



AGENDA
PLAN COMMISSION
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
February 26, 2025
7:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Urban Air at Arlington Plaza - 30 W. Rand Rd. - 1/22/25
- IV. PUBLIC HEARINGS
 - A. PC#24-015 - 3310 N. Old Arlington Heights Rd. - East Country Lane Townhomes
Planned Unit Development, Comprehensive Plan Amendment, Rezoning, Preliminary
Plat with Variations
 - B. PC#24-019 - 750 W. Northwest Hwy & 660 N. Ridge Ave. - Arlington Ridge Center
Sign -
PUD Amendment, Special Use Permit, Amendment to Comprehensive Plan,
Rezoning with Variation
- V. OTHER BUSINESS
- VI. 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.

VII. 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.

PLAN

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

COMMISSION

RE: URBAN AIR AT ARLINGTON PLAZA - 30 WEST RAND ROAD - PC #24-017
 SPECIAL USE PERMIT FOR AMUSEMENT FACILITY, LARGE & SPECIAL USE PERMIT
 FOR RESTAURANT WITH VARIATIONS

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
 Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
 Illinois on the 22nd day of January, 2025 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
 LYNN JENSEN
 KRISTEN SCHURTZ
 JOE LORENZINI
 BRUCE GREEN
 GEORGE DROST
 TERRY ENNES
 JOHN SIGALOS
 SUSAN DAWSON

ALSO PRESENT:

MICHAEL LYSICATOS, Assistant Director of Planning & Community Development
 DANIEL OSOBA, Planner I
 RACHEL HITZEMANN, Development Planner

CHAIRPERSON CHERWIN: All right, I think we can go ahead and get started.

(Gavel pounded.)

CHAIRPERSON CHERWIN: We'll call to order. If we could stand up and recite the Pledge of Allegiance together?

(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: All right, thank you.

Dan, can we have roll call, sir?

MR. OSOBA: Yes, we can. Chair Dawson.

COMMISSIONER DAWSON: That's old.

MR. OSOBA: Oh, excuse me, Commissioner Dawson.

COMMISSIONER DAWSON: I'm just saying, did something just happen? Here.

MR. OSOBA: Sorry about that.

COMMISSIONER DAWSON: No, you're all good.

MR. OSOBA: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. OSOBA: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. OSOBA: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. OSOBA: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. OSOBA: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. OSOBA: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Here.

MR. OSOBA: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. OSOBA: Chair Cherwin.

CHAIRPERSON CHERWIN: Here.

Thank you, Dan.

All right, noted that we have a quorum for our meeting.

I think the first agenda item we have is number III. Approval of Minutes for ICON Studio at 3375 North Arlington Heights Road. Is there a motion to approve those minutes?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: Okay, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

COMMISSIONER DAWSON: I'll abstain. I was not present.

COMMISSIONER JENSEN: I'll abstain, too.

CHAIRPERSON CHERWIN: All right, thank you.

Motion passes.

Our next item on our agenda will be our public hearings.

Okay, the first public hearing we have is for East Country Lane Townhomes. I would ask Dan, have all public notices been given on this?

MR. OSOBA: They have.

CHAIRPERSON CHERWIN: All right, thank you.

And do we have a Petitioner for that matter here? Oh, that one was has been delayed?

MR. OSOBA: Correct. So, public notice has been posted, but that one is going to be continued to a date certain of February 26th.

CHAIRPERSON CHERWIN: Okay, and the notice that was posted identifies that new date?

MR. OSOBA: It will identify that new date. We'll ask the Petitioner to update the sign posting on the site, but --

CHAIRPERSON CHERWIN: Okay.

MR. OSOBA: -- the mailing and the posting that went out was for this hearing.

CHAIRPERSON CHERWIN: Okay, good. Thank you, yes, sorry, I forgot I saw your e-mail and totally blanked on it.

So, we will move to the next public hearing which is Urban Air at Arlington Plaza, and I'll ask you about Urban Air, have the notices been given on that one?

MR. OSOBA: Yes, they have.

CHAIRPERSON CHERWIN: Okay, and I think we have some folks from the Petitioner here to speak on that. Anybody who's going to speak on behalf of Urban Air, if you wouldn't mind coming up to the podium here? I'll just have you swear an oath that we do here prior to the public hearing. So, you just raise your right hand.

(Witnesses sworn.)

CHAIRPERSON CHERWIN: Okay, you do, thank you. The Staff has provided a Staff report. Have you read the Staff report? There are certain conditions of approval that they've recommended. Do you agree with those conditions of approval?

MR. PIAZZA: Yes, I do.

CHAIRPERSON CHERWIN: You do, okay. All right, good. So, however you want to present, either one of you or all of you, feel free to go ahead and get started. Then once you're done, we'll move over to the Staff and hear their report. So, sir, go ahead. If you could please state your name whenever you speak, or you know, for those of you when you do come up, if you could state your name for our record and spell it, please?

MR. PIAZZA: Yes. I am Tom Piazza, P-i-a-z-z-a. I'm here speaking on behalf of Urban Air. I'm Tom, the construction manager or owner's rep for the project, and Charlie Oraham and Nino Hermes are the owners of Urban Air. We are petitioning to have a variance for a parking variance as well as a large amusement and restaurant.

The owners of Urban Air are located right here, there's pictures of them up there. Nino Hermes is actually a resident of Arlington Heights. Both of them are, actually it's a family-owned business, very excited to be putting an Urban Air inside of this community. Here we go.

For the parking variance, we are asking, we agreed with the seven-spot deficit that Dan and all of us have put together. However, we do feel like with the other tenants in our shopping center, we are at different times for peak times for our parking, and we did want to kind of make a note of that. Our hours of operation are more from the evenings,

Monday through Thursday; and Friday, Saturday and Sunday, we're more of an all-day where other businesses inside of the shopping center are closed during that time.

We offer a range of different attractions for the community. As part of the business, the tube slides, soft play area, the soft play area is best for smaller, younger children. Then we have stuff for older youths, teens and like that, for instance, go-karts, climbing walls, warrior course which is like a Jungle Jim type, parkour I think is what they call it type of course, dodge ball. So, there's group activities, that's all part of our attraction package that we offer.

We have posted out the signages on Rand Road and Arlington Heights Road. We've sent out notices to everybody. We do think that it is a strong community or strong, how do I put this, a strong asset to the community. We have a, it's particularly designed towards family and children.

They're dedicated full compliance, Urban Air requires us to be dedicated full compliance with all local codes and state codes, those governing maintenance and licensing of those attractions. So, we will be making sure we obtain all those licenses, maintaining those licenses. There's constant maintenance programs that get issued down from Urban Air as well as the state that we all comply with. We also will comply with all local health and safety regulations as well, so anything from the Health Department, Building Department, we are fully ready to comply with and agree with.

We have our full set of architectural and engineering plans, ready to submit for permits. We have actually just submitted those for permits. We're ready for plan review comments and make any adjustments that you require.

One of the concerns that was brought up is actually sound and sound mitigation. Currently, both sides of demising wall, they're going to be two-hour rated wall which kind of utilizes two of the sound principles for deadening noise, right. So, we've added density to the wall and then sound absorption material which is like our insulation that goes in between the walls. So, the extra layer of drywall, two folds, gets us our fire rating of a two-hour rating but also adds density to that wall and will actually help deaden the noise.

So, we feel like we are taking sound as a serious thing. However, our main thing or main issue with sound is actually children playing loud, you know, kids yelling and having fun. The go-karts are actually electric, so they don't produce a lot of noise which is a good thing. Slides, stuff of that nature, climbing walls, those don't really produce noise. But the kids are definitely not quiet. So, we went ahead and we did, you know, add that extra layer of drywall which is two folds because they're set to two-hour rating.

We feel like we are a great steward of the community. Urban Air provides employment for youth and young adults, and even adults that have managerial positions, all the way down to part-time positions. On average, we have 60 to 80 employees at one given time, from returning college students all the way down to high school students to even managerial positions for adults.

Urban Air enhances the area's friendly appeal, providing a safe and fun destination for children, by supporting local economic growth. We offer certification programs and offering regular and belaying programs for young adults for employees to learn so they will be getting certified in those types of areas. We offer events for non-profit fundraising, team-building events for adults, birthday parties, all safe places for the community to come and have, you know, have fun at. Urban Air provides a supervised safe space for children and adolescents to engage in activity play and socialize, making it a valuable addition to our community here.

We are also offering food services as part of the park package. So, it's not a destination restaurant, so you couldn't just come and actually eat at the restaurant without purchasing tickets to go in and to enjoy the amusements as well. It is a limited menu; however, we will follow all local Health Department rules and regulations for that limited menu.

That's basically it, guys. We want to thank you for your consideration on having us in Arlington Heights. We welcome any questions that you guys might have or any concerns and we'd be happy to address.

CHAIRPERSON CHERWIN: Thank you very much, Mr. Piazza. You can take a rest here for a second. We're going to turn this thing over to the Staff and see what Dan has to say.

Dan, go ahead.

MR. OSOBA: Thank you, Commissioner.

The subject property of this petition tonight is located at 30 West Rand Road which is the former location of Burlington Coat Factory within the Arlington Plaza Shopping Center. The property is zoned B-2 General Business District and identified as commercial on the Comprehensive Land Use Map.

The Petitioner is requesting two special use permits--one for "amusement facility, large" which is any amusement facility greater than 5,000 square feet, and one for a restaurant, both of which are in this tenant space. Two variations are requested, one to waive the traffic study requirement and one to reduce the parking requirement by seven spaces.

This slide shows the subject site in red within the Arlington Plaza Shopping Center which is a previously approved PUD. The Petitioner is not modifying any external features of this PUD; therefore, a PUD amendment is not required. The shopping center is at the northwest corner of West Rand Road in South Arlington Heights Road. There are several signalized and uncontrolled access points in and out of the site, and the property functions well from an access point of view, and traffic flows efficiently as designed. Parking within the PUD is shared with a total of 1,139 spaces available to all businesses.

This is a more detailed view that shows the proposed overlay that the Petitioner provided on an aerial image of the shopping center. Urban Air is proposing to occupy approximately 67,000 square feet of the former Burlington's which is highlighted in red. The main entrance will face Rand Road, and deliveries will occur in the rear as they did in Burlington's. The blue shaded area is 23,435 square feet, and it's a vacant remnant space that will be left over and unoccupied by Urban Air. In the evaluation of this petition, the SDC requested that the Petitioner provide further detailed analysis on the market study on the viability of this vacant remnant space.

The market study provided by the Petitioner shows that Urban Air offers a unique destination for kids and adults, and the demographic data provided within the study shows that viability. Staff agrees with the Petitioner that the space is deemed necessary for the public convenience at this location for both the amusement facility and the restaurant cafe, which realistically functions as an accessory to the amusement facility and less of a destination restaurant as the Petitioner indicated.

For the remainder space, the Petitioner postulates that this space could be utilized as a fitness facility, racket ball facility, or other fitness center for active adults. Alternatively, and at Staff's request, the Petitioner evaluated the space to determine that the smaller tenant space could be viable for smaller beauty salons, health and wellness facilities, studios, tutoring or smaller gymnasiums. Staff also agrees that the remnant space is viable based on the information provided by the Petitioner and in the market study.

Urban Air, as a business, intends to provide a variety of amusement activities as the Petitioner indicated. Party rooms are provided for groups, and walk-ins are welcome. The hours of operation are Monday through Thursday from 4:00 p.m. to 9:00 p.m., Friday from 10:00 a.m. to 9:00 p.m., and Saturday from noon to 8:00 p.m. The restaurant will primarily serve snacks, concessions, pizza, burgers and soft drinks. Alcohol sales are proposed and a liquor license would be required for any of those.

The two variation requests are to waive the requirement for a traffic study and to reduce the amount of parking required on the subject site from 1,146 to 1,139 spaces. Staff recommends approval of the variation to waive the traffic study as the site access is well defined, contains signalization, has access onto two major arterials, and is not being modified with this application. For parking, the Petitioner has provided a parking study that contained a survey of other Urban Air locations and a parking survey of Arlington Plaza Shopping Center as well. The study found that the shopping center was at peak parking on a Saturday afternoon with 23 percent of the spaces occupied. When adding the parking data from other Urban Airs to this baseline, the study determined that Arlington Plaza could see approximately 65 percent of the spaces occupied with this new Urban Air facility, which leaves a surplus of 393 parking spaces within the shopping center. The SDC, therefore, recommends approval of the parking variation to reduce the parking requirement from 1,146 spaces down to 1,139 spaces which is a seven-space deficit.

The SDC reviewed the proposed special use permit to allow an amusement facility, large, the special use permit to allow a restaurant on the subject property, the variation to Chapter 28 of the Municipal Code, Section 6.12-1 to waive the requirement for a traffic study, and the variation to Chapter 28 of the Municipal Code, Section 10.4-4 to reduce the parking requirement from 1,146 spaces to 1,139 spaces, and recommends approval of the application subject to the conditions in the Staff report and on the slide

That concludes my presentation.

CHAIRPERSON CHERWIN: Thank you, Dan, well done.

Is there a motion to submit the Staff report into the record?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER JENSEN: Second.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: Okay, motion passes. Thank you. Well, I think given the fact that there isn't a huge public here, maybe what we'll do before we do initial questions unless anybody has a pressing question is open the public hearing for comments.

So, everybody okay with that? All right.

