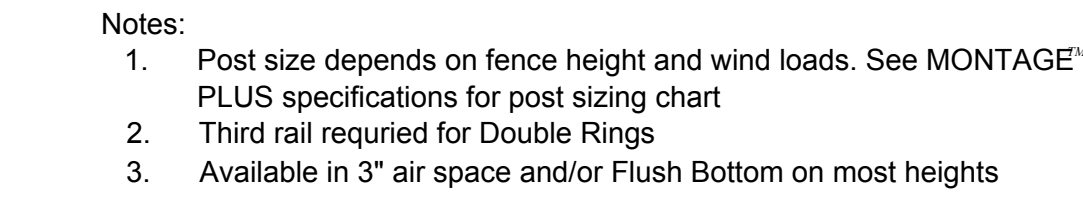
The information on this document is preliminary or incomplete, not for instruction, recording purposes, or implementation.

[illegible]

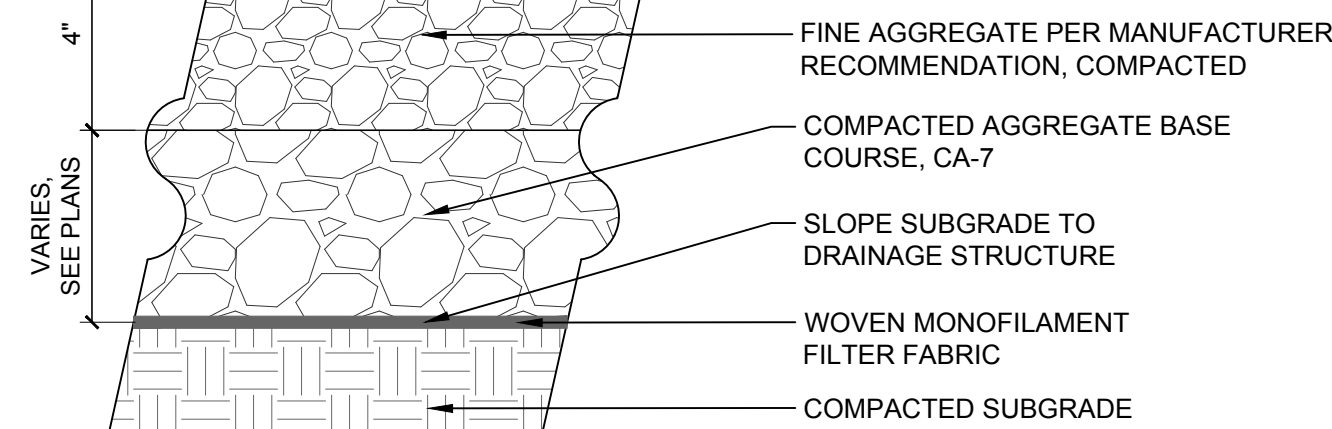
50% CD

L4.0

JOB NO. 23-3791.02
© 2024 FGM Architects Inc.

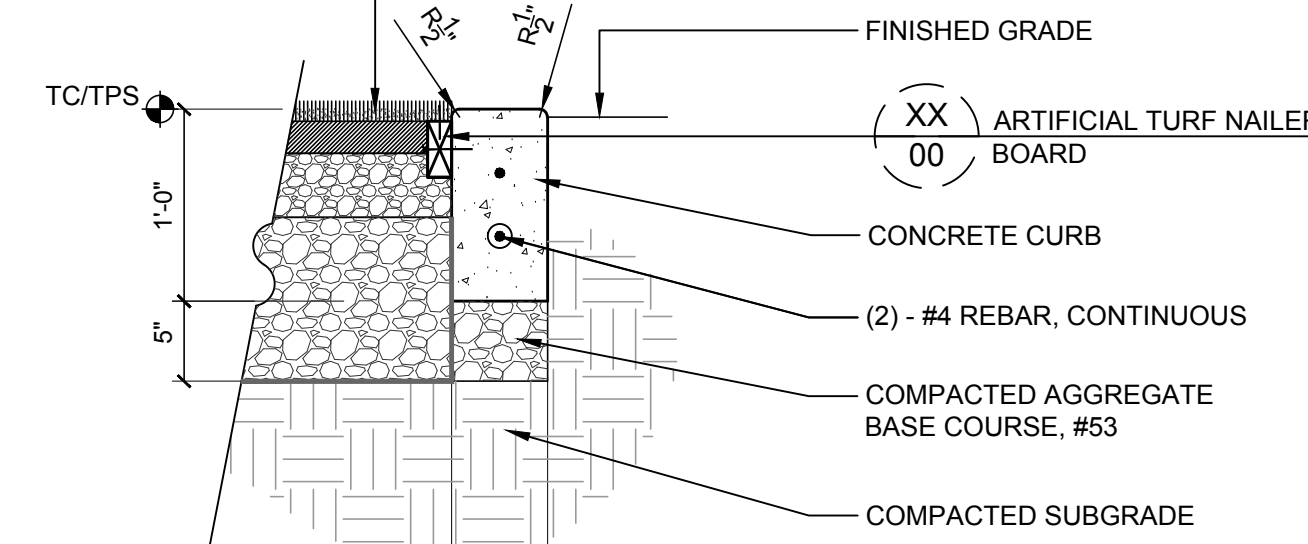


3/8" = 1'-0"

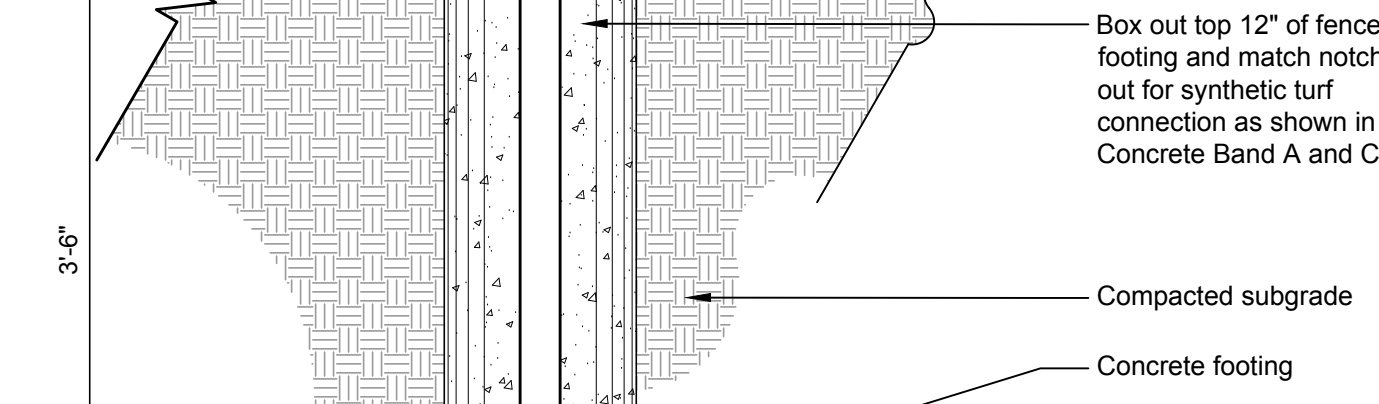


3° = 1'-0"

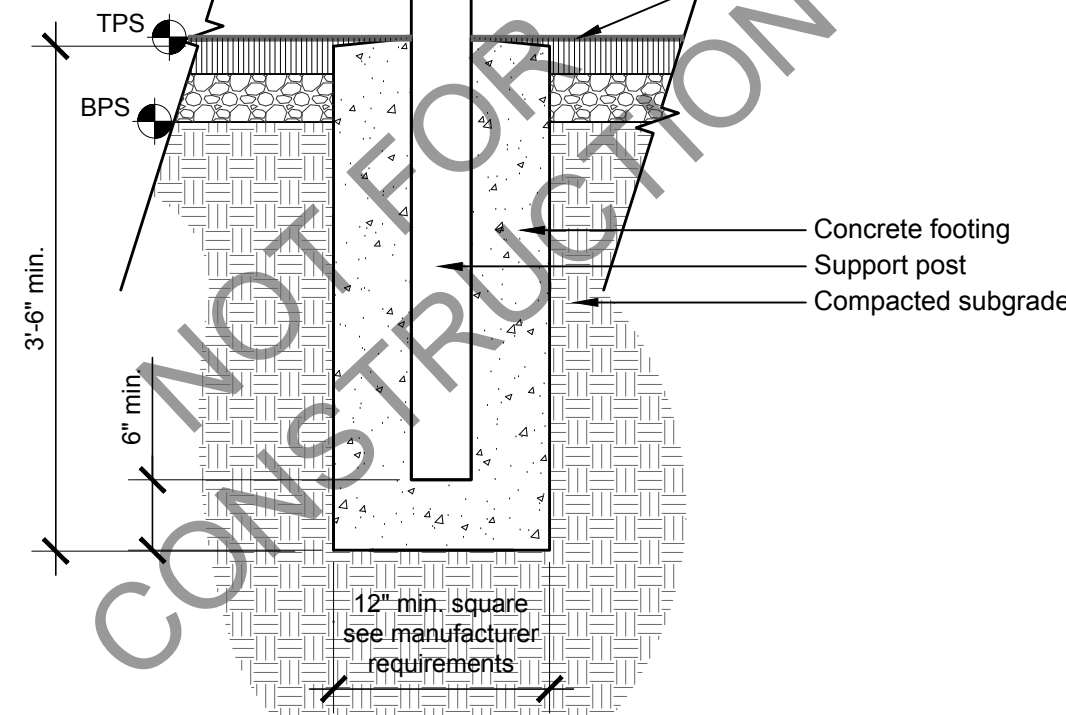
1" = 1'-0"



⑤ $1^{\circ} = 1^{\circ} - 0^{\circ}$



(2) $1'' = 1'-0''$



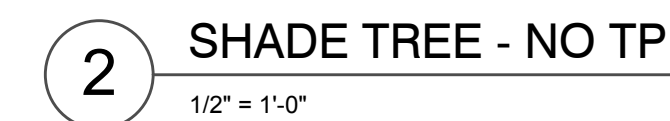
3/4" = 1'-0"