So, I'll open the public hearing. Is there any comment from the public on this project?

(No response.)

CHAIRPERSON CHERWIN: No, all right. Well, that was easy. We're going to close the public hearing and we will go to our questions of the Petitioners, from the Petitioners, or from the Commissioners to the Petitioners. Sorry about that.

So, we'll start down by Sue. Do you have any questions for our Petitioners?

COMMISSIONER DAWSON: Yes. I was just trying to look and see, I was trying to come up for questions, if there is, you talk about this being for kids, are there age limits?

MR. PIAZZA: Oh, age limits. No, there is no age limit. There are height requirements for certain attractions.

COMMISSIONER DAWSON: Meaning you have to be taller than, not shorter than?

MR. PIAZZA: Correct.

COMMISSIONER DAWSON: So, how does that work with liquor sales if we're going to have all these activities going on but people can also drink?

MR. PIAZZA: So, I'll let --

MR. ORAHAM: That will be 18 and older to get in because you've got to have an adult to sign a waiver.

CHAIRPERSON CHERWIN: Give us your name first.

MR. ORAHAM: My name is Charlie Oraham, sorry.

COMMISSIONER DAWSON: Yes, but what I'm trying to get at is I can go to the bar and then I can go get on a go-kart?

MR. ORAHAM: For like an adult?

COMMISSIONER DAWSON: Yes.

MR. ORAHAM: No.

COMMISSIONER DAWSON: So, that's what I was trying to get at. Is there an age limit? How are you restricting adults from doing the various activities?

MR. ORAHAM: No, the regulation from the franchise is if they drink any alcohol, they cannot use any go-karts.

COMMISSIONER DAWSON: Okay, so that's just generally monitored? I mean, I don't know how you would, how do you control that?

MR. ORAHAM: Honestly, I can't give you an answer right now. I can find out and let you guys know if it's a concern.

COMMISSIONER DAWSON: I'm just curious how it works.

COMMISSIONER ENNES: Could they wear a band or something if they're drinking?

COMMISSIONER DAWSON: I don't know. It's really your concern, I mean, that's a huge liability risk, right? So, that's why I was trying to see if, because everybody was talking about kids and kids and kids. I'm like, well, what's going to stop an adult from --

MR. ORAHAM: So, just like Chuck E. Cheese has beer and wine, it's the same kind of --

COMMISSIONER DAWSON: Yes, I'm not getting in a go-kart in Chuck E. Cheese though.

MR. ORAHAM: I understand that, no. I know a regulation in the waivers that any person that walks in, you're not supposed to drink any alcohol and go on the go-karts. The adults that get on the go-karts, it's got to be a smaller kid that can't reach the size and they're double carts. So, that's really the only time adults get on the go-karts is when they're going with a kid because it's got restrictions on height.

COMMISSIONER DAWSON: Wait, so you can't fit in a go-kart?

MR. ORAHAM: No, no, you can. There's double-widers.

COMMISSIONER DAWSON: It's the other way around.

MR. ORAHAM: So, the double-widers --

COMMISSIONER DAWSON: It's still the same restrictions, okay. I think you wanted to say something?

MR. HERMES: Yes. Hi, my name is Nino Hermes. As far as drinking --

COMMISSIONER ENNES: What is your connection?

MR. HERMES: I'm one of the owners as well, the President. So, I believe that you have a two or three-beer maximum per three-hour stay. I think you can only allow them to drink one beer per hour. So, it's not like they can come in and can drink, same as any bar, like you can only serve one beer per hour.

COMMISSIONER DAWSON: I've had more than one beer in an hour in a bar.

MR. HERMES: You're not supposed to technically. Anything over one drink in an hour, you're being over-served technically, but it's the same thing, they have a restriction, I believe a three-beer maximum on a three-hour stay.

COMMISSIONER DAWSON: So, you're monitoring that is what you're saying.

MR. HERMES: Yes. Yes.

COMMISSIONER DAWSON: And you keep saying they have a restriction, but it's you.

MR. HERMES: Yes.

COMMISSIONER DAWSON: Okay, because --

CHAIRPERSON CHERWIN: When you say they --

MR. HERMES: It's our responsibility to make sure.

CHAIRPERSON CHERWIN: It's corporate policy.

MR. HERMES: Yes, yes.

COMMISSIONER DAWSON: So, you're monitoring it. I mean, that's just really what I was getting at.

MR. HERMES: And, obviously, the person that is serving must be 21 or older to serve the beer. So, they're aware of how many beers they're giving out.

COMMISSIONER DAWSON: And they're kind of keeping an eye on it. I mean really, nothing against you, I'm just, adults are idiots and I can see --

MR. HERMES: Also, with the go-karts, we do have automatic shutoffs on them.

COMMISSIONER DAWSON: Okay.

MR. HERMES: If we feel that anybody is on a go-kart and they're not acting appropriately, we can shut them down and actually --

COMMISSIONER DAWSON: So, you'll have like staff trained to like --

MR. HERMES: Yes.

COMMISSIONER DAWSON: That's really all I was looking for.

MR. HERMES: Yes.

COMMISSIONER DAWSON: Is that you have some sort of, you're aware of the problem and that there is some sort of procedure to monitor it and ensure that, I mean, people just do stupid things.

MR. HERMES: We have full, Urban Air has a university where everybody has to be certified in any department that they work, especially when it comes to the zip-lining, the go-karts, there's always some type of certification. If they're not certified, they can't work that portion of the park.

COMMISSIONER DAWSON: Okay, so it's definitely, it sounds from what you're saying, there is a procedure, it is monitored. Yes, that's what I was looking for.

MR. HERMES: Yes, and I believe our liquor sales only account for about four percent of total sales as well.

COMMISSIONER DAWSON: Okay, I went down that path and I had another question. Oh, the sound proofing, how do we enforce that? Did you want to speak to us about that a little bit?

MR. OSOBA: So, it's up to the discretion of the Village if we receive complaints from anybody, from adjacent residents which there really isn't adjacent residential to any of this, but other tenants within the center or other shoppers within the center. I don't anticipate that being the case, but if it is the case, we want the Village to be protected in some way so that the Village has the discretion to require some level of sound proofing in addition to what they've already done if that is deemed necessary in the future.

COMMISSIONER DAWSON: Right, so we've been through this, you know, for a long time and the enforcement is always the issue, right? So, do we have the discretion? Yes. Do we have the ability to say to them put in sound proofing? Yes. What happens when they don't do it?

MR. OSOBA: It would be a code enforcement issue.

COMMISSIONER DAWSON: Do we shut them down?

MR. OSOBA: It would be, potentially, it would be up to the discretion of the Village.

COMMISSIONER DAWSON: I mean, that's really what I'm looking for here is, and just making sure it's on the record and it's been discussed, right, because the sound issue, I'm sure you have it addressed. It sounds like something you've been through before. This isn't the first time that one of these facilities has gone up in a shopping mall. We just have to ask, right?

MR. PIAZZA: No, it makes perfect sense.

COMMISSIONER DAWSON: And the concern I always have is enforcement, right? So, we say, we've seen it many, many times over the years where, you know, people start calling and complaining and then there's really not much the Village can do. So, I would just want to be sure that when we're doing this and we're putting this kind of waiver and not really digging too much into the sound proofing, that we do have the ability to enforce it if it becomes an issue. Okay, that's it.

CHAIRPERSON CHERWIN: Thanks, Sue.
John?

COMMISSIONER SIGALOS: Yes, I just have a question. Are there other similar Urban Air indoor amusement parks in the Chicago area?

MR. PIAZZA: Absolutely. There's one in Glenview, Vernon Hills.

MR. HERMES: Rockford, Crystal Lake.

MR. PIAZZA: Crystal Lake, Rockford.

COMMISSIONER SIGALOS: So, they've been in operation for a number of years?

MR. PIAZZA: Yes.

MR. HERMES: Riverside.

MR. ORAHAM: There's 300 parks now that are actually up and running.

COMMISSIONER SIGALOS: Okay, have you run into any sound issues

and complaints for any of these other Urban Air amusement parks?

MR. PIAZZA: I have worked on over 40 parks personally as a construction administrator, and we have not run into that scenario. So, we have been requested to add additional sound proofing and it's usually when we go to a two-hour rated wall versus a one-hour rated wall or a UL410 rated wall.

COMMISSIONER SIGALOS: If I can make a suggestion, I was a general contractor for many years, you can use sound-absorbing panels and materials that you put on a wall, then add another layer of drywall. That further reduces the sound and absorbs the sound and keeps it within your premises.

MR. HERMES: I wanted to say something as well. We're also in the restaurant business and we've had large entertainment. So, we've run across that where there's been issues of noise because of the bands that were playing. So, we're aware of what we need to do to kind of deaden some of that sound. There's a lot of things, and just like you mentioned, I was going to bring that up as well, there's a lot of barriers that you can do. There's, the more objects you put inside of any, it absorbs a lot more noise. So, they were cautious with where they kind of place the park attractions at, too, where the kids are yelling, where the slides are, where you can kind of condense some of that noise as well.

So, we've had the same scenario where we've had the bands playing on Friday nights and we've had neighbors that have complained and we managed to get rid of that. There's nothing louder than a band when you have the drums playing. We were able to address that issue. After 18 years, we haven't had a complaint and probably around 12 years as far as our sound.

MR. PIAZZA: In regards to Urban Air, all 300 locations were all completed by two different architects. So, there's only been two architects for all of those locations. So, when they've kind of developed this system program, they've really dialed it in. They're all pretty much the same parks.

COMMISSIONER SIGALOS: Okay, well, I'm glad to hear you have previous favorable responses to problems like this then.

MR. PIAZZA: Yes.

COMMISSIONER SIGALOS: Thank you. No, I think it's an interesting project and I really don't have any other questions at this point.

CHAIRPERSON CHERWIN: Thanks, John.

Terry?

COMMISSIONER ENNES: So, I'm not familiar with these operations, although I go to a lot of the towns that you're in, I'll have to look them up. My children are older. So, this is kind of like a Chuck E. Cheese on steroids.

MR. PIAZZA: Yes. Yes, exactly.

COMMISSIONER ENNES: Also, with older kids.

MR. PIAZZA: I don't know if Urban Air would appreciate that, but I definitely understand where you're coming from.

COMMISSIONER ENNES: You've got younger kids and teens which --

MR. HERMES: This is a little bit different only because we have kids that are exercising and they're running around and they're playing, so they're getting exhausted. The difference is a lot of these family members now, they kind of have pulled away from their kids. They're sitting on their video games and playing these games where they're just sitting there. They're not getting their exercise. When they're coming by us, they're spending two hours, an

hour to three hours of running around so they're exhausted. So, they're getting a lot of exercise they normally wouldn't get by going to a Chuck E. Cheese or going to a lot of these other places where they just have video gaming and that's about it. So, there's a big difference of how we kind of differentiate ourselves from Chuck E. Cheese.

MR. PIAZZA: Yes. Actually, video gaming is not allowed actually inside of an Urban Air.

COMMISSIONER ENNES: It sounds like it will be a great use of a large facility.

MR. PIAZZA: Yes.

COMMISSIONER ENNES: Right, you've got it set down. So, sounds good to me.

CHAIRPERSON CHERWIN: George?

COMMISSIONER DROST: Yes, what kind of seasonality is there to your audience?

MR. PIAZZA: Great question, because hours of operation are subject to change based off of seasonalities, right? Holidays, hours when your kids are off school, the hours will expand a little bit. Then when they go back into the school, the hours condense back onto what our normal hours of operation are. Same with summertime.

MR. HERMES: Our slowest season is going to be summertime, but that's when we kind of approach more of the summer camps, things like getting the churches involved in the summer camp just to bring the larger groups in because we do teeter off a lot. I think there's about a 30 percent drop-off during summertime. So, that's when the summer camps are where we, you know, we give them more promotions and do more things for the community as well.

COMMISSIONER DROST: I was just kind of trying to tie in to Mr. Piazza's statement earlier about the parking so that sometimes there's more demand in the parking area and less demand in the summer. You know, your air conditioned, maybe people want to go, and sometimes the weather gets cold here and people want to get their kids out of the cabin fever state. So, there is some advantage to it and you guys can monitor that.

MR. PIAZZA: Yes.

COMMISSIONER DROST: Yes, or you have got that experience. What's a value package? Tell me, sell that to grandpa.

MR. PIAZZA: Yes. Well, are you talking about total investment to Urban Air park, or --

COMMISSIONER DROST: No, just from the standpoint of, okay, I got three wild grandchildren or 12 of them or whatever. What kind of deal can you make?

MR. PIAZZA: Oh, if you're a patron.

COMMISSIONER DROST: You know, market, do some marketing right now.

MR. PIAZZA: There you go.

MR. ORAHAM: So, there's different packages for the attractions that they can go into. It usually starts around \$15 and go all the way up to \$30. Some are unlimited time which is considered a three-hour package, and then there's a one-hour package. We do have memberships, so just like adults have, you know, health club memberships, we have a kid membership where it's \$30 a month and they can come unlimited, and they can bring family or friend every time they come in, with that package. So, they're not coming alone, if you've got one

kid, they can bring a friend for free with that membership.

COMMISSIONER DROST: Good, and there's no restrictions on really old people driving the go-karts.

COMMISSIONER GREEN: It will be fun.

COMMISSIONER DROST: Yes, you know, we go to Alexei for the test or what.

MR. PIAZZA: Yes.

COMMISSIONER DROST: The other question I've got, on a serious note, is the landlord advised of this petition and have you had contact with them? Whatever you bring back, the Jack and the beanstalk and, you know, what the heck were you guys doing that night?

MR. PIAZZA: Yes. He's been very involved actually.

COMMISSIONER DROST: Good.

MR. PIAZZA: So, yes, we have been involved with him very much so. He's actually checked several times on the status of our SUP and where we're at in regards to obtaining it and to make sure everything is still moving forward.

COMMISSIONER DROST: Yes, and this is sort of a policy or procedure that we're trying to adopt, that without the landlord, we want to make sure that there is a sense of communication so that you don't really do anything that might jeopardize an approval here.

MR. PIAZZA: Yes, yes, absolutely.

COMMISSIONER DROST: Okay, I'm done. Thank you.

MR. PIAZZA: Thank you.

CHAIRPERSON CHERWIN: Thanks, George.

Bruce?

COMMISSIONER GREEN: When you guys came to the Conceptual Plan Review, I was there and I was very impressed with this. So, this is something my grandkids are going to love.

MR. PIAZZA: Yes.

COMMISSIONER GREEN: The go-karts, oh, my God, and it's \$30 a month, I'd like to take this information home. For unlimited, is that what you're saying, per kid?

MR. PIAZZA: Yes.

COMMISSIONER GREEN: Oh, my God, this is great. You can tell I'm enthusiastic; I think it's great. Also, the sound thing is not as much of a problem. It is a shopping center; it is a distance away from residential because that's where your trouble comes. You've put the two-hour wall between you and the space you didn't take, and you also, hats off to your architect, you've put those rooms up there as a buffer to the space. That's not, you're not taking in the corner.

MR. PIAZZA: Yes.

COMMISSIONER GREEN: Anyway, it's great. It's a great plan; I think it's going to work wonderfully here in Arlington Heights. So, welcome.

MR. PIAZZA: Thank you. Thank you.

CHAIRPERSON CHERWIN: Thanks, Bruce.

Joe?

COMMISSIONER LORENZINI: Yes, Dan, I have a question for you. So, the parking count, are you, typically for a, let's say an office building or a doctor's office, you expect so many persons or cars per square foot. So, I assume the count for this project, because one driver may take three or four kids, so how many, how does that differ from like an office or a

doctor's office?

MR. OSOBA: Sure. So, the parking requirements for this are broken off by the type of uses that are within the overall use of Urban Air which is several different pieces here. So, there is a recreational facility which is a section of code that encompasses a larger portion of what Urban Air is, and the parking requirement for a recreation facility is just 30 percent of the occupancy. The occupancy is determined by the architect and they provided that information to us.

The second piece of that is for the restaurant component which is their cafe, and that's one space per 45 square feet of the restaurant seating area. Then the last bit is one space per 300 square feet of the amusement device arcade, so there's portions of it that are less of a recreation facility and more of like an arcade. That's minimal, but that still was taken into account. So, it's a calculus of all of those things into one.

COMMISSIONER LORENZINI: Okay, Dan, thank you for that.

For the Petitioner, it is a great project and hopefully wildly successful, but what happens if you get too many people coming in? Is there reservations or how is that controlled? If everybody buys a pass and then they all decided to come at once, how is that getting handled?

MR. ORAHAM: Yes, the most I've seen I think on memberships for the busier parks, I want to say it's like 270 and change I think or something like that. So, it's not like, you know, you're not going to get 1,000 people that sign up and then show up at one time. Most, when you get the membership, I think the number was 1.8, so they come in at most two times a month. But if they're coming in, they're still saving half the money at that point. If you come in, you know, twice, you save 30 bucks.

MR. PIAZZA: But in the event that it does happen, they are all checked in, so we have a running count of it so we know exactly how many people are going to be present inside of the park so that we can limit the flow. If there is too many, we won't go over the occupancy requirements.

COMMISSIONER LORENZINI: Okay, thank you. That's all I have.

MR. HERMES: There is also a time restriction on how long they can be at the park. So, at any point, if you have maximum capacity, it's constantly changing. So, for 20 people to leave that have been there for an hour and a half, 20 more people are allowed back in, and that's if you have maximum capacity throughout the day.

CHAIRPERSON CHERWIN: Can you explain that real quick? The time limit, how do you enforce that?

MR. HERMES: There's a, for the wristbands, they're timed.

CHAIRPERSON CHERWIN: Oh, so they're --

MR. HERMES: So, they're like off where they're not allowed in certain areas of the park. Also, once it shuts down, they can't scan in to get into the sections.

CHAIRPERSON CHERWIN: Got you. So, Bruce can't hang out for 12 hours.

MR. PIAZZA: Yes, right, exactly.

CHAIRPERSON CHERWIN: There goes that --

COMMISSIONER GREEN: I only get three beers.

CHAIRPERSON CHERWIN: Yes, what are you going to do?

COMMISSIONER DAWSON: Not even for an hour-and-a-half.

CHAIRPERSON CHERWIN: Right, that's true.

MR. HERMES: Also, the ID cards, they're all color coordinated, so they know the color blue, your time is up, start making your way to the exit.

CHAIRPERSON CHERWIN: Okay, Bruce, did you have another follow-up question on that?

COMMISSIONER GREEN: No, I was going to say if business gets that good, you just take over the rest of the shopping center.

MR. PIAZZA: Exactly, exactly.

COMMISSIONER GREEN: That's the solution.

CHAIRPERSON CHERWIN: I like it.

Kris?

COMMISSIONER SCHURTZ: I don't really have any questions, but it was funny, I was talking to a friend today who is a principal in Houston and they're not in school because they have snow and they don't know what to do, but I was telling her about Urban Air and she goes we have an Urban Air in Katy, Texas. She goes the kids love it, she goes that is where everybody has their birthday parties, and she is in a huge school. So, I think this would be a great addition to Arlington Heights.

MR. ORAHAM: That's where the franchise was started was Texas.

COMMISSIONER SCHURTZ: Really?

MR. ORAHAM: So, that's where their headquarters are.

COMMISSIONER SCHURTZ: There we go, there we go. I think it's a great idea.

CHAIRPERSON CHERWIN: Thanks, Kris.

Lynn?

COMMISSIONER JENSEN: Yes, I also think it's a great project and I'm in favor of it. I just wanted to ask Staff on one thing. You did reference just briefly the remaining space. They don't have any obligations relative to the extra unleased property at this point?

MR. OSOBA: No, they do not.

COMMISSIONER JENSEN: Okay, great. I don't have really any questions; I think it's a good project.

CHAIRPERSON CHERWIN: Yes, I saw it in the subcommittee; I thought it was good. I would just say, you know, make sure, you know, we're a recommendation body here, so if you make it to the Village Board, they may have some follow-up questions. Commissioner Dawson brought up some good questions about sound. Make sure, you know, we have the details on that, and the alcohol, you know, limitations. So, whether it's, you know, maybe lean on your corporate group for how they handle it, maybe in policies, so you can present that to the Village Board if it comes up would be good.

I'm not too concerned about the sound. I think, you know, particularly with the landlord as well, you know, the landlord is going to have an incentive to make sure this works out, too, because, you know, other --

MR. HERMES: The landlord was involved. He had to approve all the drawings as well.

CHAIRPERSON CHERWIN: Yes.

MR. HERMES: So, they reviewed them before we could actually submit as well.

CHAIRPERSON CHERWIN: Yes, okay. Well, I think that will help in making sure everything is good. The only question I did have was I looked at, I don't think I heard

this in the presentation but I'm just curious, as I look at the go-kart, can you just clarify briefly sort of the safety precautions, you know, if we have these moving go-karts going around, we don't want some kid walking by getting smoked by some out-of-control go-kart. So, what is your barrier and sort of safety precautions to that?

MR. PIAZZA: There's actually safety ropes and it's all got barriers that are roughly about four-foot tall on the ground level portion, but most of it is actually up in the air, second-story height-wise that are going up and down.

CHAIRPERSON CHERWIN: And in the elevated sections, what's the precaution there? Is there like a padding or barrier?

MR. PIAZZA: It's actually all plywood constructed and those are the barriers. So, it's all wood-frame plywood constructed.

CHAIRPERSON CHERWIN: Okay.

MR. ORAHAM: So, because they're electric, too, you can't even go top speed on certain corners. They know automatically, it slows down by itself.

CHAIRPERSON CHERWIN: Got you.

MR. ORAHAM: So, and then if there's other like, you know, an accident or anything, we have the switches to turn it off on the spot because they're all electric.

CHAIRPERSON CHERWIN: Okay, all right, thank you. Anybody else have any --

COMMISSIONER DROST: No, but I'll go ahead and make a motion if you want.

CHAIRPERSON CHERWIN: That would be just fine, George. Please do.

COMMISSIONER DROST: Yes, I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #24-017, a Special Use Permit to allow a large amusement facility on the subject property, a Special Use Permit to allow a restaurant on the subject property, and the following Variations:

- 1. A Variation from Chapter 28, Section 6.12-1 to waive the requirement of a traffic study;**
- 2. A Variation from Chapter 28, Section 10.4-4 to reduce the parking requirement from 1,146 parking spaces to 1,139 parking spaces.**

This recommendation is subject to the resolution of the following:

- 1. The Petitioner shall obtain a liquor license for any alcohol to be served on the premises.**
- 2. The Petitioner shall provide interior sound proofing if noise complaints occur within the shopping center or on adjacent properties at the discretion of the Village.**
- 3. The Petitioner shall comply with all federal, state and Village codes, regulations and policies.**

CHAIRPERSON CHERWIN: All right, is there a second for that motion?

COMMISSIONER GREEN: Second.

CHAIRPERSON CHERWIN: All right, we've got a second.

Dan, if we could please do a roll call for approval of this motion?

MR. OSOBA: Commissioner Dawson.
 COMMISSIONER DAWSON: Yes.
 MR. OSOBA: Commissioner Drost.
 COMMISSIONER DROST: Aye.
 MR. OSOBA: Commissioner Ennes.
 COMMISSIONER ENNES: Yes.
 MR. OSOBA: Commissioner Green.
 COMMISSIONER GREEN: Yes.
 MR. OSOBA: Commissioner Jensen.
 COMMISSIONER JENSEN: Yes.
 MR. OSOBA: Commissioner Lorenzini.
 COMMISSIONER LORENZINI: Yes.
 MR. OSOBA: Commissioner Schurtz.
 COMMISSIONER SCHURTZ: Yes.
 MR. OSOBA: Commissioner Sigalos.
 COMMISSIONER SIGALOS: Yes.
 MR. OSOBA: Chair Cherwin.
 CHAIRPERSON CHERWIN: Yes.

All right, well, the motion has passed, and so you have been given a recommendation for approval of your petition. So, we're a recommendation body, this will move to the Village Board for final approval, and Dan can help you figure out when that's going to be and how to go through that process. So, congratulations.

MR. ORAHAM: Thank you.
 MR. HERMES: Thank you.
 CHAIRPERSON CHERWIN: And good luck. You're welcome.
 MR. PIAZZA: Thank you, guys; thank you very much.
 CHAIRPERSON CHERWIN: Sure, good luck.

Okay, so let's see, we're going to move on to other business.

MR. OSOBA: Pardon me, Chair?
 CHAIRPERSON CHERWIN: Oh, yes?

MR. OSOBA: I believe we may need to go, before we move on, going back to the East Country Lane Townhomes, I believe we need a vote to, a motion and a second and a vote to continue it to a date certain.

CHAIRPERSON CHERWIN: Yes.

MR. OSOBA: And a notice that this would be the last notice of that public hearing on February 26th.

CHAIRPERSON CHERWIN: All right, so good procedural point there.

Do we have a motion to continue as Dan has suggested?

COMMISSIONER GREEN: I'll make the motion to continue the East Country Lane Townhome project to a date certain.

COMMISSIONER DAWSON: Second.

COMMISSIONER ENNES: I second that.

CHAIRPERSON CHERWIN: All right, why don't we do a roll call vote?

MR. OSOBA: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. OSOBA: Commissioner Drost.

COMMISSIONER DROST: Aye.
 MR. OSOBA: Commissioner Ennes.
 COMMISSIONER ENNES: Yes.
 MR. OSOBA: Commissioner Green.
 COMMISSIONER GREEN: Yes.
 MR. OSOBA: Commissioner Jensen.
 COMMISSIONER JENSEN: Yes.
 MR. OSOBA: Commissioner Lorenzini.
 COMMISSIONER LORENZINI: Yes.
 MR. OSOBA: Commissioner Schurtz.
 COMMISSIONER SCHURTZ: Yes.
 MR. OSOBA: Commissioner Sigalos.
 COMMISSIONER SIGALOS: Yes.
 MR. OSOBA: Chair Cherwin.
 CHAIRPERSON CHERWIN: Yes.

Thank you. All right, motion passes, thank you.

The only other business, I would just want to say welcome to our new member, Kris Schurtz over here, sitting between Joe and Lynn. We're very excited to have her on board. Mary Jo was awesome and we will miss her, she brought a lot to the table, but we are very happy to have you on board. So, welcome.

COMMISSIONER SCHURTZ: Thank you.

CHAIRPERSON CHERWIN: Looking forward to it, thank you.

All right, so let's see, we will open up the floor for general public comments.

MS. HITZEMANN: I have another -- sorry to interrupt, I have another Commission business.

CHAIRPERSON CHERWIN: Yes?