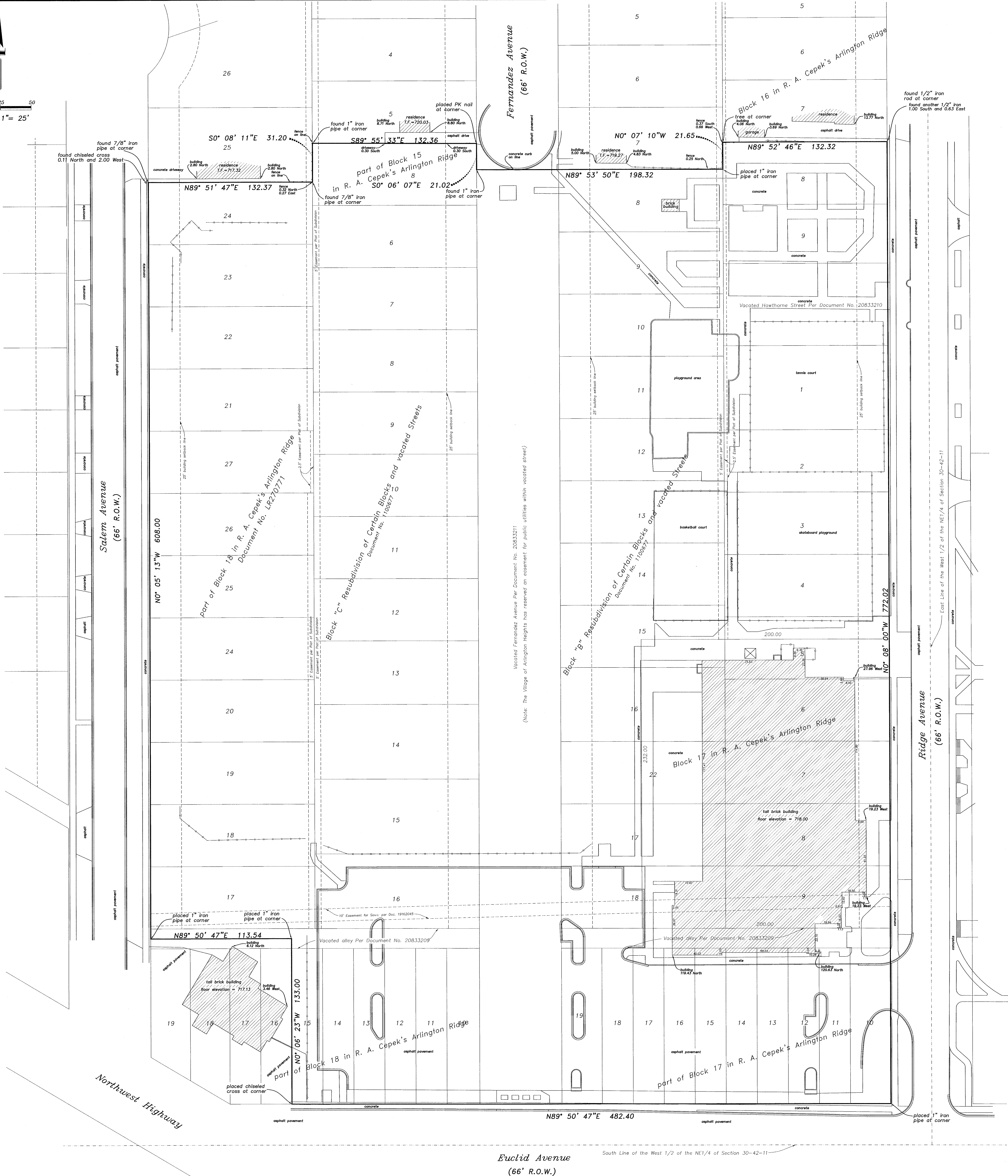
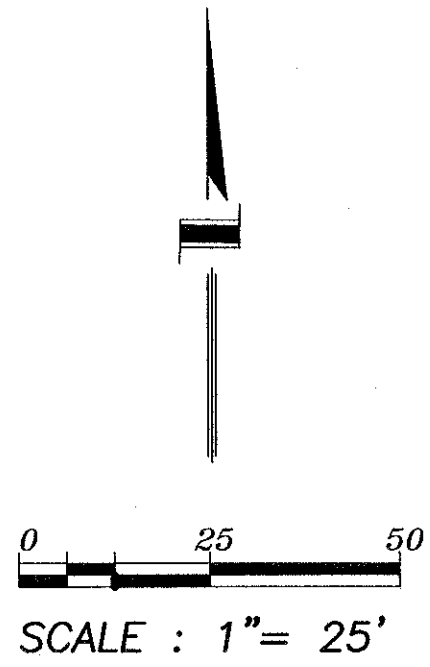


The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ARC ADDITION & LOCKER ROOM RENOVATION
ARLINGTON HEIGHTS PARK DISTRICT
660 Ridge Avenue
Arlington Heights, Illinois 60004

JOB NO. 23-3791.02
© 2024 FGM Architects Inc.





Plat of Survey

of

LOTS 8 AND 9 IN BLOCK 16; LOTS 1 THROUGH 19, BOTH INCLUSIVE, AND LOT 22 IN BLOCK 17; LOT 8 IN BLOCK 15; LOTS 10 THROUGH 15, BOTH INCLUSIVE, AND LOTS 24 THROUGH 27, BOTH INCLUSIVE, IN BLOCK 18; ALL THAT PART OF VACATED HAWTHORNE STREET AS SHOWN ON THE PLAT OF VACATION THEREOF HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 20833210, ALL THAT PART OF THE VACATED EAST AND WEST PUBLIC ALLEY IN BLOCK 17 AS SHOWN ON THE PLAT OF VACATION THEREOF HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 20833209, ALL THAT PART OF VACATED FERNANDEZ AVENUE AS SHOWN ON THE PLAT OF VACATION THEREOF HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 20833211; ALL THAT PART OF THE VACATED EAST AND WEST PUBLIC ALLEY IN BLOCK 18 AS SHOWN ON THE PLAT OF VACATION THEREOF HERETOFORE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 20833209, EXCEPTING THEREFROM THAT PART OF THE SOUTH HALF OF SAID VACATED PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOTS 16 THROUGH 19, BOTH INCLUSIVE, IN SAID BLOCK 18; ALL AS SHOWN ON THE PLAT OF R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (EXCEPT THE EAST 33.0 FEET THEREOF) OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTHEASTERN LINE OF THE NORTHWEST HIGHWAY, SAID NORTHEASTERN LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERN LINE OF THE CHICAGO & NORTHWESTERN RAILWAY RIGHT-OF-WAY, ACCORDING TO THE PLAT OF SAID SUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 2, 1925, AS DOCUMENT NO. LR 270771.

ALSO
LOTS 8 THROUGH 16, BOTH INCLUSIVE, AND LOTS 17 AND 18 IN BLOCK B; LOTS 6 THROUGH 24, BOTH INCLUSIVE, IN BLOCK C, ALL IN THE RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (EXCEPT THE EAST 33.0 FEET THEREOF) OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTHEASTERN LINE OF THE NORTHWEST HIGHWAY, SAID NORTHEASTERN LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERN LINE OF THE CHICAGO & NORTHWESTERN RAILWAY RIGHT-OF-WAY, ACCORDING TO THE PLAT OF SAID SUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF COOK COUNTY, ON MAY 27, 1946, AS DOCUMENT NO. LR 1100677.

State of Illinois } ss.
County of Cook }
I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described in the caption of this plat and that this plat is a correct representation of said survey.

dated at Arlington Heights, Illinois, this 8th day of October, 2017

by **D.R.B.**
as Illinois Professional Land Surveyor No. 2846

This professional service conforms to the current Illinois minimum standards for a boundary survey.
Field work completed on October 6, 2017.
All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof.
The area of the property surveyed equals 436,374 square feet which equals 10.018 acres.

Design Firm #184-005910
Expires April 30, 2019



FILE NO. 17-6751

for:
Arlington Heights Park District
410 North Arlington Heights Road
Arlington Heights, Illinois

from the office of:
Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-439-8225

Exhibit I: Parking Calculations

Use	Parking requirement	Square Footage	Number of Occupants	Number of Employees	Required parking spaces
Lower Level					
Multi-Purpose Rooms	30% of Occupancy	2,105	140	N/A	42
Storage, Mechanical, Bathrooms/Locker rooms, Non-functional Space	N/A	12,696	N/A	N/A	0.00
LOWER LEVEL TOTAL		14,801	140	N/A	42.00
Ground Level					
Multi-Purpose Rooms	30% of Occupancy	2,956	197	N/A	59
Daycare	3 spaces per employee	581	N/A	2	6.00
Offices/Administrative	1 space per 300 sf	1,222	N/A	N/A	4.07
Leisure Pool	30% of Occupancy	6,076	291	N/A	87.30
Lap/Divng Pool	30% of Occupancy	11,040	505	N/A	151.50
Warm Water Pool	30% of Occupancy	3,563	168	N/A	50.40
Bleachers	30% of Occupancy	N/A	412	N/A	123.60
Gym	30% of Occupancy	19,133	382	N/A	114.60
Concessions	1 space per 300 sf	350	N/A	N/A	1.17
Storage, Mechanical, Bathrooms/Locker rooms, Non-functional Space	N/A	14,465	N/A	N/A	48.22
GROUND LEVEL TOTAL		59,386	1,955	2	646
2nd Level					
Control Desk	1 space per 300 sf	107	N/A	N/A	0.36
Fitness Room	30% of Occupancy	5,049	101	N/A	30.294
Assessment Rooms	1 space per 250 sf	271	N/A	N/A	1.08
Track	30% of Occupancy	6,339	126.78	N/A	38.03
Storage, Mechanical, Bathrooms/Locker rooms, Non-functional Space	N/A	3,312	N/A	N/A	0.00
2ND LEVEL TOTAL		15,078	228	N/A	69
FACILITY TOTAL		89,265	2,323	N/A	757
REQUIRED PARKING					
			Total Parking Required		757
			TOTAL PARKING PROVIDED		266
			Surplus/(Deficit)		-491



2/12/2025

Item: T1788 - 500 E. Miner St. - Recreation Park Phase II & III
PUD Amendment & Special Use Permit for Phase II & III of
Recreation Park, Variations

Department: Planning & Community Development

Item Description:

Requested Action

1. Planned Unit Development Amendment to the Recreation Park PUD for Phase II and Phase III (Ord. 24-052)
2. Special Use Permit for a "Facility Owned by the Arlington Heights Park District"

Variations Required

1. Variation to Chapter 28, Section 6.13-3.b to allow a fence height greater than 6 feet for the existing fence on the ball field (Petitioner to verify height).
2. Variation to Chapter 28, Section 6.5-2 to permit accessory structures partially located in the front yard where accessory structures are only permitted in the rear yard.
3. Variation to Chapter 28, Section 6.5-2 to permit accessory structures partially located in the side yard where accessory structures are only permitted in the rear (ball field, bleachers and dugout located within 10 feet of the side property line).
4. Variation to Chapter 28, Section 6.5-2 to permit additional accessory structures on the property (above the previously approved 12).
5. Additional variations may be applicable upon review of a formal Plan Commission application.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed amendment to the Comprehensive Plan, rezoning from B-2 to P-L, PUD and Special Use Permit with variances at 750 W Northwest Highway Permit and is generally supportive of the application subject to resolution of the

following:

1. The petitioner shall provide written justification in support of the proposed Special Use Permit that addresses each of the criteria necessary for approval.

- That said special use is deemed necessary for public convenience at this location.
- That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
- That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board.

2. The Petitioner shall provide a written response to the criteria for approval for Variations for each variation requested:

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
- The proposed variation is in harmony with the spirit and intent of this Chapter.
- The variance requested is the minimum variance necessary to allow reasonable use of the property.

2. The Master Plan shall be updated to reflect site data for each phase and full build out of the redevelopment of Recreation Park.

3. MWRD volume control facilities are required for Phase II and Phase III along with an MWRD permit.

4. The Design Commission shall review the proposed renovations and new bathhouse and make a recommendation to the Village Board prior to the Plan Commission public hearing for zoning entitlements.

5. Landscaping shall be replaced on-site to comply with current landscaping standards. Landscaping within the new parking lots shall comply with parking lot screening and parking lot island landscaping requirements. Street trees and parkway plantings will be reviewed to determine if any

additional plantings will be required.

6. Additional information regarding the screening of the trash enclosure must be provided.

7. A traffic and parking study shall be required with this submittal, which includes a parking survey and assessment of peak usage times within the park.

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

ATTACHMENTS:

1. CPRC Staff Report - 2/12/25
2. Aerial
3. Overall Master Plan
4. Overall Landscape Plans
5. Preliminary Civil Plans
6. Preliminary Architectural Plans
7. FAR Calculations

Variations Required:

1. Variation to Chapter 28, Section 6.13-3.b to allow a fence height greater than 6 feet for the existing fence on the ball field (Petitioner to verify height).
2. Variation to Chapter 28, Section 6.5-2 to permit accessory structures partially located in the front yard where accessory structures are only permitted in the rear yard.
3. Variation to Chapter 28, Section 6.5-2 to permit accessory structures partially located in the side yard where accessory structures are only permitted in the rear (ball field, bleachers and dugout located within 10 feet of the side property line).
4. Variation to Chapter 28, Section 6.5-2 to permit additional accessory structures on the property (above the previously approved 12).
5. Additional variations may be applicable upon review of a formal Plan Commission application.

Project Background:

The subject property, Recreation Park, is a regional park located at 500 E. Miner Street which is owned and operated by the Arlington Heights Park District (AHPD). The property is bound by E. Miner Street to the north, Douglas Avenue to the east, E. Northwest Highway to the south, and Belmont Avenue to the west. Recreation Park also includes the area to the east of N. Douglas Avenue consisting of a smaller ball field, turf soccer fields and open space. The American Legion building at 121 N. Douglas Avenue is not a part of Recreation Park. There is one single-family home that is not part of the Park District property at 15 S. Belmont Avenue as well.