MS. HITZEMANN: We are in discussion of having a re-organization for the Plan Commission. So, we would like to have a vote for a new Chair and Vice Chair. It doesn't mean that you can't continue to be Chair, but just to vote on it as it should be done every year. We figure now that we have a new Commission member, it would be a good time to introduce that, as well as anybody who would like to get off or get on one of the subcommittees, we are looking to hopefully do this vote at the next meeting so it will give you some time to think about it. If you would like to be the Chair, Vice Chair, would like to be on one of the subcommittees or not be on one of the subcommittees, it gives you time to think about that for the next meeting. So, I just want to let you know that that's in the works.

CHAIRPERSON CHERWIN: All right, well, thank you.

COMMISSIONER DROST: Will there be an inaugural ceremony?
 Party?

MS. HITZEMANN: I'll think about it.

CHAIRPERSON CHERWIN: Several inaugurals, you have to go from party-to-party, George.

MR. LYSICATOS: There's a little bit of budget for that.

MS. HITZEMANN: Yes.

CHAIRPERSON CHERWIN: George has finally engineered his coup.

COMMISSIONER DROST: Hard to get back the capital.

COMMISSIONER GREEN: They saved it on the salary thing.

COMMISSIONER ENNES: Wait, you haven't been Chair that long, right?

CHAIRPERSON CHERWIN: I have not, but obviously I've been underperforming.

MS. HITZEMANN: No, I'm not saying that you can't continue.

CHAIRPERSON CHERWIN: Kidding.

MS. HITZEMANN: You can vote for the same Chair, but we do not have a current Vice Chair, so we need to vote for that. You can definitely vote for Jay again but it should be done yearly as a --

COMMISSIONER ENNES: Prior to that meeting, would Staff send us a list of who's on what?

MS. HITZEMANN: Yes, yes.

CHAIRPERSON CHERWIN: We don't have, like she said earlier, we don't have a Vice Chair. You know, I've had to recuse myself from time-to-time, so it would be good to have an official Vice Chair, or you know, if somebody else wants to run, then let me know and I'll nominate you.

COMMISSIONER DAWSON: I don't think you have anything to worry about with that.

CHAIRPERSON CHERWIN: I thought there was hope, all right.

Okay, well, thank you. Thank you to Staff for the presentations here. I don't think we have anything else. We have no public comment.

So, with that, is there a motion to adjourn?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER DAWSON: Second.

CHAIRPERSON CHERWIN: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes. Meeting adjourned. Thanks, everybody.

(Whereupon, at 8:44 p.m., the public hearing on the above-mentioned petition was adjourned.)



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

**Plan Commission
2/26/2025**

Item: PC#24-015 - 3310 N. Old Arlington Heights Rd. - East
Country Lane Townhomes
Planned Unit Development, Comprehensive Plan Amendment,
Rezoning, Preliminary Plat with Variations

Department: Planning & Community Development

Item Description:

The public hearing for PC24-015 East Country Lane Townhomes PUD, Comprehensive Plan Amendment, Rezoning, and Preliminary Plat with variations will not be heard at the regularly scheduled Plan Commission meeting on February 26, 2025. The public hearing will be rescheduled to a future Plan Commission meeting. Updated public notice will be provided for the date and time that the new public hearing is scheduled. If any interested party has questions or concerns, please contact the Planning & Community Development Department at 847-368-5215.

ATTACHMENTS:

None



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

**Plan Commission
2/26/2025**

Item: PC#24-019 - 750 W. Northwest Hwy & 660 N. Ridge Ave. -
Arlington Ridge Center Sign -
PUD Amendment, Special Use Permit, Amendment to
Comprehensive Plan, Rezoning with Variation

Department: Planning & Community Development

Item Description:

Requested Action

1. Amendment to the Comprehensive Plan redesignating 750 W Northwest Highway from "Office Only" to "Parks"
2. Rezoning from B-2, General Business District to P-L Public Lands District
3. Amendment to the AHPD Planned Unit Development for a development with multiple parcels (Ord. 03-036; Ord. 18-019)
4. Special Use Permit to allow a "Facility Owned by the Arlington Heights Park District" for 750 W. Northwest Highway

Variations Required

1. Variation to Section 6.12-1.3, to waive the requirement for a traffic and parking study.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed amendment to the Comprehensive Plan to reclassify 750 W. Northwest Highway from Offices Only to Parks; rezoning of 750 W. Northwest Highway from B-2, General Business District to P-L, Public Land; Planned Unit Development Amendment to consolidate 750 W. Northwest Highway into the existing Arlington Ridge Center PUD; and Special Use Permit for Facilities Owned and Operated by the Arlington Heights Park District on 750 W. Northwest Highway, along with the following variation to Chapter 28 of the Municipal Code:

1. Variation to Section 6.12-1.3, to waive the requirement for a traffic and parking study;

The Staff Development Committee recommends APPROVAL of the application subject to the following condition:

1. The Petitioner shall provide a site photometric lighting plan indicating lighting intensities for review with the building permit for the proposed sign.
2. The Petitioner shall provide a revised site plan showing the location of the existing signal for westbound Euclid Avenue and sections of curb and sidewalk to be removed and replaced as part of the Village's utility improvements for review with the building permit for the sign.
3. The Petitioner shall remove the two depressed curbs and existing apron on the property and replace with full head curb and restore the parkway with topsoil and seed or sod prior to the issuance of the building permit for the proposed sign.
4. The Petitioner shall grant the sidewalk easement required by the Village prior to issuance of the building permit for the proposed sign.
5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

1. PC Staff Report_Arlington Ridge Center PUD, SUP, Rezoning and Comp Plan Amdt
2. Public Notice Arlington Ridge Center
3. CPRC Minutes 9.25.24 - Arlington Ridge Center
4. Exhibit A - Legal Description
5. Exhibit B - Plats of Survey
6. Exhibit C - PUD Description
7. Exhibit D - Sign Renderings
8. Site Plan
9. Landscape Plan and Tree Preservation Plan
10. PUD Amendment
11. Lighting Plan
12. Sidewalk Easement_Draft
13. Department Comments - Round 1 Review
14. Petitioner Response to Round 1 Review



VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

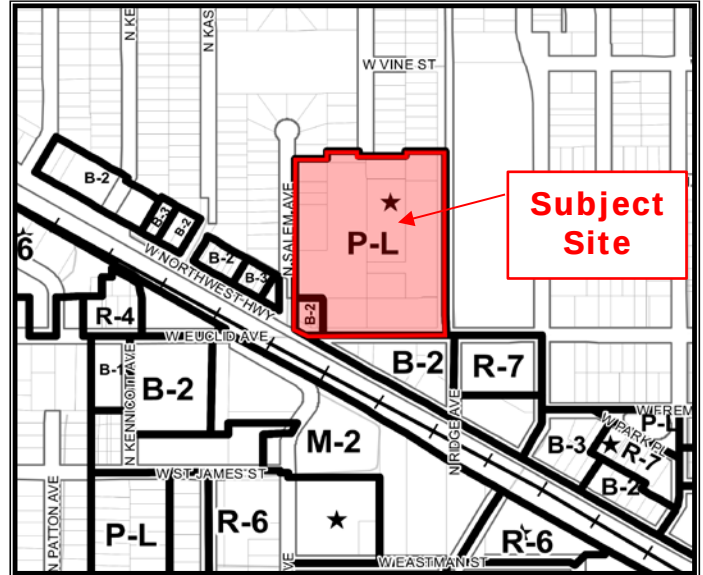
Project Number: PC 24-019
Project Title: Arlington Ridge Center - Sign
Location: 660 N. Ridge Ave & 750 W. Northwest Highway
PIN: Multiple PINs (See **Exhibit A**)

To: Plan Commission
Prepared By: Dan Osoba, Planner I
Meeting Date: February 26, 2025
Date Prepared: February 18, 2025

Petitioner: Arlington Heights Park District,
Susan Rohner
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. Amendment to the Comprehensive Plan redesignating 750 W Northwest Highway from "Office Only" to "Parks"
2. Rezoning from B-2, General Business District to P-L Public Lands District
3. Amendment to the AHPD Planned Unit Development for a development with multiple parcels (Ord. 03-036; Ord. 18-019)
4. Special Use Permit to allow a "Facility Owned by the Arlington Heights Park District" for 750 W. Northwest Highway

Variations Required:

1. Variation to Section 6.12-1.3, to waive the requirement for a traffic and parking study.

Project Background:

The subject property is located at the northeast corner of the intersection of W. Euclid Ave and W. Northwest Highway (see **Exhibit B Plats of Survey**). The property at 750 W Northwest Highway has been acquired by the Arlington Heights Park District as it is adjacent to the 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 facility, surface parking, outdoor fields and on-site detention.

The ARC property at 660 N. Ridge Avenue was originally approved and rezoned to the P-L Public Lands District in 1978 along with many 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 amended in 2018 per Ord. 18-019. The existing PUD and SUP encompasses the Park District property prior to the acquisition of 750 W. Northwest Highway.

The existing building at 750 W Northwest Highway has been demolished. The Park District proposes to use the new property for expanded green space. Additionally, an Arlington Heights Park District sign is proposed near the corner of W. Euclid Ave and W. Northwest Highway. The sign requires a Design Commission review for several sign code variations (see **Exhibit C PUD Description**). The Petitioner submitted and received a recommendation of approval from the Design Commission on January 28, 2025. This recommendation suggested, but did not require, modifications to the design of the sign to be double-faced to front both Euclid Ave and Northwest Highway. The Park District has elected to work with Village Staff to align the sign with the Design Commission's recommendation. The final sign plans will be reviewed by the Village Board on or after the Village Board public hearing for these zoning entitlements. Sign plans are attached within **Exhibit D** for reference; however, the Plan Commission does not review sign design, location, or variation requests for signage.

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 applicant is proposing to rezone 750 W. Northwest Highway to P-L Public Land District to be consistent with the remainder of the ARC property. This rezoning request is required in order to permit the construction of the aforementioned Park District sign. The proposed expanded park area requires a Special Use Permit in the P-L District for "Facility Owned by the Arlington Heights Park District". The existing Special Use Permit for the remainder of the ARC would not be amended as part of this application. The Petitioner provided a written response to each of the three criteria necessary for a Special Use Permit, which are referenced below. Staff has reviewed the Petitioner's written response and agrees that the Special Use Permit is consistent with the criteria for approval as the use is necessary to complete the ARC property as a public park, it will not be detrimental to the health, safety, morals, or general welfare, and the Petitioner agrees to comply with regulations and conditions of 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.**

The Comprehensive Plan designates the existing ARC property as appropriate for "Parks" land uses. However, 750 W. Northwest Highway is designated as "Office Only". As a park facility is not compatible with the "Office Only" designation, an amendment to the future land use map of the Comprehensive Plan is required to redesignate the property from "Office Only" to "Parks" to match the proposed expanded park area.

Site Improvements & Landscaping:

The proposed site improvements include the demolition of the building at 750 W. Northwest Highway (which has already occurred) and conversion to green space as part of the park. There are no building improvements proposed with this application.

Village Staff is working with the Petitioner, the Illinois Department of Transportation (IDOT), and Public Works capital improvements to coordinate the following improvements adjacent to this project:

- Utility improvements within W. Euclid Ave rights-of-way that include removal and replacement of curb and sidewalk (Village of Arlington Heights capital improvements)
- ADA curb ramp upgrades on W. Northwest Highway (IDOT)
- Sidewalk widening from 5-foot to 10-foot along W. Northwest Highway (Arlington Heights Park District responsibility)

The Park District will be responsible for the sidewalk widening from a 5-foot walk to a 10-foot walk along W. Northwest Highway as required by the Thoroughfare & Transportation Policy Plan. This widening will coordinate with the improvements to ADA ramps to provide better pedestrian safety by allowing pedestrians to walk further away from through traffic and provide ADA compliant curbs. The sidewalk widening that occurs outside of the right-of-way will be covered by a sidewalk easement.

Additional shade trees are proposed along N. Salem Ave at the direction of Village Staff. These new trees will continue the landscaping around the ARC facility in a consistent manner to the existing landscaping. Landscaping will be provided around the sign; however, that was reviewed with the Design Commission application.