The Petitioner, Arlington Heights Park District, is proposing to continue the improvements and redevelopment of Recreation Park with Phase II and Phase III. These phases were conceptually shown with the PUD from Phase I, which was approved in August 2024 (Ord. 24-052). Phase I of the project included the western and southern portions of the property. Sidewalk improvements were required along E. Northwest Highway after the demolition of the existing commercial buildings were completed. These commercial properties were rezoned from B-3 to PP-L and the Comprehensive Plan amended to reflect the existing land use as "Parks". (Note that the zoning map on page 1 of this report is not up-to-date to reflect the zoning changes).

Phase II includes ball field improvements and new dugouts, an updated basketball court, new on-site restroom buildings, new water service, and a reconfigured parking lot and access from N. Douglas Avenue. The location of structures is not changing with Phase II, with the exception of the parking lot. The parking lot is being relocated along N. Douglas Avenue instead of adjacent to the ball field. This will allow for more effective access to the parking lot and Phase III improvements such as the bathhouse. It will also move parked vehicles further out of the way from foul balls from the ball field.

Phase III includes upgrades to the existing pool and pool deck, demolition of the existing bathhouse building on the eastern side of the property and the reconstruction of a new bathhouse, locker room and concession building. Renovations to the existing Community Building at 500 E. Miner Street include accessibility improvements and interior/exterior renovations, and a new parking lot along the circular drive on E. Miner Street. Phase III is the last phase of improvements and redevelopment planned by the Park District at this time.

Zoning and Comprehensive Plan

Phase I included a Special Use Permit for "Facilities owned and operated by the Arlington Heights Park District" within the P-L Public Lands District. However, the Ordinance limits those approvals to Phase I only as the remaining Phase II and III were conceptual at the time. An amendment to the PUD to include Phase II and III in the PUD and a new SUP will be required for the remaining portions of the site. The Petitioner intends to submit Phase II and Phase III concurrently to expedite entitlement approvals. Village Staff is requesting a project timeline with deadlines for construction, specifically as it relates to grant funding received for the project.

As part of the formal application to the Plan Commission, the petitioner must provide a written response to each of the three criteria necessary for a Special Use Permit, which are referenced below:

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board.**

The Comprehensive Plan designates Recreation Park as appropriate for “Parks” land uses. The proposed Phase II and Phase III improvements, PUD amendment and SUP are consistent with this designation as a facility that will continue to be operated and improved as a regional park.

The Petitioner shall provide a written response to the criteria for approval for Variations for each variation requested:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

Site Improvements & Landscaping

The proposed site improvements for Phase II and Phase III will be reviewed concurrently if submitted together and will be cumulative of improvements already reviewed for Phase I. The Petitioner shall provide updated Master Plan documents that reflect site data for Phases I, II, and III. The site data shall include FAR calculations, accessory structures, building lot coverage, impervious lot coverage, parking requirements and provided parking spaces (on-site and within parking spaces on Douglas Avenue), building height maximums, and setbacks. The site data should be broken out into individual phases and tabulated for the whole PUD.

Stormwater detention is required with this application. The stormwater basin approved in Phase I was sized to meet the required capacity for the conceptually shown Phase II and Phase III. This should be verified with this application as those conceptual improvements have been modified since Phase I approvals. MWRD volume control facilities are required for Phase II and Phase III along with an MWRD permit.

The Petitioner is discussing the possibility of adding an access point to Recreation Park for equipment and amenities needed to facilitate Frontier Days. If an access point is proposed, it shall be on Douglas Avenue. The final location and design will be evaluated at permit for Phase II or Phase III or as a field revision as part of the permit for Phase I. If the access is known at the time of Plan Commission submittal, the Petitioner shall show the access location and preliminary engineering of the access design.

Existing site landscaping will be evaluated with the Plan Commission application for compliance with code required landscaping. The new parking lot location shall comply with all requirements for parking lot screening and parking lot island landscaping.

Building

The proposed Phase III building improvements including the new bathhouse and concessions building and renovations to the Community Building require a Design Commission application. The Petitioner has submitted for a Design Commission application, which has been reviewed by Village Staff and brought to the Design Commission on January 28, 2025. The Design Commission held no objection to the renovations to the Community Building; however, there was discussion on the proposed design of the new bathhouse. The application was continued to a future Design Commission hearing. The Petitioner

shall continue working with Village Staff through the Design Commission process concurrently with the Plan Commission application for zoning entitlements.

Building permits are required for the following improvements:

- Ballfield improvements with new dugouts
- Updated basketball court
- New on-site restroom building
- Upgrades to the existing pool
- Demolition of the existing building on the eastern side of the property and new building(s) for concession and locker rooms
- Community Building renovation and addition of an elevator

Parking and Traffic:

Per Section 6.12-1, a traffic and parking analysis is required for this PUD amendment. Planning Staff is amenable to a variation request to waive the requirement for a traffic study as access to the site is existing and not being modified with this application. If the Petitioner wishes to request a variance to waive the requirement for a traffic study, it should be added to the list of zoning requests and respond to the criteria for approval for Variations. This Variation would be a from Chapter 28, Section 6.12-1.3 to waive the requirement of a traffic study.

Village Staff is evaluating parking based on the occupancy of the primary building on-site, which is the community center at 500 E. Miner Street. The petitioner has indicated the occupancy of the community center to be 400 persons, which yields a requirement of 120 total parking spaces (1 space per 30% of the building occupancy). Verification of this occupancy will be required with a formal Plan Commission application for the purposes of calculating parking requirements.

Given the concerns raised by neighbors, Plan Commissioners, and Village Board Members during Phase I approvals, Village Staff will be expecting a traffic and parking study with a formal Plan Commission application. The traffic study should investigate the potential increase in usage of the park, impact on the existing conditions of the surrounding roadway network, and the bicycle and pedestrian facilities that serve as entry points to the park. The parking study shall evaluate the following:

- A parking survey(s) of an existing parking lot of a park of similar size with similar amenities (a parking survey of Recreation Park now in the winter and while it is under construction would not provide useful data).
- Parking demand estimates using comparable parks in the area that include similar amenities.
- Assessment of peak usage times of the park with demand reaching the maximum. These times could include a baseball game, swim meet, other community activities in the community center, etc. to determine what the high parking demand could be (with the exception of events like Frontier Days).

RECOMMENDATION

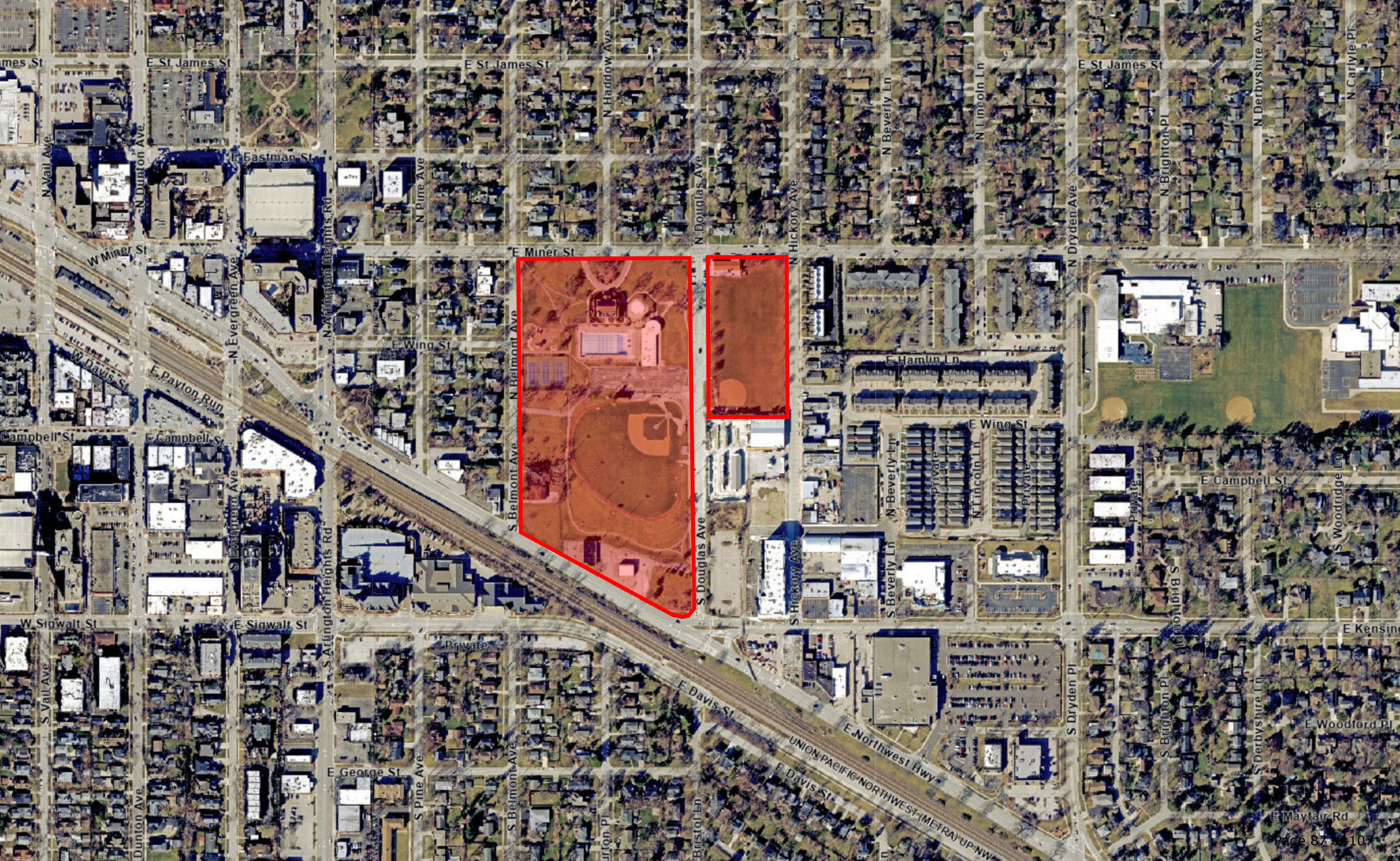
The Staff Development Committee (SDC) reviewed the proposed amendment to the Comprehensive Plan, rezoning from B-2 to P-L, PUD and Special Use Permit with variances at 750 W Northwest Highway Permit and is generally supportive of the application subject to resolution of the following:

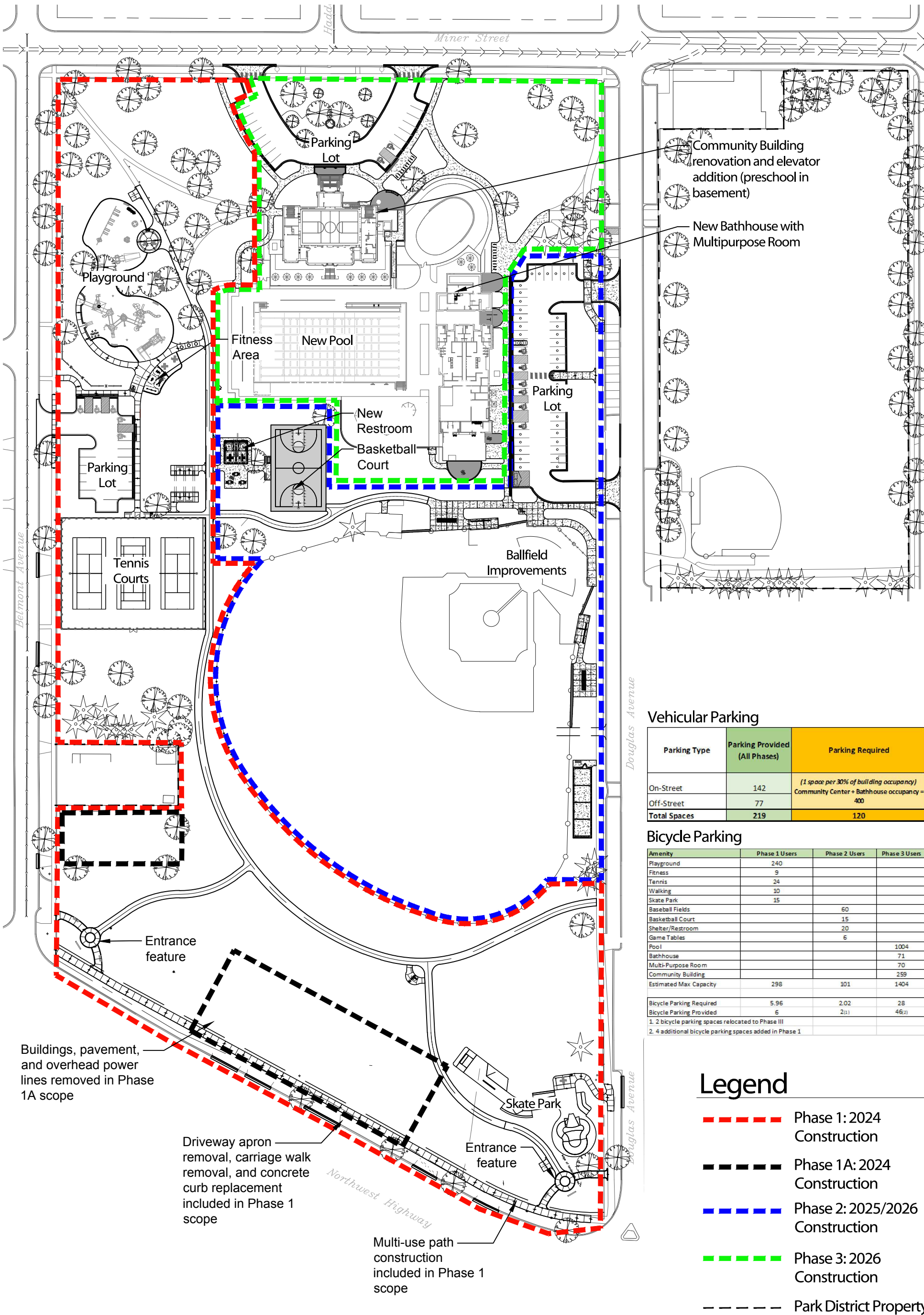
1. The petitioner shall provide written justification in support of the proposed Special Use Permit that addresses each of the criteria necessary for approval.
 - **That said special use is deemed necessary for the public convenience at this location.**
 - **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
 - **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board.**
2. The Petitioner shall provide a written response to the criteria for approval for Variations for each variation requested:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
2. The Master Plan shall be updated to reflect site data for each phase and full build out of the redevelopment of Recreation Park.
 3. MWRD volume control facilities are required for Phase II and Phase III along with an MWRD permit.
 4. The Design Commission shall review the proposed renovations and new bathhouse and make a recommendation to the Village Board prior to the Plan Commission public hearing for zoning entitlements.
 5. Landscaping shall be replaced on-site to comply with current landscaping standards. Landscaping within the new parking lots shall comply with parking lot screening and parking lot island landscaping requirements. Street trees and parkway plantings will be reviewed to determine if any additional plantings will be required.
 6. Additional information regarding the screening of the trash enclosure must be provided.
 7. A traffic and parking study shall be required with this submittal which includes a parking survey and assessment of peak usage times within the park.
 8. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

_____ February 5, 2025
Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1788





Vehicular Parking

Parking Type	Parking Provided (All Phases)	Parking Required
On-Street	142	(1 space per 30% of building occupancy) Community Center + Bathhouse occupancy = 400
Off-Street	77	
Total Spaces	219	120

Bicycle Parking

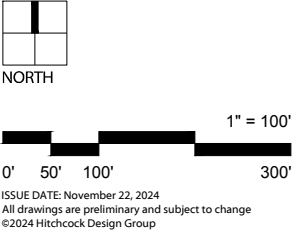
Amenity	Phase 1 Users	Phase 2 Users	Phase 3 Users
Playground	240		
Fitness	9		
Tennis	24		
Walking	10		
Skate Park	15		
Baseball Fields		60	
Basketball Court		15	
Shelter/Restroom		20	
Game Tables		6	
Pool			1004
Bathhouse			71
Multi-Purpose Room			70
Community Building			259
Estimated Max Capacity	298	101	1404
Bicycle Parking Required	5.96	2.02	28
Bicycle Parking Provided	6	2(1)	46(2)
1. 2 bicycle parking spaces relocated to Phase III			
2. 4 additional bicycle parking spaces added in Phase 1			

Legend

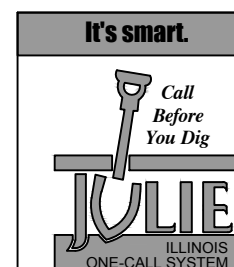
- Phase 1: 2024 Construction
- Phase 1A: 2024 Construction
- Phase 2: 2025/2026 Construction
- Phase 3: 2026 Construction
- Park District Property



Master Plan Phasing Exhibit
Recreation Park
Arlington Heights, Illinois



PREPARED FOR:
Arlington Heights Park District



 Construction Fence
 Project Limit Line

AQUATIC
COUNSILMAN-HUNSAKER & ASSOCIATES, INC.
10733 SUNSET OFFICE DRIVE, SUITE 400
ST. LOUIS, MISSOURI 63127
314.894.1245
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

ISSUED FOR DESIGN DEVELOPMENT

SHEET NO.

L1.0

JOB NO. 24-4036.01
© 2024 FGM Architects Inc.



ILLINOIS
ONE-CALL SYSTEM **800.892.0123**

© 2024 FGM Architects Inc.



hitchcockdesigngroup.com



1. Contractor responsible for field layout of all new improvements. Digital files of geometric information will be provided upon request in AutoCAD format. No additional payment will be made for adjustments necessary to construct the work as drawn.
2. Contractor responsible to coordinate work in order to obtain approval of all layout by Owners Representative prior to construction. No additional payment will be made to correct work if constructed incorrectly without pre-approval by Owners Representative.
3. Contractor responsible to maintain all layout stakes during construction. No additional payment will be made to replace layout stakes.
4. Place stakes at edges of sport courts, fields, limits of playground, shelter, and every 25 feet on center along centering of all pathways for review by the Owner's Representative prior to earthwork operations.
5. All walls are dimensioned to Face of Wall unless otherwise noted.
6. All dimensions from roadway are from Back of Curb unless otherwise noted.
7. All curves and radii to be smooth and not segmented.
8. Contractor to provide layout stakes every 10 feet minimum for large arcs where radius points are not accessible.
9. Adjustment to stake locations due to discrepancies between coordinates and dimensions is incidental to the contract. No additional payments will be made for this work.
10. All roadway widths are measured from edge of pavement to edge of pavement unless otherwise shown on the plans.
11. Contractor responsible to take delivery, assemble and install all materials and furnishings per manufacturer's instructions.
12. Place control and expansion joints as shown on plans and details for all curbs, walks, walls, steps, and concrete paving. Where joints are not shown, place control joints a maximum of 10 feet on center, expansion joints a maximum of 30 feet on center, and between all separate pours.
13. Contractor will maintain use zone requirements within soft surfacing; no use zone will overlap or be tangent unless noted. Adjust playground barrier curb and/or adjacent paving as needed to accommodate play equipment fall zones.
14. Coordinate location of storm line with playground footings and obtain Owner's approval prior to installation.
15. Layout of soft surface shall be verified in field by landscape architect.
16. Refer to specifications for additional conditions, standards and notes.
17. All improvements to comply with 2018 Illinois Accessibility Code.

 Expansion Joint
 Asphalt Paving -
 Concrete Paving
 Project Limit Line

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
414.249.6108
XXX STATE CERTIFICATE OF AUTHORITY
FOR: STATE OF ILLINOIS

**LANDSCAPE
HITCHCOCK DESIGN GROUP**
22 E. CHICAGO AVENUE, SUITE 200A
NAPERVILLE, ILLINOIS 60540
630.961.1787
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LANE
NAPERVILLE, ILLINOIS 60540
630.717.5399
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
801 WEST WISE ROAD
SCHAUMBURG, ILLINOIS 60193
847.352.4500
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

AQUATIC
COUNSILMAN-HUNSAKER & ASSOCIATES,
10733 SUNSET OFFICE DRIVE, SUITE 400
ST. LOUIS, MISSOURI 63127
314.894.1245
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

**RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE**
ARLINGTON HEIGHTS PARK DISTRICT
500 E. Miner Street, Arlington Heights, Illinois 60004

ISSUED FOR DESIGN DEVELOPMENT

Layout and Materials Plan

SHEET NO.

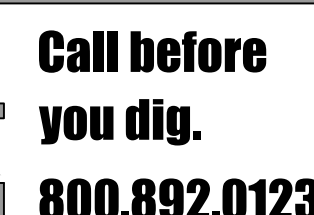
L2.0

JOB NO. 24-4036.01
© 2024 FGM Architects Inc.



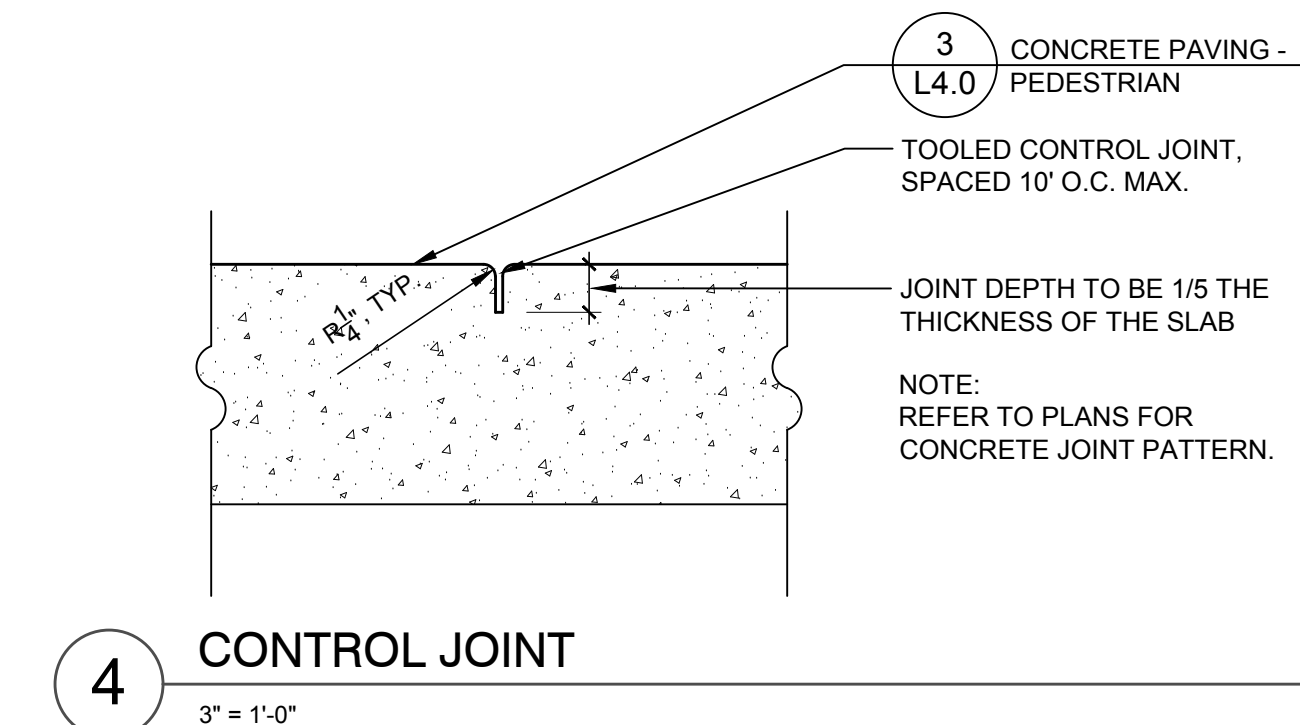
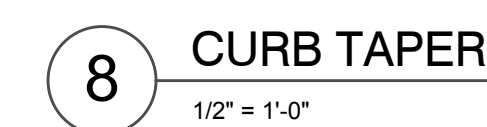
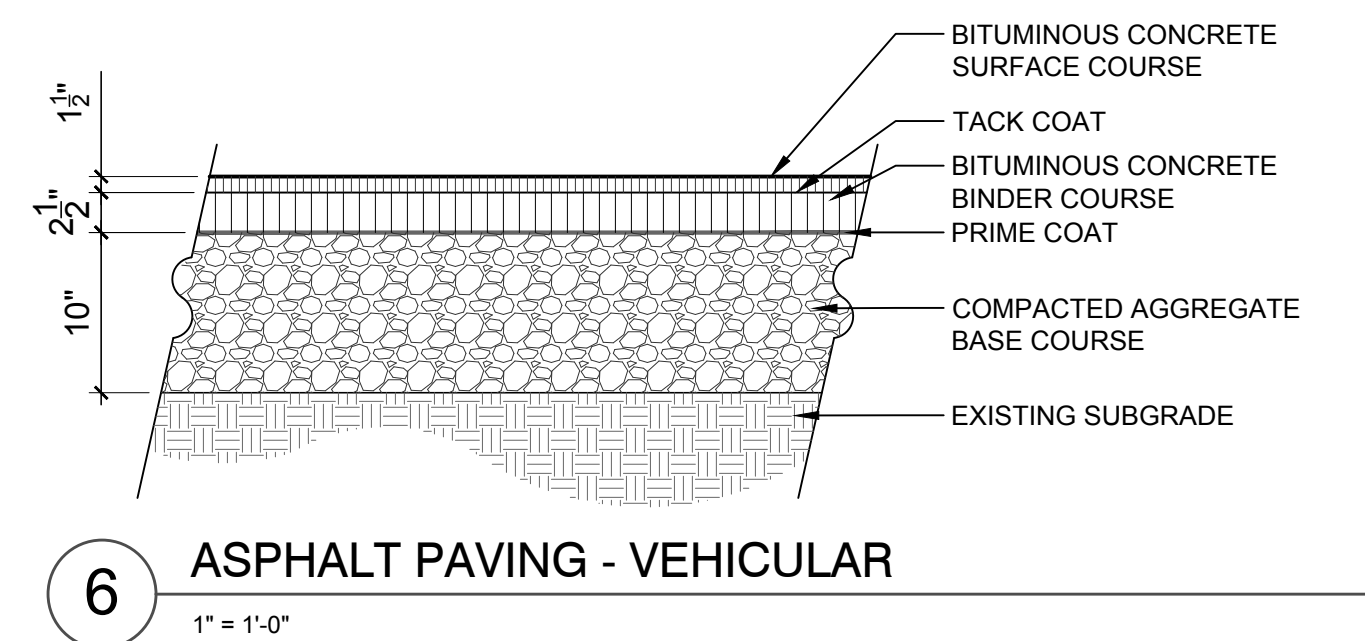