Parking & Traffic:

Per code, the petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. However, the petitioner has requested the following variation:

- ***Variation to Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer.***

The Staff Development Committee is supportive of the requested variation as the proposed application will not result in any increase in traffic and parking supply or demand on the subject properties.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed amendment to the Comprehensive Plan to reclassify 750 W. Northwest Highway from Offices Only to Parks; rezoning of 750 W. Northwest Highway from B-2, General Business District to P-L, Public Land; Planned Unit Development Amendment to consolidate 750 W. Northwest Highway into the existing Arlington Ridge Center PUD; and Special Use Permit for Facilities Owned and Operated by the Arlington Heights Park District on 750 W. Northwest Highway, along with the following variation to Chapter 28 of the Municipal Code:

1. Variation to Section 6.12-1.3, to waive the requirement for a traffic and parking study;

The Staff Development Committee recommends **APPROVAL** of the application subject to the following condition:

1. The Petitioner shall provide a site photometric lighting plan indicating lighting intensities for review with the building permit for the proposed sign.
2. The Petitioner shall provide a revised site plan showing the location of the existing signal for westbound Euclid Avenue and sections of curb and sidewalk to be removed and replaced as part of the Village's utility improvements for review with the building permit for the sign.
3. The Petitioner shall remove the two depressed curbs and existing apron on the property and replace with full head curb and restore the parkway with topsoil and seed or sod prior to the issuance of the building permit for the proposed sign.
4. The Petitioner shall grant the sidewalk easement required by the Village prior to issuance of the building permit for the proposed sign.
5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

February 21, 2025

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON February 26, 2025, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 24-019, a request for approval of Planned Unit Development Amendment, Special Use Permit to allow a Facility Owned by the Arlington Heights Park District, Rezoning from B-2 District to P-L District, and Comprehensive Plan Amendment to redesignate the property from Office Only to Parks with a variation from Chapter 28, Section 6.12-1(2) to waive the requirement for a traffic and parking study. The subject property is located at 750 W. Northwest Hwy and 66 N. Ridge Ave in Arlington Heights, Illinois. The PINs for the subject property are 03-302-28-021; 03-302-28-020; 03-302-28-019; 03-302-28-044; 03-302-29-038; 03-302-29-039; 03-302-29-040; 03-302-23-029; 03-302-23-030; 03-302-28-045; 03-302-29-041; 03-302-28-043; 03-302-28-029; 03-302-28-028; and 03-302-22-034. The subject property is legally described as follows:

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, 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 THE 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 NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY 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.R. 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 NORTHEASTERLY LINE OF THE NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY RIGHT-OF-WAY, ACCORDING TO THE PLAT OF SAID RESUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF COOK COUNTY, ON MAY 27, 1946, AS DOCUMENT NO. LR 1100677.

PARCEL 1:
LOTS 16, 17, 18, AND 19 IN BLOCK 18 IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (EXCEPT THE EAST 33 FEET THEREOF) OF THE NORTHEAST QUARTER 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 NORTHEASTERLY LINE OF THE NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF CHICAGO AND NORTHWEST RAILWAY RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE SOUTH HALF OF VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 16, 17, 28, AND 19 IN BLOCK 18 IN R.A. CEPEK'S ARLINGTON RIDGE SUBDIVISION.

The Plan Commission will consider any zoning actions or relief from Chapter 28 that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals. Complete list of all final zoning actions and staff report may be viewed at www.vah.com.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.

Jay Cherwin, Chair

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald Feb. 11, 2025 (279128)

CERTIFICATE OF PUBLICATION

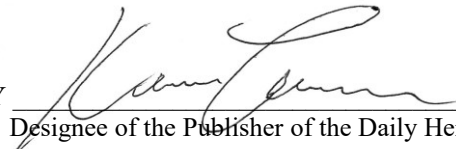
Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the Northwest Suburbs DAILY HERALD. That said Northwest Suburbs DAILY HERALD is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 02/11/2025 in said Northwest Suburbs DAILY HERALD. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 279128



REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
 OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
 A MEETING HELD ON:

September 25, 2024

Project Title: Arlington Ridge Center
 Address: 660 N Ridge Ave
 Petitioner: Arlington Heights Park District
 Address: 410 N. Arlington Heights Road
 Arlington Heights, IL 60004

Requested Action:

1. Amendment to the Comprehensive Plan redesignating 750 W Northwest Highway from “Office Only” to “Parks”
2. Rezoning from B-2, General Business District to P-L Public Lands District
3. Amendment to the Olympic Park Swim Center/AHPD Planned Unit Development for a development with multiple parcels (Ord. 03-036; Ord. 18-019)
4. Special Use Permit to allow a “Facility Owned by the Arlington Heights Park District” for 750 W Northwest Highway

Variations Required:

1. Variation to waive the Traffic and Parking Study requirement
2. Variances to sign code (design, electronic message sign, sign location, sign height & square-footage)

Attendees: Sue Rohner, AHPD
 John Kramer, AHPD
 Jay Cherwin, Plan Commissioner
 Bruce Green, Plan Commissioner
 John Sigalos, Plan Commissioner
 Lynn Jensen, Plan Commissioner
 Dan Osoba, Planning Department
 Michael Lysicatos, Planning Department

Project Summary:

The subject property is located at the northeast corner of the intersection of W Euclid Ave and W Northwest Highway. The property at 750 W Northwest Highway has been acquired by the Arlington Heights Park District as it is adjacent to the 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 (formerly known as Olympic Park Swim Center) 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 existing PUD and SUP encompasses the existing area of the site, but is proposed to be amended to include the newly acquired property at 750 W Northwest Highway.

The existing building at 750 W Northwest Highway is proposed to be demolished and turned into expanded green space for the park. Additionally, an Arlington Heights Park District sign is proposed near the corner of W Euclid Ave and W Northwest Highway. The sign as proposed requires a Design Commission review for sign code variations. Conceptual sign plans are attached as exhibits and for reference; however, the Plan Commission would not review those variation requests.

Meeting Discussion:

Ms. Rohner – Arlington Heights Park district has purchased the property at 750 W. Northwest Highway on the corner of Legacy Park, previously a law office. We're in the process of getting approval to tear it down, and this piece of land will become part of Legacy Park. All impervious surfaces will be removed and existing trees will remain. The Village of Arlington Heights has created a very classic high-end limestone electric sign on the corner of Arlington Heights Rd and Northwest Highway that the park district admires and the park district would like to create the same type of sign. We have talked to Charles Perkins and he feels strongly that using the Village's design, with the same purpose that your sign is used for would work really well as a western gateway entrance structure to downtown Arlington Heights. Mr. Perkins also recommended that we go for the corresponding variations and that we put abundant landscaping around this sign. It too would be limestone, and Mr. Perkins recommended it be perpendicular to the corner.

Mr. Osoba – this 10.3-acre subject property is at 660 North Ridge Avenue, which is the existing facility in the Arlington Ridge Center (ARC) and the subject property that's being assimilated into this is 750 W Northwest Highway, which is a vacant commercial building that the park district has recently acquired. These two properties, one is zoned P-L for the park, and B-2 is the commercial building and the comprehensive plan designates them parks and office only respectively. The park district intends to assimilate both of these properties into one cohesive site by demolishing the existing commercial building on the corner and turning it into additional green space for Legacy Park and adding a new park district sign. The requested action for all of these things from a zoning point of view is an amendment to the comprehensive plan for 750 W Northwest Highway from office only to parks to be consistent with the overall park. Rezoning from B-2 to P-L to also be consistent with the overall park facility. An amendment to the original Olympic Park Swim Center planned unit development to incorporate this newly acquired parcel into the overall PUD, and then a special use permit for the newly acquired parcel for a facility owned and operated by the Arlington Heights Park District within the P-L district. The existing special use permit for the center, which is for community center or recreation building will remain on the site. The PUD for this site has been amended several times over the years and was most recently amended in 2018 to account for a parking variation from 757 required spaces to 291 provided spaces and this parking reduction was approved by Ordinance 18-009 and would not need to be reevaluated with this process as the conditions for the parking variation are not changing by adding this additional green space. The petitioner will be requesting a variation to waive the parking and traffic study which staff is agreeable to. Additionally, staff is requesting the closure of the access on Salem Avenue which is immediately to the west of this site from Northwest Highway, as the access is no longer going to be used. On site improvements are going to be minimal with this proposal, but the sidewalk improvements that staff is requesting at Northwest Highway would be part of the requirements of the Bicycle and Pedestrian Plan. The section of frontage on W. Northwest Highway would only be required to have a 10-foot parkway and a 10-foot sidewalk per that plan, and that would just be on the Northwest Highway frontage. Lastly, landscaping would be evaluated on site to ensure that any dead or missing landscaping shown on any previously approved landscape plan would be replanted. For staff recommendations, we have reviewed the amendment to the comprehensive plan, rezoning, special use permit and PUD with the variances at this site. Staff is generally supportive of the application subject to the conditions as included in the staff report, which would be to provide written justification for the special use permit; a Design Commission application is going to be required for this specific sign variations; and then variations specific to the Plan Commission would be identified and written justification provided for those, which at this point would just be a traffic and parking study; the sidewalk along west-Northwest Highway would be increased to 10 feet and a parkway width of 10 feet; and then the landscaping to be replaced on site to comply with the previous approvals.

Commissioner Cherwin – no questions.

Commissioner Sigalos – no questions, all for adding this land to the park.

Commissioner Jensen – do you plan to keep it as part of the park?

Ms. Rohner – yes, part of Legacy Park only.

Commissioner Green – nice to add to the park, and the sign will be a nice addition to the beautification of the corner. Please proceed with your project.

Public Comment

Mr. Moens - Comment on the bike rack, I think we should either revise the municipal code to fit what we think should fit there, because it seems like we have a bike rack come up and we have to rehash or just comply with it. You can't predict the future and you know employees may very well ride their bikes.

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

Legal Description – Arlington Ridge Center (660 N. Ridge Ave & 750 W. Northwest Highway)

The subject property is legally described as follows:

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, 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 THE 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 NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY 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.R. 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 NORTHEASTERLY LINE OF THE NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY RIGHT-OF-WAY, ACCORDING TO THE PLAT OF SAID RESUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF COOK COUNTY, ON MAY 27, 1946, AS DOCUMENT NO.LR 1100677.

PARCEL 1:

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PARCEL 2:

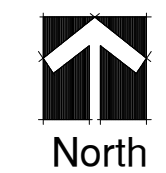
THE SOUTH HALF OF VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 16, 17, 28, AND 19 IN BLOCK 18 IN R.A. CEPEK'S ARLINGTON RIDGE SUBDIVISION.

Project

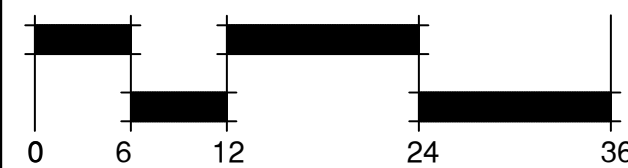
AHPD ADDITION
TO LEGACY/ARC
PUD & ELECTRIC
SIGN PLANS

750 W. NW HWY
LAND ADDITION,
TO BE AMENDED
FOR THE
PLANNED UNIT
DEVELOPMENT
OF ARC PUD

Issues & Revisions		
#	Date	Description
#1	10.9.24	INITIAL IFP PLAN SET
#2	11.18.24	EDITS-DESIGN COMMISS.
#3	02.26.25	EDITS-PLAN COMMISSION



Scale: 1" = 12'

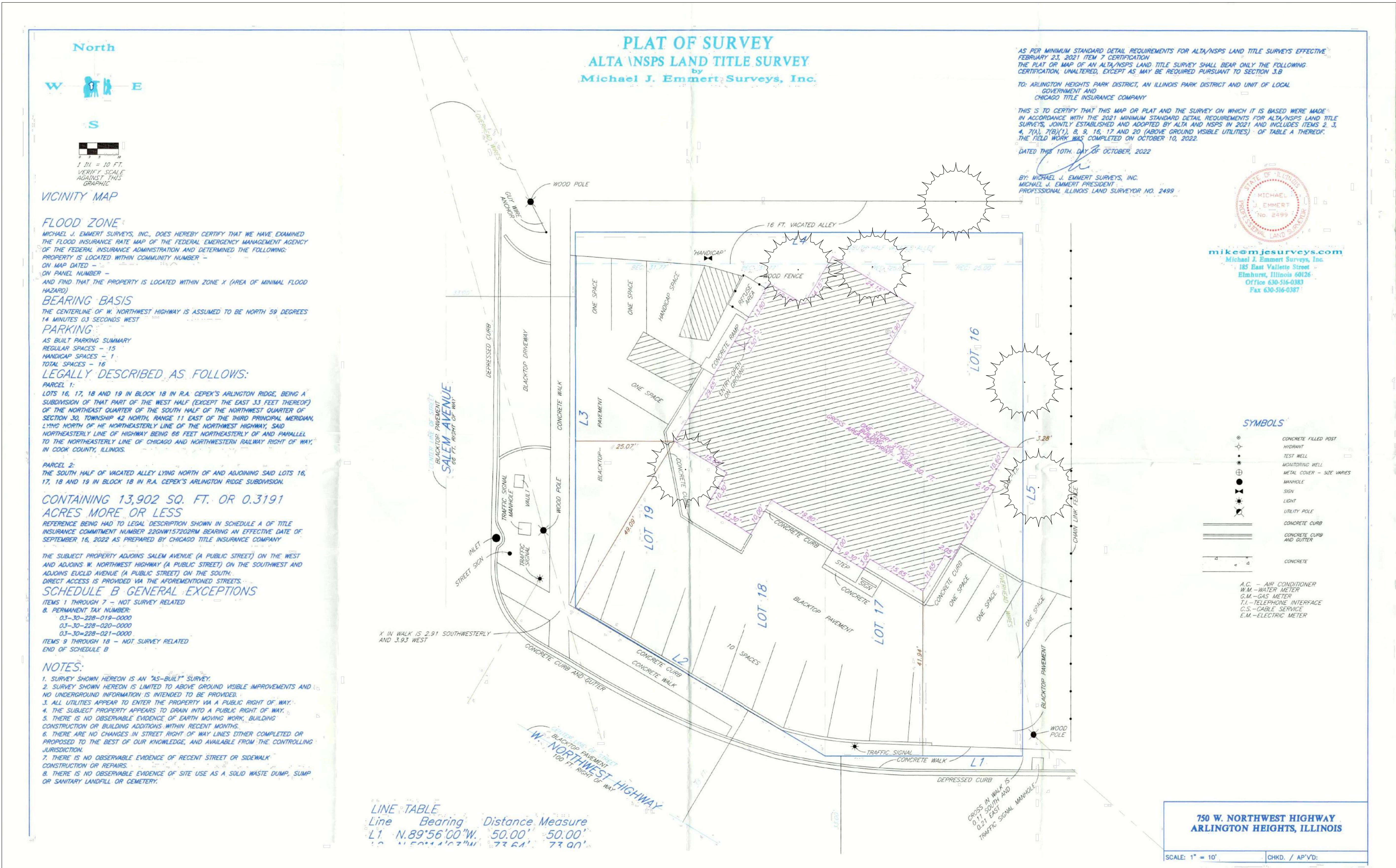


Sheet Title

750 W. NW HWY
LAND ADDITION,
EXISTING
CONDITIONS
PLAN

Date: February 26, 2025

EX-1



MICHAEL J. EMMERT SURVEYS, INC; OCTOBER 10, 2022
NOTE: BUILDING AND PARKING LOT WERE REMOVED IN FALL 2024.

NORMAN J. TOBERMAN & ASSOC.
SEPTEMBER 13, 2017



410 North Arlington Heights Road
847-577-3000

Project

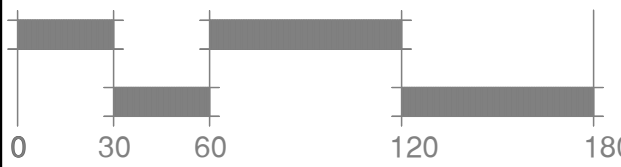
AHPD ADDITION
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SIGN PLANS

750 W. NW HWY
LAND ADDITION,
TO BE AMENDED
FOR THE
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#	Date	Description
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#2	11.18.24	EDITS-DESIGN COMMISS.
#3	02.26.25	EDITS-PLAN COMMISSION



Scale: 1" = 60'

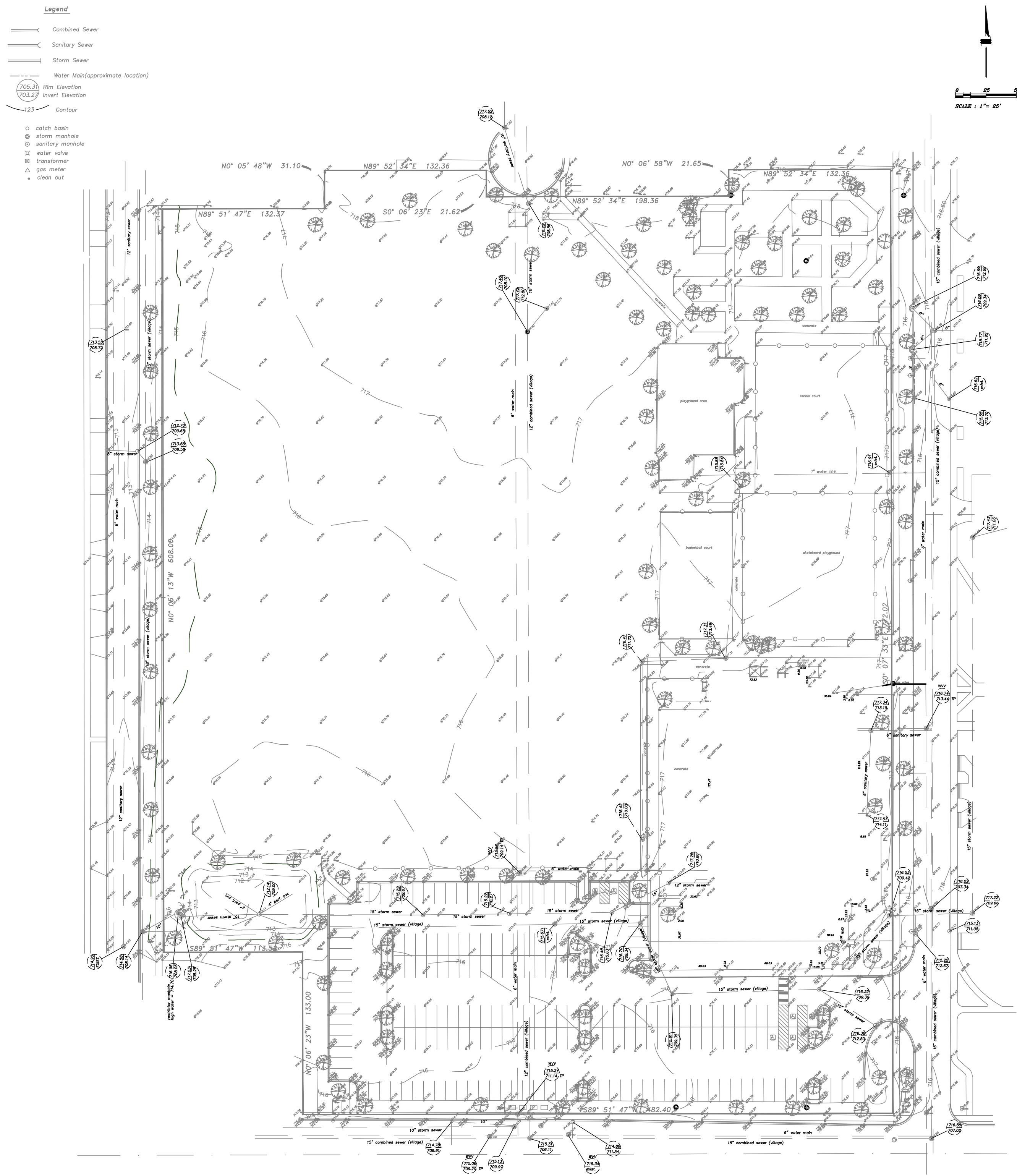


Sheet Title

ARC PUD AT
LEGACY PARK,
EXISTING
CONDITIONS
PLAN

Date: February 26, 2025

EX-2



Topographical Survey
of

State of Illinois } ss
County of Cook }

I, David Byrns, an Illinois Professional Land Surveyor, do hereby certify that I
have performed a topographical survey of the property described in the caption
of this plat and this plat is a correct representation of said survey.

dated at Arlington Heights, Illinois, this 16th day of September, 2017

By _____
an Illinois Professional Land Surveyor No. 2846

Plan Commission Review

PUD Description

Legacy Park (formerly Olympic Park)/ARC PUD Addition with 750 W. Northwest Highway,
Arlington Heights
1/29/2025

Project Description:

In the fall of 2023, Arlington Heights Park District purchased the property that houses a former law office, at the intersection of Northwest Highway and Salem Avenue. This land included parcels 03-30-228-019-000, 03-30-228-020-0000 and 03-30-228-021-0000 (see ownership affidavit and deeds for legal descriptions). Our intention is to include this new land in the existing Legacy Park/ARC PUD and have it rezoned to park land, or PL, to match the surrounding park zoning. These parcels would complete the missing corner of the PUD.

On-site improvements have included tearing down the existing building, parking lot and chain link fence, then replacing most of the site with additional turf grass, an electric V-shaped sign, limestone retaining walls, and extensive landscaping. Existing quality trees are to be preserved and protected as noted (see Tree Preservation Plan). Additionally, we would like to install a new electric sign to support the image of Arlington Heights with high quality natural stone. This area will include abundant drought-tolerant and native plant species, current drip irrigation and new electrical improvements with modern LED spotlights on the new sign. Public off-site improvements include concrete curb restoration where entry drives have been removed, with an exception of an existing pedestrian curb cuts for ADA along Northwest Highway and Salem Avenue. We would also widen the sidewalk on Northwest Highway to provide a 10' wide multi-use path per the Village's Comprehensive Plan. This "Greening" of the intersection property would provide less impervious surfacing, capture more stormwater run-off, attract pollinators, incorporate more habitat for beneficial insects, have plants with low watering needs, encourage the public to ride bicycles to cut carbon emissions, and contribute to a more sustainable, park-like and natural, attractive image for Arlington Heights at this busy and visible intersection.

Construction Schedule:

This project has begun in November of 2024, with the demolition of the law offices, parking lot and fence. Next, Village of Arlington Heights Public Works plans on repairing and relocating water mains along Euclid and Northwest Highway. VAH will be staging this project at 750 W. Northwest Highway and will replace our depressed curb with detector loops and 6 squares of sidewalk in the Spring-summer of 2025. IDOT will next begin construction of their ADA improvements along Northwest Highway and Salem crosswalks in the summer of 2025. Lastly, the Park District will obtain approval and complete the next set of infrastructure improvements, including running water lines for irrigation, electricity upgrades to power the sign and

construction of a transformer on site to offer power for the irrigation system. We anticipate all of these infrastructure improvements will take place in the late summer/early fall of 2025. Next concrete improvements with widening the walk will take place. Finally, once all of these elements are in place, the actual sign will be constructed, signs turned on, lights installed, then irrigation and landscaping. The turf restoration portion will be the last item to complete the project and will likely take place after September of 2025 with a tentative completion by November of 2025.

Variance Requests (for Plan Commission):

The Park District respectfully requests a variance for the need to complete a traffic study. At our September 25th Conceptual Plan Review Committee meeting, the group supported waiving this study as the site is taking away parking and is not being developed in a manner that will increase any traffic at the park or in the neighborhood. Cars are unable to enter the site anymore.

Variance Requests (for Design Commission-APPROVED):

Additionally, the Park District requests a variance to allow a copy of the existing Village sign, which is not designed to be compatible with the architectural style of the Arlington Ridge Center. Adopting the Village's sign supports the look of "Arlington Heights" and provides a positive, consistent community image with gorgeous natural stone and abundant, sustainable landscaping.

We are also requesting a variance to allow this electric sign at 750 W. Northwest Highway, or a non-designated road per the ordinance. This location is ideal for an electric sign, and also to reach the public. The 750 W. Northwest Highway electric sign location could provide a gateway before reaching downtown Arlington Heights and assist in providing more community information to the public on this side of town, per Charles Witherington Perkins.

The Park District is requesting a variance to allow a ground sign with a 650-foot separation from an existing ground sign. The ground sign in front of the ARC is more of a building ID sign, verses a community sign with electronic message boards. Their use and identity are quite different, with the ARC sign's purpose in letting people know they have arrived at the fitness center. Also, this ground sign makes more sense in front of a building, verses out in an intersection, so far away from the ARC.

Other variances include allowing a 10' 5-1/4" tall sign and a 36 SF ground sign, where 25 SF is the maximum allowed. Also allowing a 32 Sf message sign, when 8.25 SF would only be allowed. The Park District respectfully requests that the look of the sign match the Village of Arlington Heights community electric sign located at the intersection of Northwest Highway and Arlington Heights Road. We believe it's important to support placemaking by creating a consistent look in Arlington Heights with our electronic sign. These variances will provide a more iconic look in Arlington Heights as well as providing important messages about community events. Additionally, the look of this sign is quite attractive, is made of natural stone and uses the highest quality materials in a classic style, providing consistency across town.

Lately we request a variance to allow an electronic sign approximately 265 feet from a residential use. This sign will not be easily viewed from the residential area, given the angle from this sign and existing, mature tree locations. Our landscape plan has added more trees and evergreens to further screen out the sign from single family residential. We do not believe the proximity to this sign will be a nuisance to existing residents.

Zoning Code and Land Use Variation Justification (Plan Commission):

1. Waiving the parking study will not alter the essential character of Arlington Heights and will be compatible with the surrounding PUD land use for the Legacy/Arc PUD. Our unique circumstances include taking out the parking and building to place an electric sign. The loss of traffic coming and going in this space doesn't warrant another full traffic study for this area.

Zoning Code and Land Use Variation Justification (Design Commission):

1. Variance to allow an electronic message sign on a non-designated road.
 - a. **Response: Arlington Heights Park District really needs this community sign to provide passive advertising to more people who are not on social media, particularly seniors and low-income families. Our nearby ground sign only highlights the Arc Fitness Center building. A manual message sign would be tedious to change frequently and we have too small of staff. A manual sign also would not provide a number of different advertisements in one minute's time. Having no sign at 750 W. Northwest Highway, would certainly be a missed opportunity to reach more public constituents. AHPD electric sign would allow the park district to change the message remotely and frequently. Also, we could add in other community events. We have too many events and programs to make use of a manual sign and it would be difficult to choose which ad to put on the sign daily or weekly. Based on this prime location, this sign could serve as a Western gateway community sign to downtown Arlington Heights. This variation does not provide the AHPD with a competitive advantage over another business, municipality or local park district. This sign does provide the public with more advantages to have fun and spend quality time. Therefore, we are asking for a variance to provide an electric sign at this prime location (750 W. Northwest Highway) to reach more residents with beneficial events and classes.**
3. Variance to allow a ground sign with a 650-foot separation from the existing ground sign.
 - a. **Response: The existing ARC ground sign is far from the proposed electronic sign at 650-feet, versus the 800-feet required. The 800-foot requirement would put the electronic sign out in the public roadway intersection. We do not have enough land to meet this requirement, by the configuration of the property, by being near Residential, and the angles**

an electronic sign could be viewed. Therefore, due to these unique circumstances, we request a variance. Also, the ARC ground sign and the electronic sign serve quite different purposes, with the former acting as a building ID sign and the electronic sign acting as a dynamic, community message sign on the Western gateway of Arlington Heights. More residents can benefit from this type of community sign at this ideal location.