hitchcockdesigngroup.com



JOB NO. 24-4036.01
© 2024 FGM Architects Inc.







ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

LANDSCAPE
HITCHCOCK DESIGN GROUP
E. CHICAGO AVENUE, SUITE 200A
UPPERVILLE, ILLINOIS 60540
0.961.1787
ILLINOIS STATE CERTIFICATE OF AUTHORITY
J. XXXXXXXXXX

J.E.P.
ERG ENGINEERING CONSULTANTS, LTD.
1 WEST WISE ROAD
HAUBURG, ILLINOIS 60193
735.24500
STATE CERTIFICATE OF AUTHORITY
J. XXXXXXXXXX

QUATIC
DUNSMAN-HUNSAKER & ASSOCIATES, INC.
733 SUNSET OFFICE DRIVE, SUITE 400
ST. LOUIS, MISSOURI 63127
4.894.1245
K STATE CERTIFICATE OF AUTHORITY
0. XXXXXXXXXX

FOR REVIEW ONLY

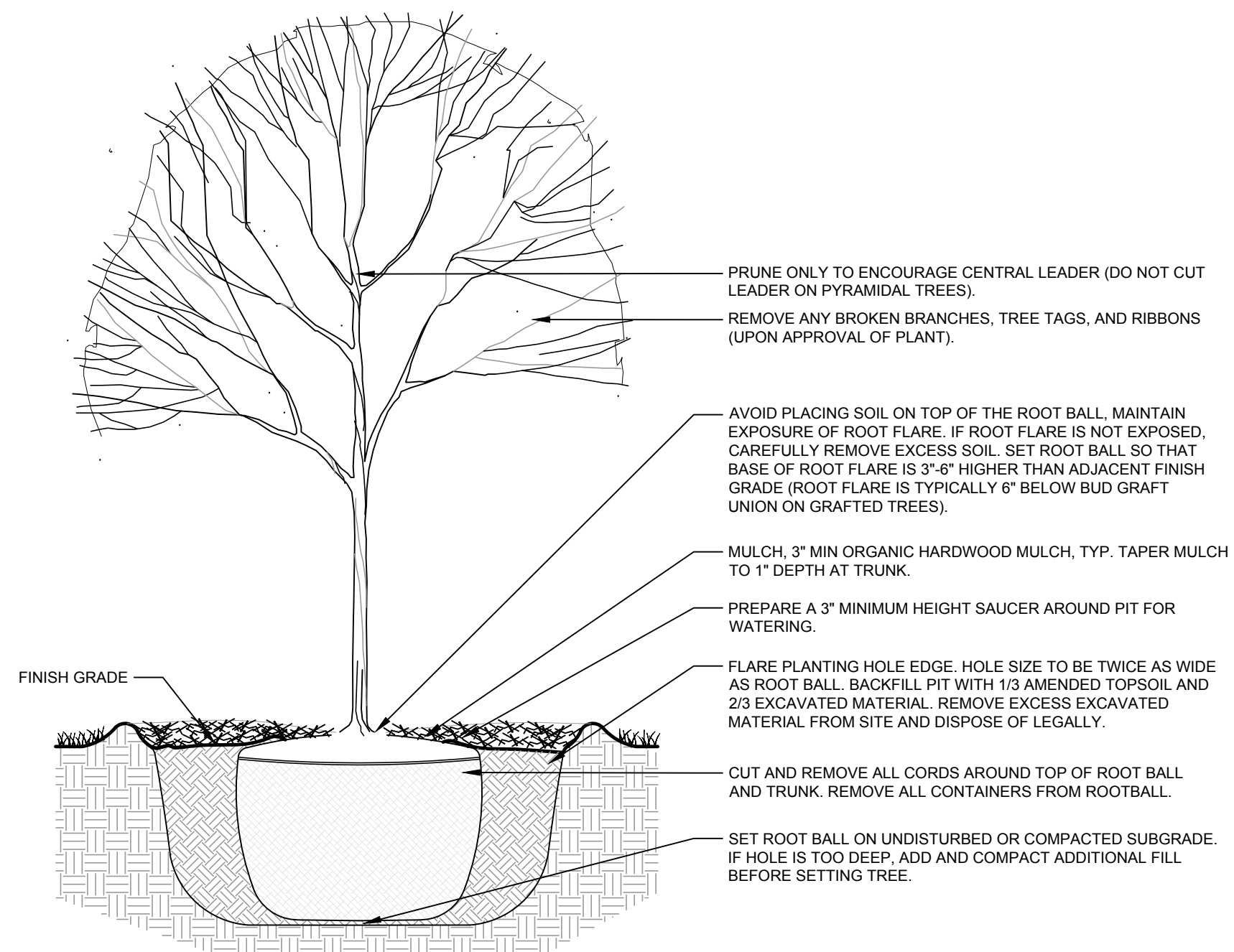
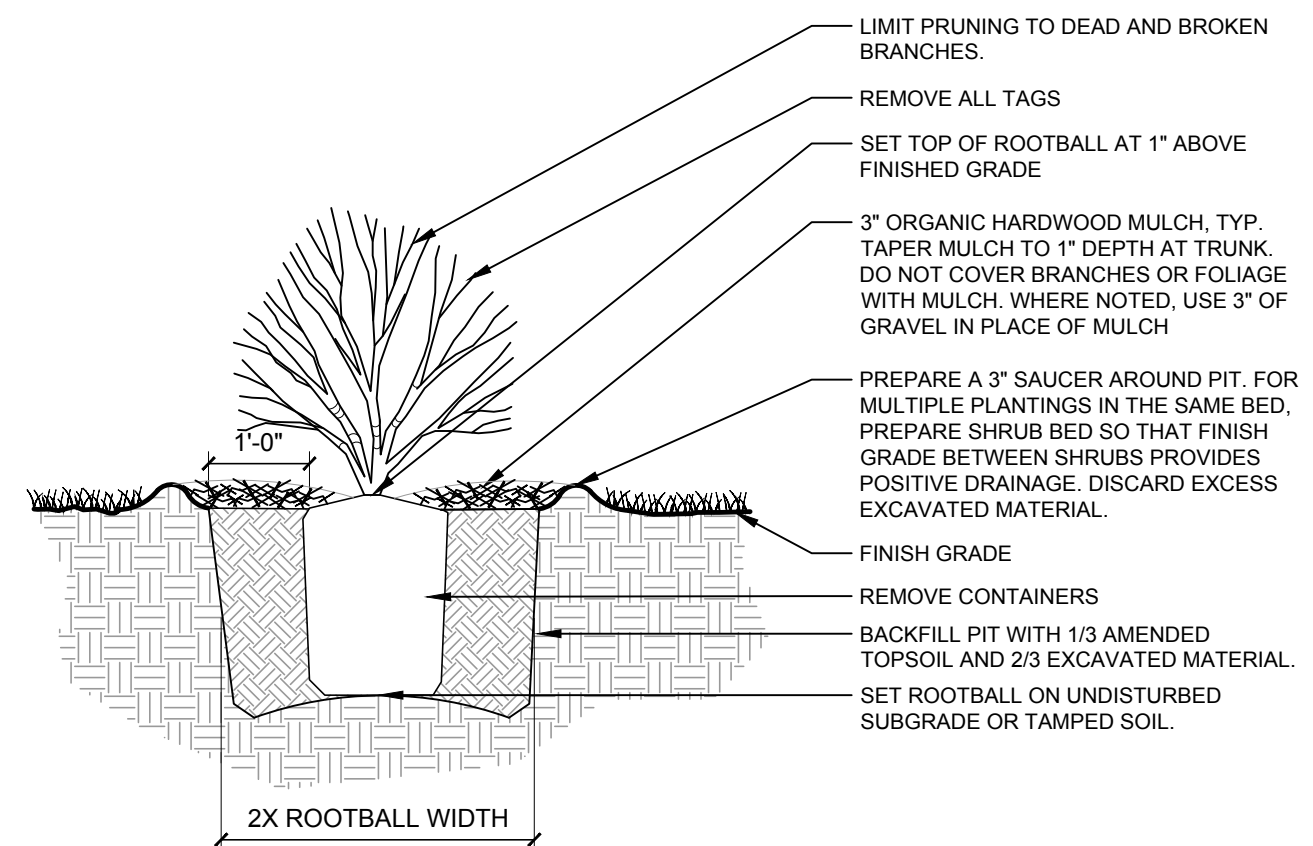
The information on this document is preliminary or incomplete, not for instruction, recording purposes, or supplementation.