4. Variance to allow a 10'-5-1/4" tall sign (upon a 24" raised retaining wall bed with limestone – actual sign is 8'-5-1/4").
 - a. **Response: Arlington Heights Park District would be quite limited to provide readable community advertising on the electronic sign, with enough words and graphics, if we stick to the zoning height, square footage and electronic message sign restrictions. Due to the large nearby intersection, sticking to the zoning requirements would make this sign difficult to read. In order to provide enough information to the public, beyond a few words large enough to read, we need a larger, taller and bigger electronic message board and sign, similar to the Village of Arlington Heights electronic message sign on Arlington Heights Road. Given the unique circumstances in being able to read a sign at this large intersection, a smaller sign simply would not work. Having a larger electronic message board also assists us in providing more information to the public with extra space to promote community messages. In good taste, we have mirrored our electronic message sign in the same look and feel as the Village of Arlington Heights sign with quality limestone, a large 3' x 9' electronic message display, our logo, and abundant sustainable landscaping set upon a 24" limestone retaining wall feature, similar to the Village's. AHPD admires the VAH's placemaking success through your sign, and would like to support this same iconic look through our own electronic sign as it gives Arlington Heights a distinctive identity. This new, larger sign will not only support the image of Arlington Heights, but also advertise wellness-focused programming and fun family-centered events. This proposed sign will not alter the image of the locality. Therefore, we respectfully request these variances in order to go above and beyond with getting the messages out. We are confident that by having a larger and more tasteful sign, we will spread our messages better to the public. Big enough letters, colorful messages with graphics and a reading-friendly format will support the Arlington Heights Park District in engaging messages to more hard-to-reach residents.**
5. Variance to allow a 36-sf ground sign where 25 square feet is the max allowed. Also, to allow a 32-sf electronic message sign where 8.25 sf would be the maximum allowed.
 - a. **Response: See response above on #4 to also answer variance #5.**

6. Variance to allow an electronic sign approximately 265 feet from a residential use verses 300 feet.
- a. **Response: The AHPD cannot move the sign's location any further away from Residential, based on required setbacks, landscape retaining walls, and the readable angles of the electronic sign. Therefore, we are requesting a variance. AHPD believes that our improvements could add to the value of nearby residential properties, because more deciduous and evergreen trees are being installed to block the view of the sign to nearby residential homes. Also, through these improvements, more greenspace has been added with the removal of the Law Office and parking lots. Traffic will now be eliminated from this intersection with the addition of more landscaping and a sign. Water run-off will be reduced as additional turf grass will be added. In addition, great lengths have been taken to ensure the new electronic sign isn't a traffic hazard or nuisance to nearby residents. Our hired Electrical Engineer has provided lighting recommendations to ensure no motorists or residents are blinded by lights at night when driving nearby. Furthermore, AHPD will abide by all rules set forth in Section 30-705.h on Operational Standards for Electric signs. The tasteful look of this electronic sign, the responsible operation of the sign's electronics, less traffic, less water run-off, additional park space, great looking landscaping and interesting messaging could enhance the nearby residents' experience of living here, compared to pre-development. Trees and landscaping have been research-proven to both make people feel less stressed and increase property values. Additionally, an attractive sign with quality natural stone could be an asset to view and be more beneficial to the health, safety and welfare of residents through newfound knowledge of more community events and classes. The new trail improvements can assist residents in getting around town easier, too.**

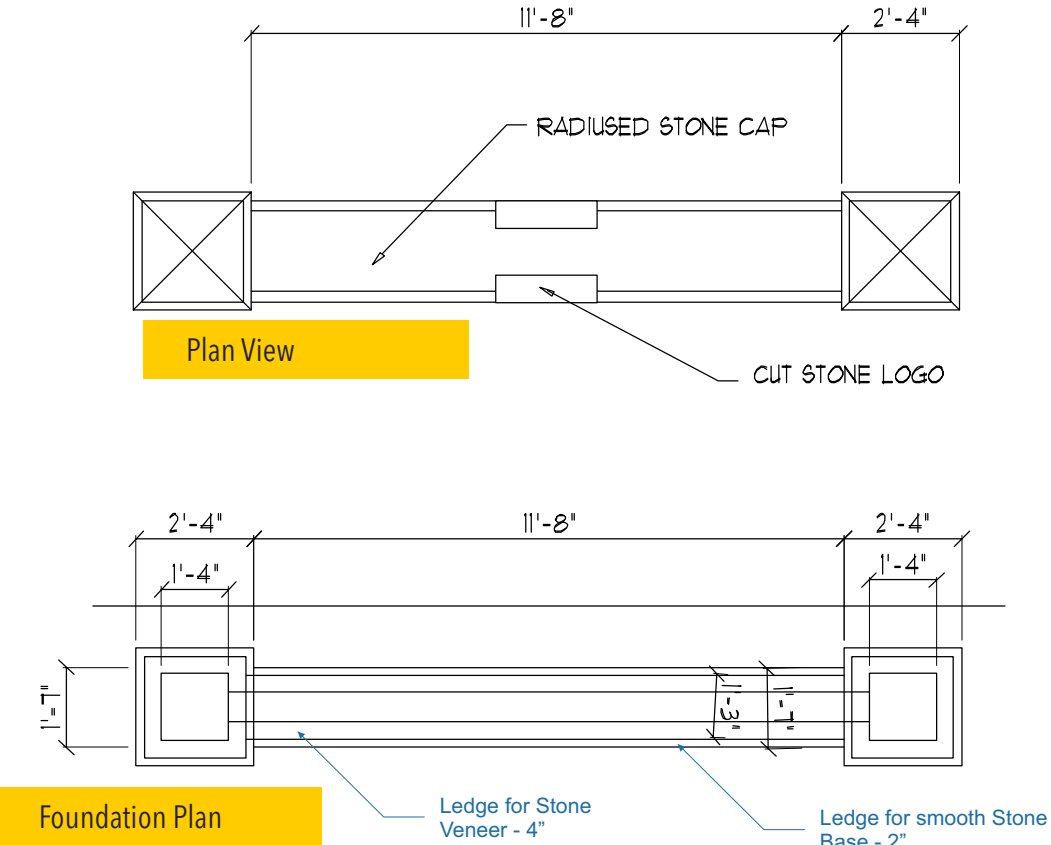
Summary of Tentative Project Timeline:

Demolition – November 2024
Infrastructure Construction – August 2025
Curbs and Concrete Path – September 2025
Sign Construction – September- November 2025
Lighting Installation – November 2025
Irrigation Connected – June 2026
Turf Restoration – November 2025
Sign Landscaping – June 2026

Monument Sign

Full masonry + EMC

Final Proposed

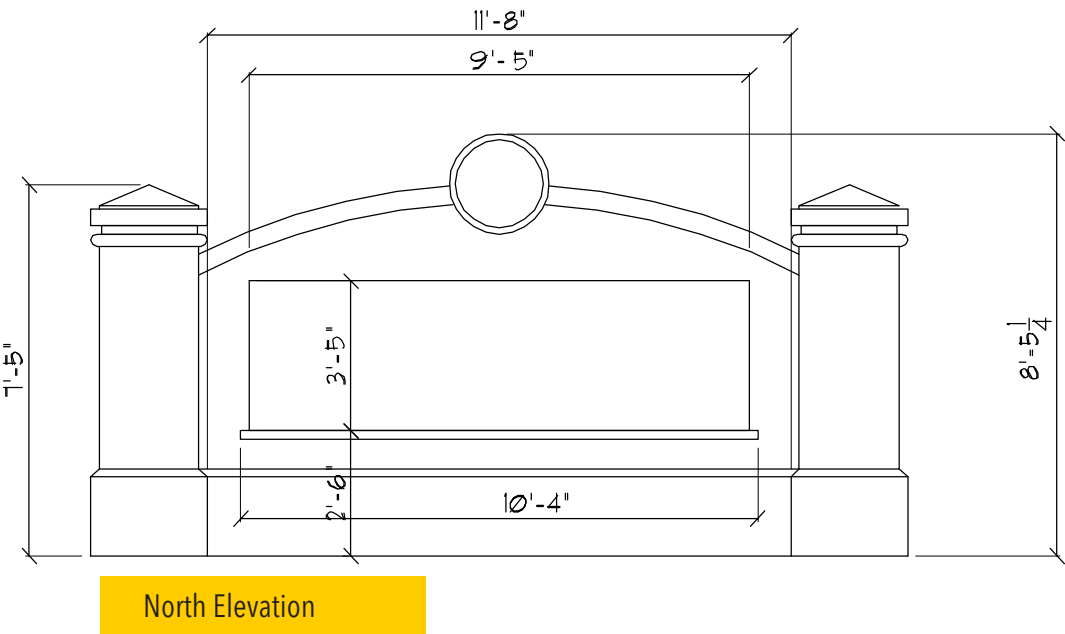
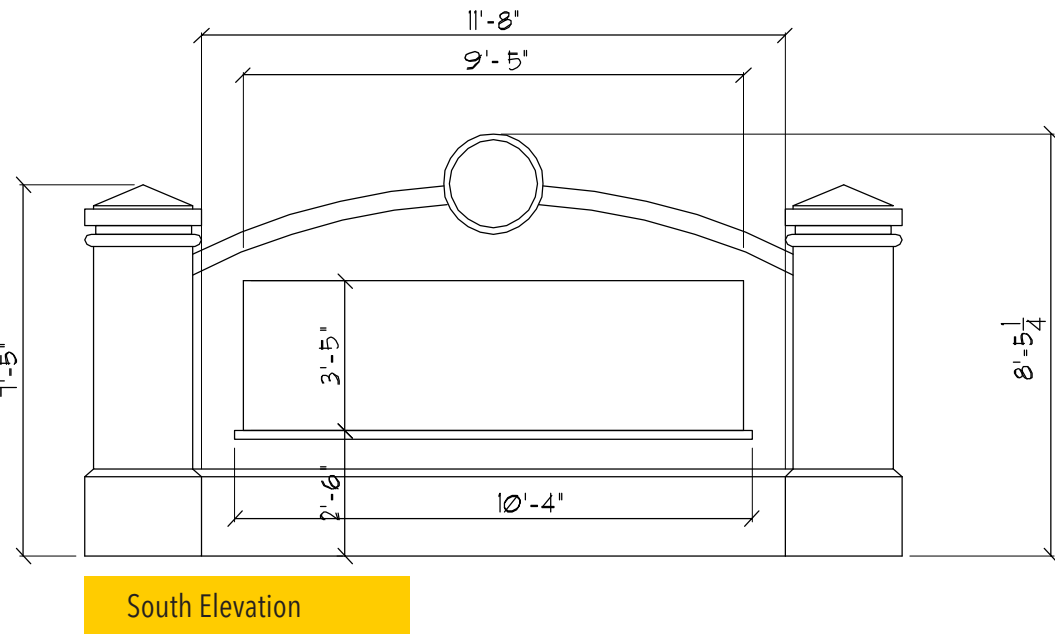


Fabricate and install one (1) D/F ground sign with actual masonry and one (1) 3' x 9' Watchfire EMC

Materials: Fabricate and install sign of aluminum, masonry and EMC Unit.

EMC Cabinet Size: 41in H x 9ft 3in L x 5in D
Viewing Area: 36in H x 9ft L

Finish: All exposed metal surfaces to be coated with acrylic polyurethane.



SCALE 3/8"=1'

Drawn By: PJ

Masonry	-----
EMC Readerboard Unit	-----
Aluminum Cabinet (EMC Housing) - Black	Paint

Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.	Electrical Specifications All Signs Fabricated as per 2017 N.E.C. Specifications
--	--

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AURORA SIGN CO. OFFICE: 630-898-5900 • AURORASIGN.COM 30W196 CALUMET AVENUE W • WARRENVILLE, IL 60555	Prepared For: Arlington Heights Park District	Address: 410 N. Arlington Heights Rd	Drwg: 240265	Sheet: 1	Design Date: 07/02/2024	LANDLORD APPROVAL SIGNATURE
	Location Name:	City/State: Arlington Heights, IL 60004	Rev A:	Rev D:		
			Rev B:	Rev E:		
			Rev C:	Rev F:		



2'-Tall Raised/Formed Concrete footing. Landscape plan by others.

INSTALL INSTRUCTIONS:

Install new monument sign in area shown.