[illegible]

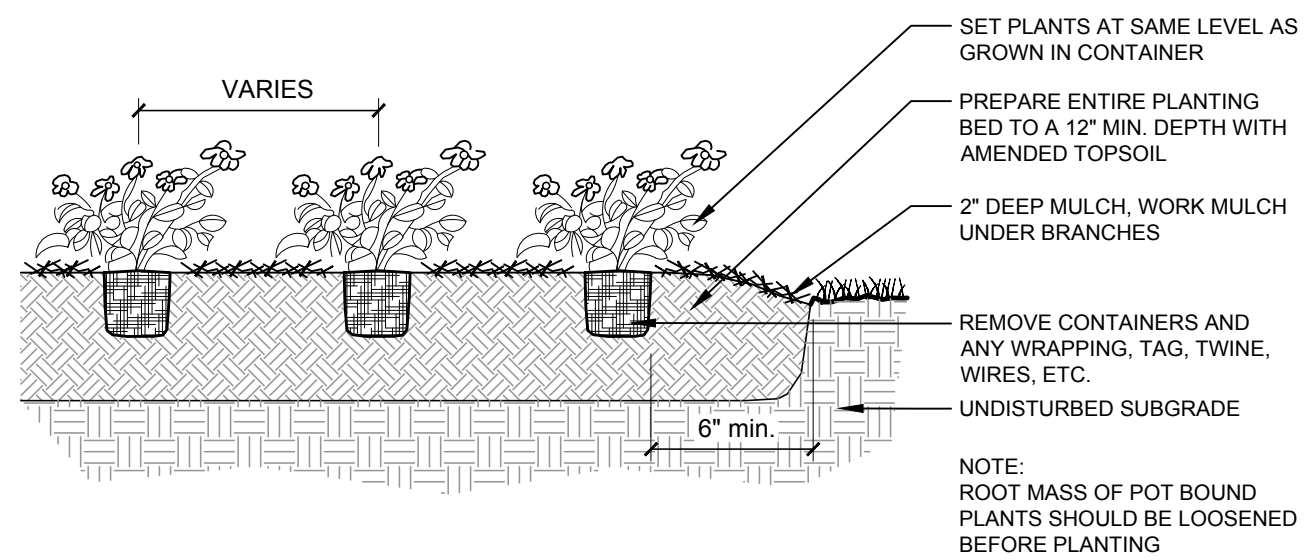
RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE
 ARLINGTON HEIGHTS PARK DISTRICT
 5500 E. Miner Street, Arlington Heights, Illinois 60004

SHEET NO.

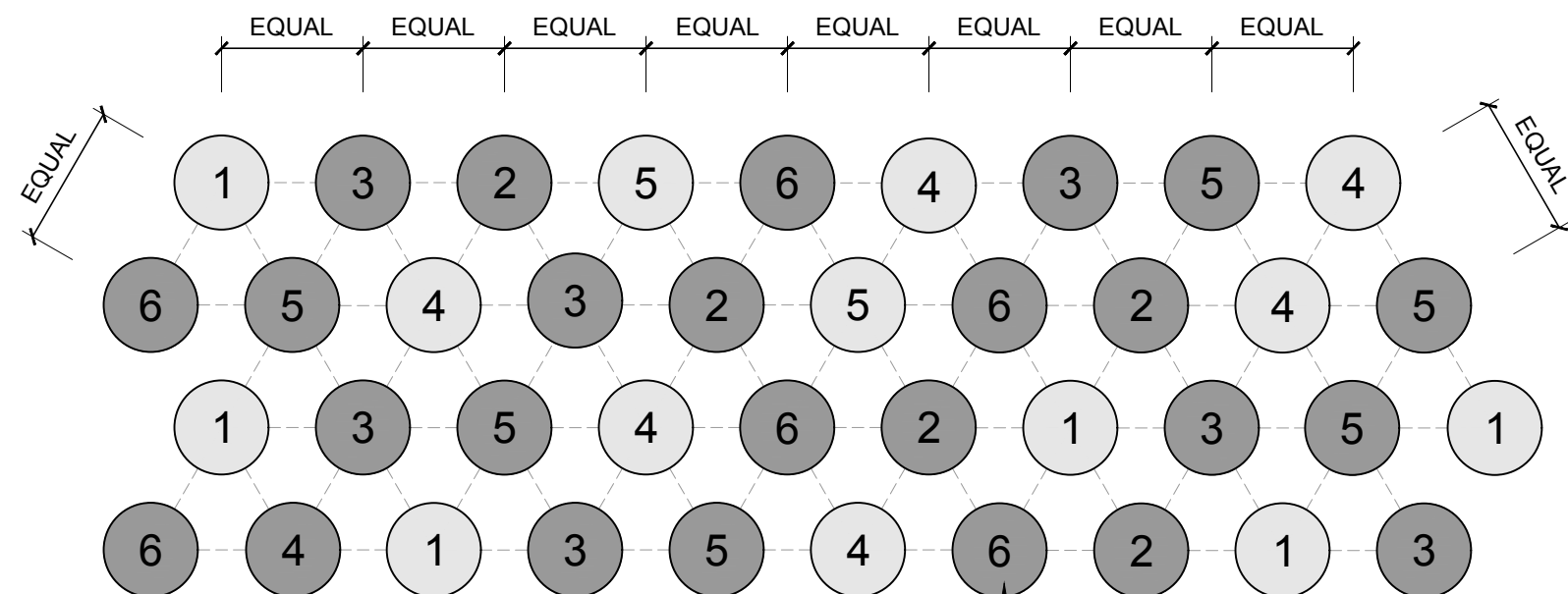
JOB NO. 24-4036.01
© 2024 FGM Architects Inc.

 $1/2^{\circ} = 1'-0''$ 

4) $1/2'' = 1' : 0''$

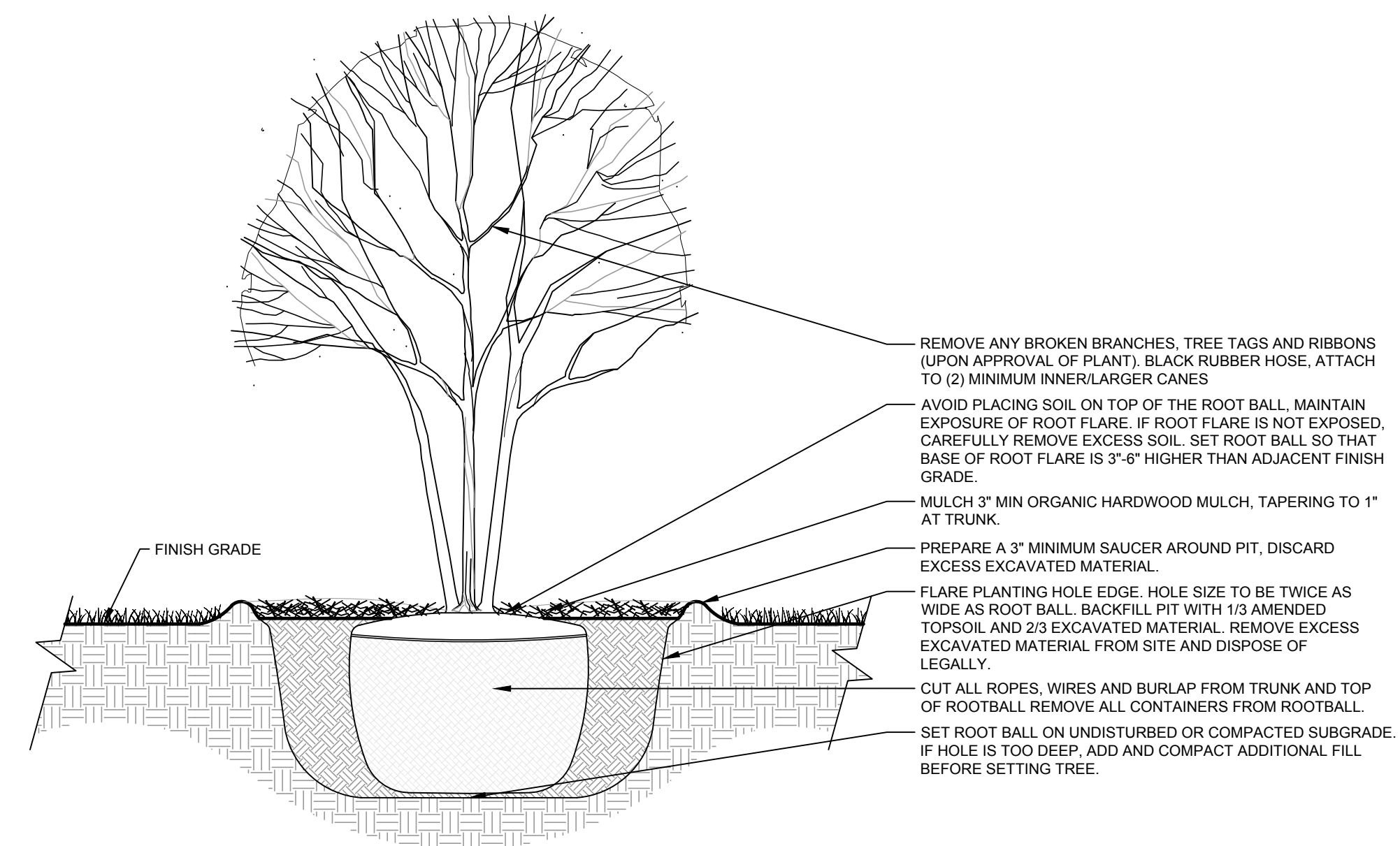
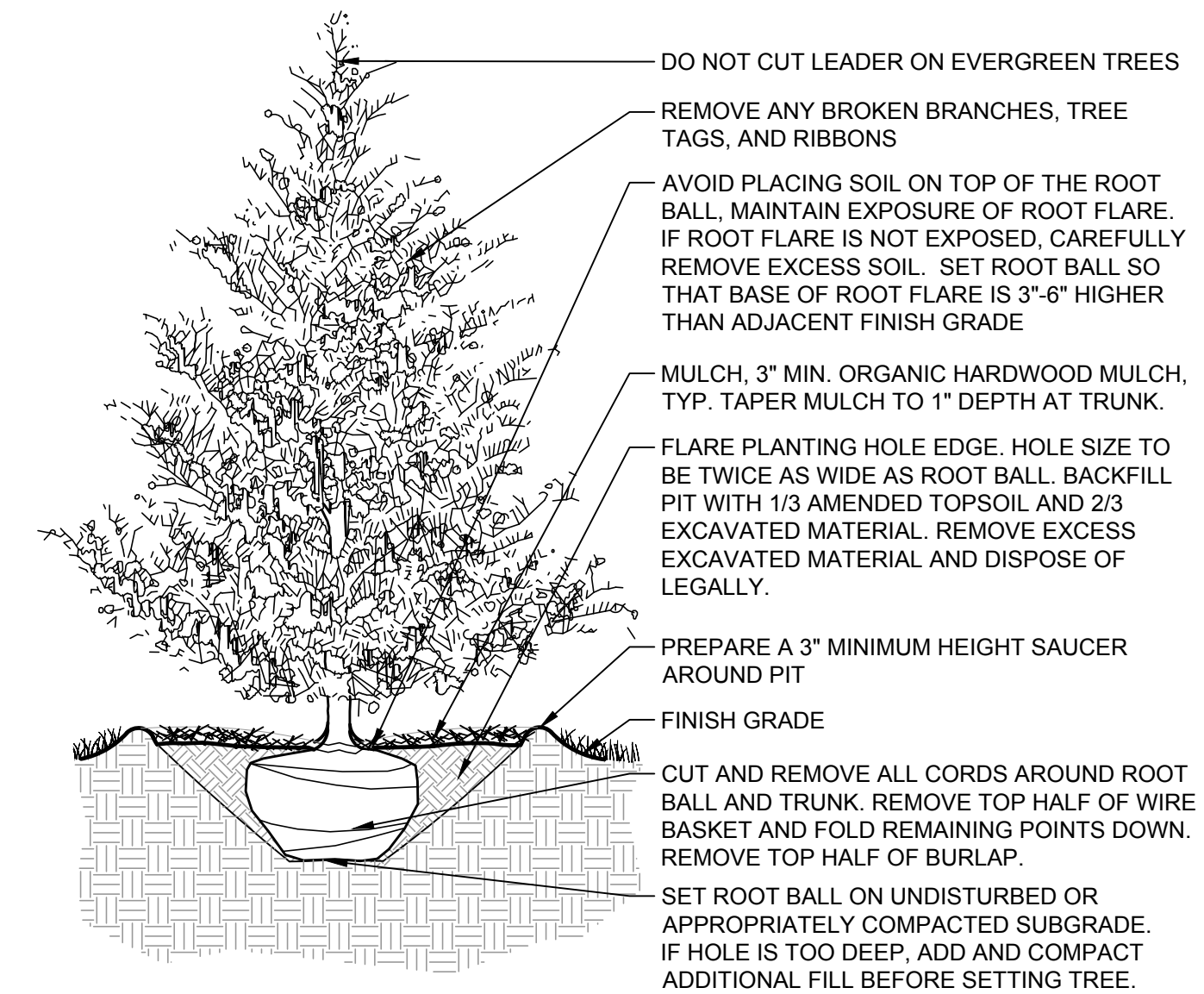


1/2" = 1'-0"



1. SPACING IS TO BE TRIANGULAR
2. INTENT IS FOR PLANT SPECIES TO BE RANDOMLY PLACED WHEN MULTIPLE SPECIES ARE WITHIN ONE BED

6 $1.02'' = 1' 0''$

 $1/2^\circ = 1' 0''$  $1/2^\circ = 1' 00''$ 

22 East Chicago Avenue
Suite 200A
Naperville, IL 60540
T 630.961.1787
chcockdesigngroup.com



1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
- (A) SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - (B) SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - (C) SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - (D) THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
 - (E) THE COMPLYING DESIGN STANDARDS NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MIDVAL LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 706-588-0055 OR SEND EMAIL NOTIFICATION WITH PROJECT NUMBER AND LOCATION) TO REPORT NUMBER AND LOCATION OF ANY VIOLATION.
2. THE VILLAGE OF ARLINGTON HEIGHTS ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE TIMES REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION, IF EXISTING UTILITIES ARE ENCOUNTERED. IF THE CONTRACTOR IS NOTIFIED BY ANY UTILITY COMPANY OF A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.I.L.I. AT 1-800-982-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON THESE DRAWINGS REPRESENT THE NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD85). CONSTRUCTION FACTOR IS FT.
2. MWWD, THE MUNICIPALITY AND THE OWNER OR OWNER REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWWD, AND THEIR AGENTS, EACH, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK PROJECT.
4. THE CONSTRUCTION IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWWD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWWD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE MAINTAINED. ANY CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE PLANS OR AS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY. THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES, DEPTHS, LOCATIONS AND ELEVATIONS PERFORMED BY THE CONTRACTOR DURING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT: SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS OR ANY OTHER TYPE OF DAMAGE TO EXISTING PAVEMENTS WILL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWWD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS POSSIBLE AFTER THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HOLDING THESE RECORDS UNTIL THEY ARE RECEIVED, ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL VYES OR BONDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-SHOES, TEES,

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REPAIR IS AUTHORIZED BY THE MUNICIPALITY AND/OR INWFO AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLOUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL OF THE MUNICIPALITY AND/OR INWFO.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAINS CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE CORM SEWER SYSTEM.

Pipe Material	Pipe Specifications	Joint Specifications
Vitrified Clay Pipe	ASTM C-700	ASTM C-425
Reinforced Concrete Sewer Pipe	ASTM C-76	ASTM C-443
Cast Iron Soil Pipe	ASTM A-74	ASTM C-564
Ductile Iron Pipe	ANSI A21.51	ANSI A21.11
Polyvinyl Chloride (PVC) Pipe 10" to 15-inch diameter (SDR 26) 18-inch to 27-inch diameter (HDPE)	ASTM D-3034 ASTM F-679	ASTM D-3212 ASTM D-3212
High Density Polyethylene (HDPE)	ASTM D-3350 ASTM D-2658	ASTM D-3267, D-2620 (Heat Fusion) ASTM D-3267 (Gasketed)
Polyethylene Resin Quality PVC 4-inch to 36-inch 18-inch to 48-inch 14-inch to 48-inch	ASTM D-2241 AWWA C900 AWWA C905 AWWA C900	ASTM D-3219 ASTM D-3219 ASTM D-3219

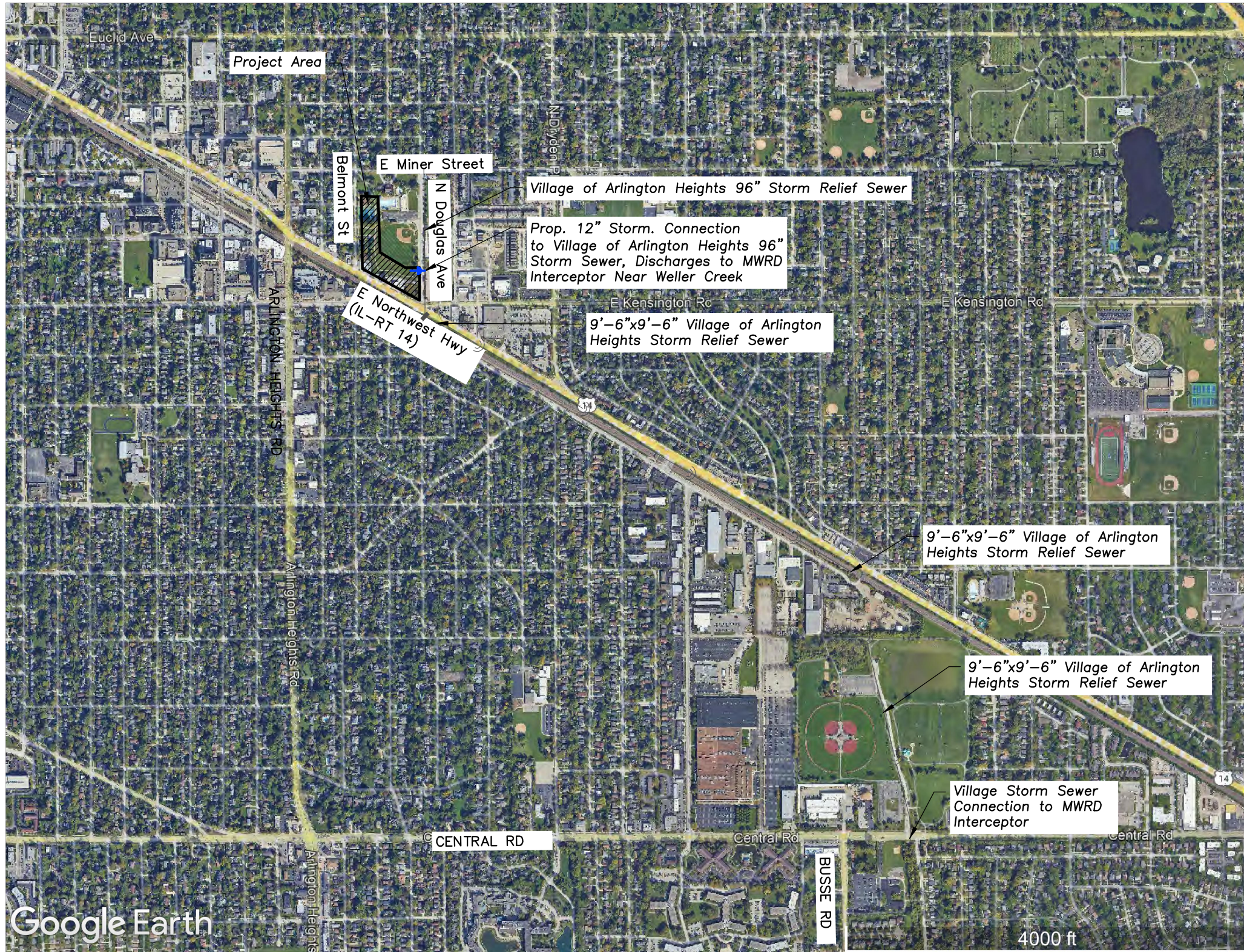
THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

<u>PIPE MATERIAL</u>	<u>PIPE SPECIFICATIONS</u>	<u>JOINT SPECIFICATIONS</u>
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

- [illegible]

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INITIAL EROSION AND SEDIMENT CONTROL SHALL BE PERFORMED, AT A MINIMUM:
 - a. UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
 - b. ON THE FIRST (1ST) CALENDAR DAYS WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. STOPPING, CLIPPING, CLIMBING, OR DRAGGING SHALL BE TO BE DONE IN PHASES, THE CO-OPERATIVE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED TO PREVENT EROSION OF EXPOSED AREAS, INCLUDING OR LEAVING A CONSTRUCTION SITE, SEDIMENT OR RICH SOILS, AND/OR IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR SOIL TILLING AS ACCUMULATIONS WARRANT AND IS LIMITED TO A MAXIMUM OF 100 LINEAL FEET PER 100' OF EXPOSED AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE PLACEMENT.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM TEMPORARILY DISTURBED AREAS TO EXISTING OR NEW DRAINAGE OR EROSION CONTROL TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CAUSED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 30 CALENDAR DAYS.
12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA DOWNSTREAM IS PROTECTED.
14. SOIL STOCKPILES SHALL AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
16. STORM SEWERS THAT ARE OPEN OR ARE BEING WORKED DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES SHOULD NOT BE TRIBUTARY TO A STREET OR CONVEY SEWER FLOW. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE FACILITIES.
18. IF DEWATERING SERVICES ARE USED, ADDITIONAL PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED PRIOR TO OPERATION. THE INSPECTOR SHALL BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE PROTECTION OF THE CONSTRUCTION SITE AND THE PROTECTION OF THE SURROUNDING AREAS AND OTHER APPURTENANCES, ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT TRAP OR BASIN. TRENCH DEWATERING SHALL BE CONSIDERED AS ONE OF THE ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED AREA. TRENCH DEWATERING SHALL BE DISCHARGED TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INSTALLED WITHIN SEVEN (7) DAYS AFTER THE COMPLETION OF THE CONSTRUCTION ACTIVITIES.
21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER,



SITE LOCATION MAP

INDEX OF SHEETS

- | | |
|------|---------------------------------|
| C0.1 | CIVIL NOTES & TITLESHEET |
| C0.2 | CIVIL NOTES & LEGENDS |
| C0.3 | EXISTING TOPOGRAPHIC CONDITIONS |
| C1.1 | SITE DEMOLITION PLAN – NORTH |
| C1.2 | SITE DEMOLITION PLAN – SOUTH |
| C2.1 | SITE UTILITY PLAN – NORTH |
| C2.2 | SITE UTILITY PLAN – SOUTH |
| C3.1 | SITE GRADING PLAN – NORTH |
| C3.2 | SITE GRADING PLAN – SOUTH |
| C4.1 | SESC PLAN – NORTH |
| C4.2 | SESC PLAN – SOUTH |
| C5.0 | CIVIL SITE WORK DETAILS |
| C5.1 | CIVIL SITE WORK DETAILS |
| C5.2 | CIVIL SITE WORK DETAILS |
| C5.3 | CIVIL SITE WORK DETAILS |

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwr.org

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

DUTY TO INDEMNIFY

The contractor shall defend, indemnify, keep and save harmless the municipality, owner and engineer, and their respective board members, representatives, agents and employees from and against all claims, damages, losses and expenses, including attorney's fees, caused by, growing out of, or incidental to the performance of the contract by the contractor or by the subcontractors to the full extent as permitted by the laws of the State of Illinois and not beyond any extent which would render these provisions void or unenforceable. The contractor's obligation is limited to the Illinois laws regarding structural work [I.L. Rev. Stat. Ch. 48, Par. 60 at Seq.]. In the event of any such injury [including death] or loss or damage, of claims therefore, or claims for reimbursement, the contractor shall give prompt notice to the owner.

SURVEY PROVIDED BY:

Plat of Survey and Norman J. Toberman & Associates For
Arlington Heights Park District on February 24, 2022.
Order Number 21-7338

PROJECT BENCHMARKS

- Site Benchmark 1:
NW Flange Bolt on Hydrant at NW Corner of Miner St and
Haddow Ave.
Elevation = 683.63 (NAVD88)
- Site Benchmark 2:
NW Flange Bolt on Hydrant at NW Corner of Wing St and
Belmont Ave.
Elevation = 683.27 (NAVD88)
- Site Benchmark 3:
NW Flange Bolt on Hydrant at NE Corner of Northwest
Highway and Belmont Ave.
Elevation = 681.80 (NAVD88)
- Site Benchmark 4:
NW Flange Bolt on Hydrant on West Side of Douglas Ave
North of Northwest Highway.
Elevation = 682.97 (NAVD88)

fgma
FGMARCHITECTS

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
414.249.6108
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

**LANDSCAPE
HITCHCOCK DESIGN GROUP**
22 E. CHICAGO AVENUE, SUITE 200A
NAPERVILLE, ILLINOIS 60540
630.961.1787
XXX STATE CERTIFICATE OF AUTHORITY
NO.: XXXXXXXXXX

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1857 HIGH GROVE LANE
NAPERVILLE, ILLINOIS 60540
630.717.5399
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

M.E.P.
BERG ENGINEERING CONSULTANTS, LTD.
801 WEST WISE ROAD
SCHAUMBURG, ILLINOIS 60193
847.352.4500
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

AQUATIC
COUNSILMAN-HUNSAKER & ASSOCIATES, INC.
10733 SUNSET OFFICE DRIVE, SUITE 400
ST. LOUIS, MISSOURI 63127
314.894.1245
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

**NOT FOR
CONSTRUCTION**

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

**RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE**
ARLINGTON HEIGHTS PARK DISTRICT
500 E. Miner Street, Arlington Heights, Illinois 60004

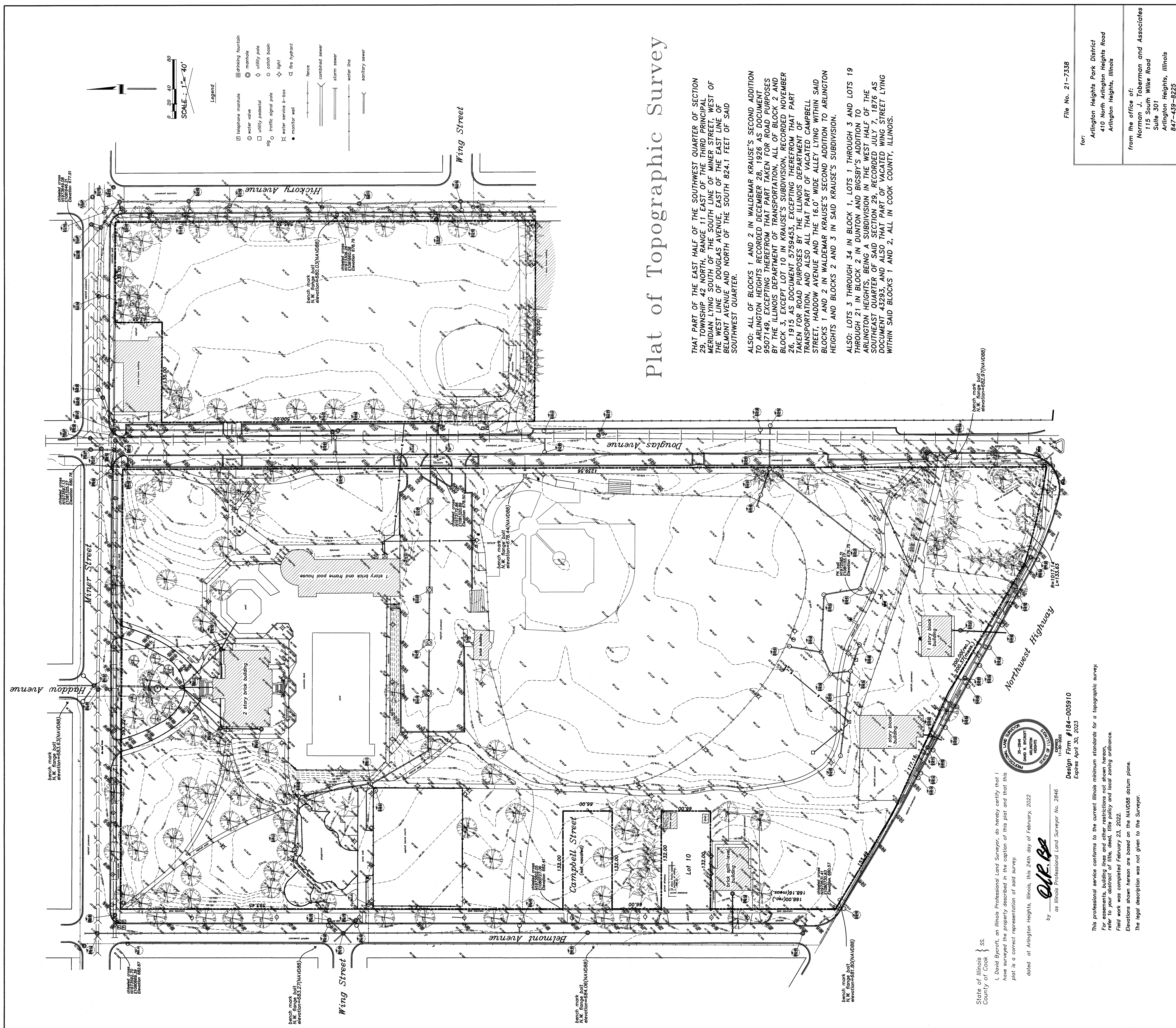
ISSUED FOR DESIGN DEVELOPMENT

CIVIL NOTES & TITLE
SHEET

SHEET NO.

CO.1

JOB NO. 24-4036.01
© 2024 FGM Architects Inc



**SURVEY PROVIDED BY NORMAN J. TOBERMAN &
ASSOCIATES AND SHOWN FOR INFORMATIONAL
PURPOSES ONLY AND DOES NOT REPRESENT AN
ELEMENT DESIGNED BY ERIKSSON ENGINEERING
ASSOCIATES, LTD.**

**NOT FOR
CONSTRUCTION**

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

**RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE**
ARLINGTON HEIGHTS PARK DISTRICT
1500 E. Miner Street, Arlington Heights, Illinois 60004

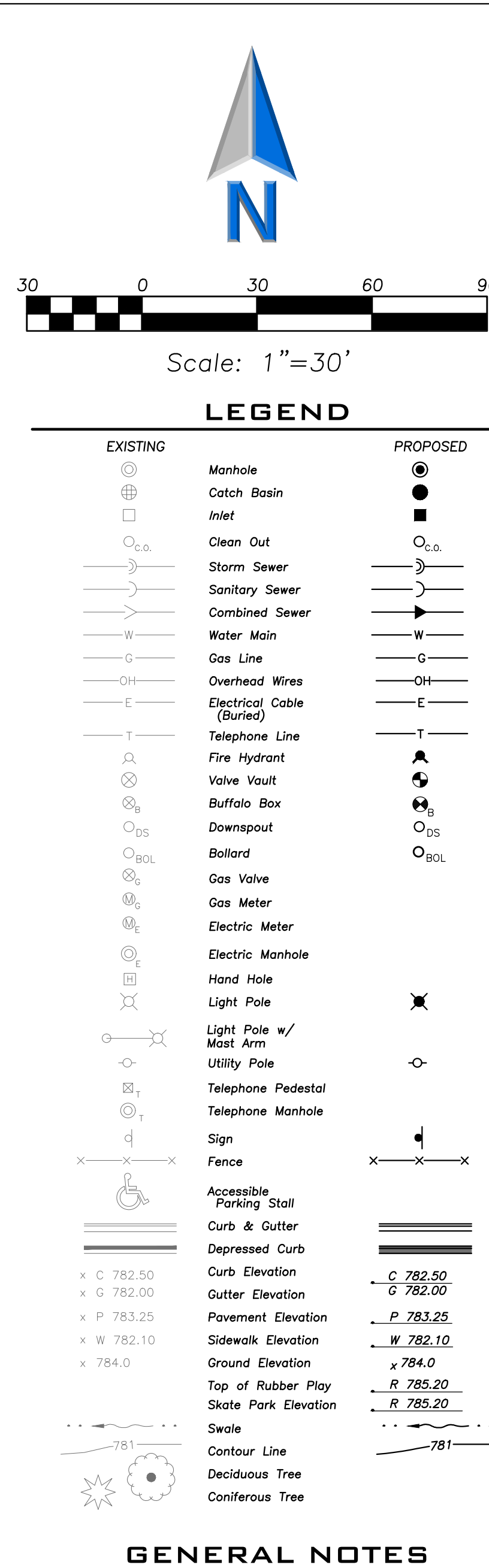
ISSUED FOR DESIGN DEVELOPMENT

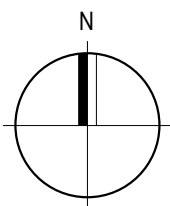
EXISTING TOPOGRAPHIC
CONDITIONS

SHEET NO.

C0.3

JOB NO. 24-4036.01
© 2024 FGM Architects Inc.





1 | ARCHITECTURAL SITE PLAN
1" = 20'-0"


 NEW POLE MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.


 LINEAR DECK DRAIN - SEE DETAIL ON A0.3 FOR ADDITIONAL INFORMATION


 NEW LAWN AREA


 NEW CONCRETE POOL DECK WITH ANTI-SLIP LIGHT BROWN FINISH AND SLOPED TO DRAIN AT A MINIMUM SLOPE OF 1" PER 10' AND A MAXIMUM SLOPE OF 2.4" PER 10' (WITH A MAXIMUM 15' LENGTH)


 SETBACK LINE


 PROPERTY LINE

SITE PLAN LEGEND

- 
 NEW POLE MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 
 LINEAR DECK DRAIN - SEE DETAIL ON A0.3 FOR ADDITIONAL INFORMATION
- 
 NEW LAWN AREA
- 
 NEW CONCRETE POOL DECK WITH ANTI-SLIP LIGHT BROWN FINISH AND SLOPED TO DRAIN AT A MINIMUM SLOPE OF 1" PER 10' AND A MAXIMUM SLOPE OF 2.4" PER 10' (WITH A MAXIMUM 15' LENGTH)
- 
 SETBACK LINE
- 
 PROPERTY LINE

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
1555 COMMERCE DRIVE, SUITE A
NAPERVILLE, ILLINOIS 60530

LANDSCAPE

ITCHCOCK DESIGN GROUP
E. CHICAGO AVENUE, SUITE 200A
MERRILLVILLE, ILLINOIS 60540
0.961.1787
X STATE CERTIFICATE OF AUTHORITY
D. XXXXXXXXXXXX

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
87 HIGH GROVE LANE
MURFREESBORO, TENNESSEE 37050-4040

I.E.P.
ERG ENGINEERING CONSULTANTS, LTD.
1 WEST WISE ROAD
HAJIMBURG, ILLINOIS 60193
7352.4500
STATE CERTIFICATE OF AUTHORITY
0. XXXXXXXXXX

QUATIC
COUNSILMAN-HUNSAKER & ASSOCIATES, INC.

733 SUNSET OFFICE DRIVE, SUITE 400
ST. LOUIS, MISSOURI 63127
4894.1245
K STATE CERTIFICATE OF AUTHORITY

GOOD SERVICE

DGE ASSOCIATES, INC.
16 W. WILSON STREET, SUITE 111
TAVIA, ILLINOIS 60510
5.962.4422
X STATE CERTIFICATE OF AUTHORITY
D. XXXXXXXXXX

REVIEW ONLY

not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for instruction, recording purposes, or implementation.

[illegible]

**RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE**
ARLINGTON HEIGHTS PARK DISTRICT
500 E. Miner Street, Arlington Heights, Illinois 60004

ISSUED FOR DESIGN DEVELOPMENT

ARCHITECTURAL SITE PLAN

SHEET NO.

A0.1

JOB NO. 24-4036.01
© 2024 FGM Architects Inc.



Floor Area Ratio Calculation
 Recreation Park, Arlington Heights
 5/24/2024

	Structure	Floor Area in Sq. Ft
Phase 1	Proposed Playground Shelter	375
	Proposed Skate Park Shelter	128
	Proposed Entrance Trellises (qty 2)	284
Phase 2	Existing Storage Shed adjacent to baseball field	830
	Proposed Baseball Dugouts (qty 2)	600
	Proposed Restrooms	
	(includes open shade canopy for picnic tables)	460
Phase 3	EXISTING COMMUNITY BUILDING & NEW ELEVATOR ADDITION Existing/Proposed Bathhouse	13,800
	Future Preschool NEW BATHHOUSE	15,300

13,600 sf EXISTING
 800 sf ADDITION

10,040 sf ENCLOSED
 966 SF COVERED BREEZEWAY

22 E. Chicago Avenue
 Suite 200 A
 Naperville, Illinois 60540
 630.961.1787

hitchcockdesigngroup.com

Total Floor Area	31,777
Total Site Area (excludes ROWs)	798,405
Floor Area Ratio (total floor area/total site area)	3.98%

Note: bathhouse and preschool basement square footages included in the above calculations for planning purposes.