	Drawn By:
	PJ

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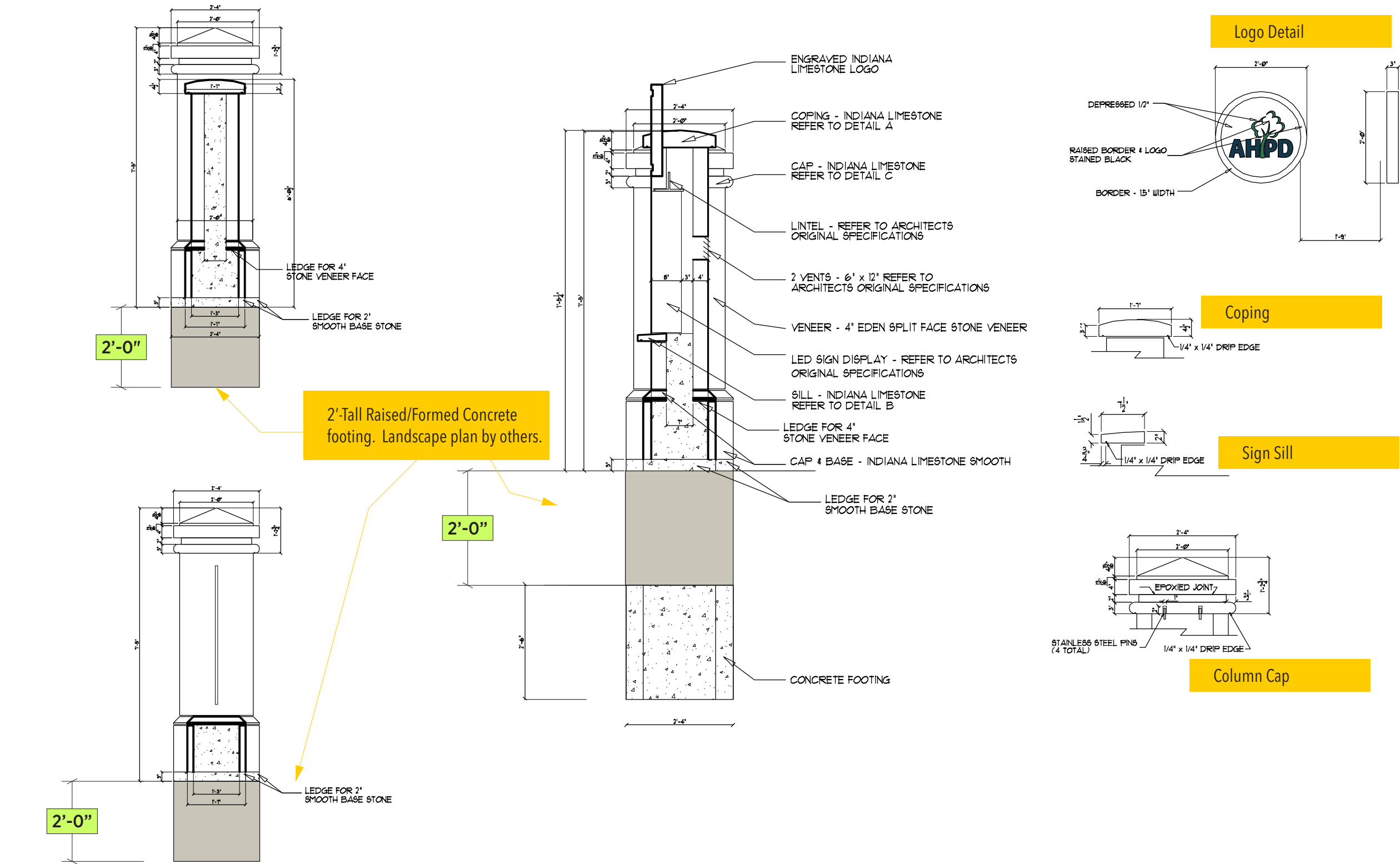
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			Rev B:		Rev E:	
			Rev C:		Rev F:	

Fabrication Details / Footing



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AURORA
SIGN CO.

OFFICE: 630-898-5900 • AURORASIGN.COM
30W196 CALUMET AVENUE W • WARRENVILLE, IL 60555

Prepared For:
Arlington Heights Park District

Address:
410 N. Arlington Heights Rd

Drwg: 240265 Sheet: 1B Design Date: 07/02/2024

LANDLORD APPROVAL SIGNATURE

Location Name:

City/State:
Arlington Heights, IL 60004

Rev A: 11/14/2024 - PJ

Rev D:

Rev B:

Rev E:

Rev C:

Rev F:

Aerial View 1 - Location 1



	Drawn By:
	PJ

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	Location Name:	City/State: Arlington Heights, IL 60004	Rev A:		Rev D:	
			Rev B:		Rev E:	
			Rev C:		Rev F:	

Aerial View 1 - Location 2



Drawn By:
PJ

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All Signs Shall Be Installed In Accordance With N.E.C. Article 600

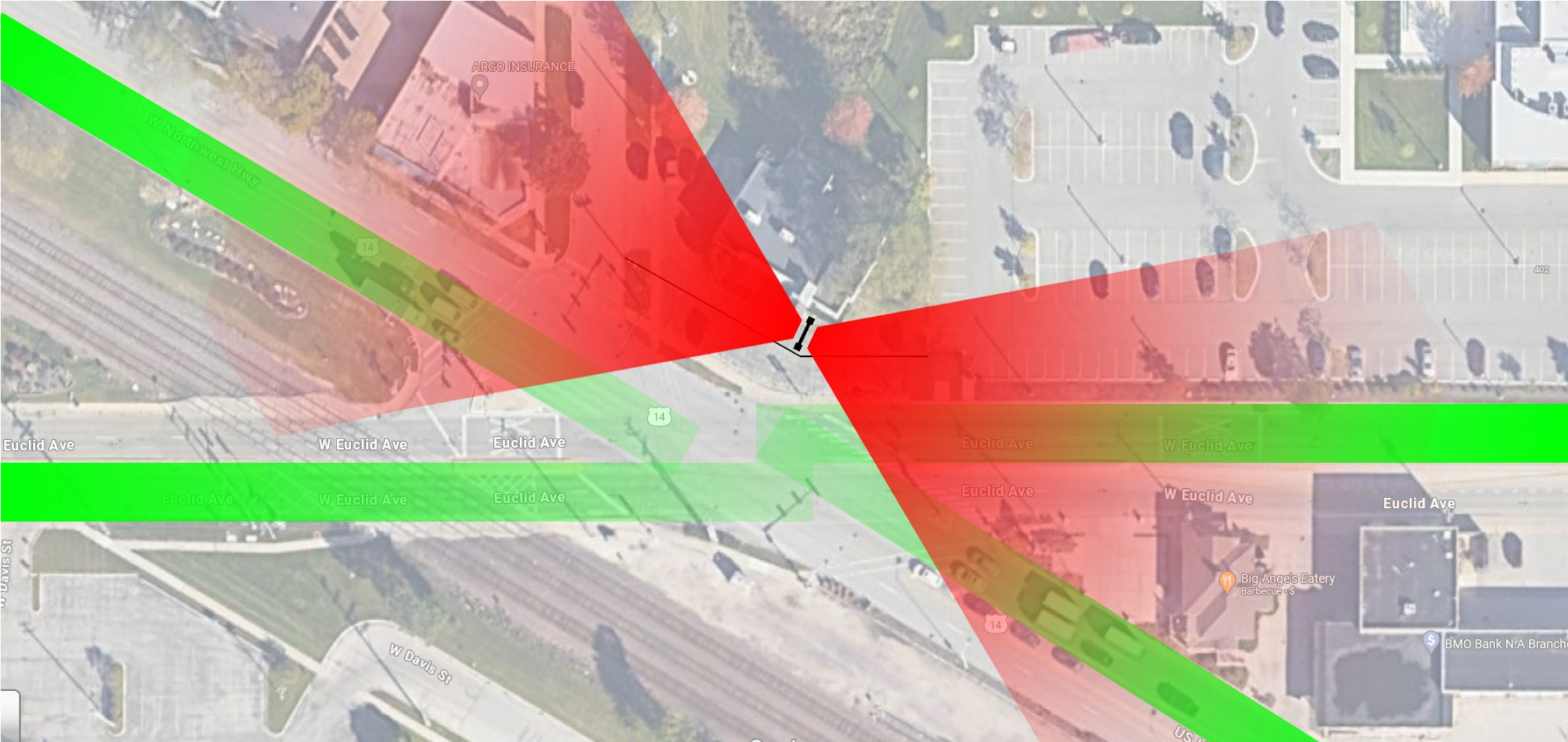
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	Location Name:	City/State: Arlington Heights, IL 60004	Rev A:		Rev D:	
			Rev B:		Rev E:	
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Aerial View 1 - Location 3



	Drawn By:
	PJ

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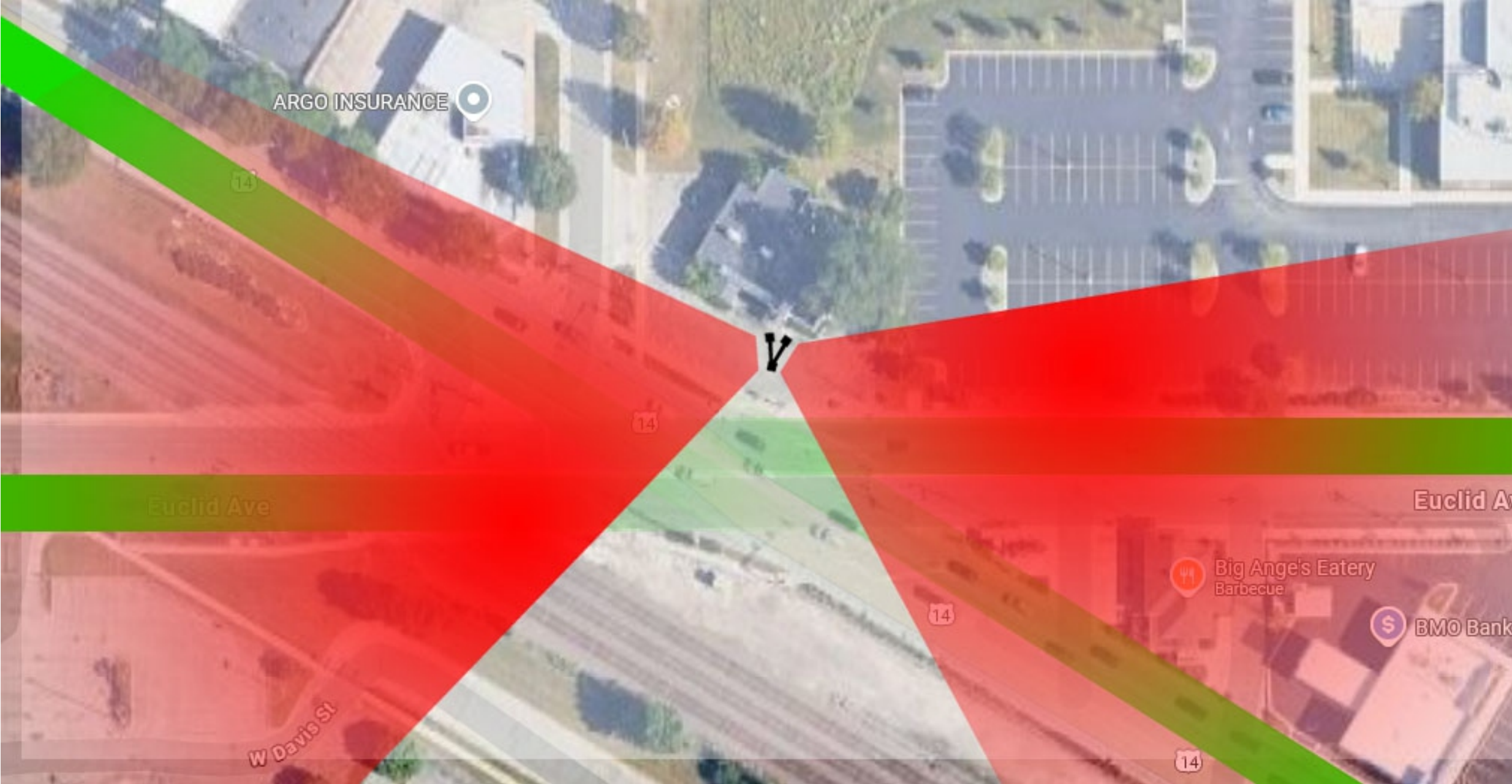
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			Rev B:		Rev E:	
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Aerial View 1 - Location 4
V-Shaped sign



	Drawn By:

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Arlington Heights Park District - Euclid Ave

750 W Northwest Hwy
Arlington Heights, IL 60004 (0 - 3 mi)

One-way Average Daily Traffic on West Euclid Avenue

7,528 Vehicles per **Day**

225,840 Vehicles per **Month**

2,747,720 Vehicles per **Year**

With a load factor of 1.5 people 18+ years of age per vehicle, traffic at your location delivers 11,292 daily impressions.



(• 1 dot = 200 people)

Population Statistics

Summary

2020 Census	121,230
2023 Estimate	120,687
2028 Projection	119,069
'20 - '23 % Change	-0.5%
'23 - '28 % Change	-1.3%

Age Cohorts

Median Age: 44.3

Population: < 18	23,768	19.7%
Population: 18 - 35	22,130	18.3%
Population: 35 - 50	23,243	19.3%
Population: 50 - 65	25,158	20.8%
Population: > 65	26,388	21.9%

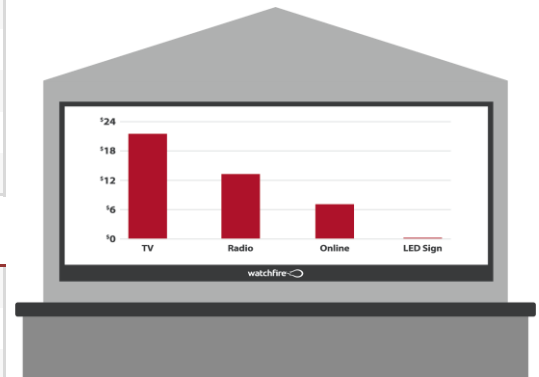
Education

HS grad. or less	20,763	23.8%
Some college	14,436	16.5%
Assoc./prof. degree	8,476	9.7%
Bachelor's degree	28,207	32.3%
Master's or higher	15,504	17.7%

Mode of Transportation to Work

Car, truck, or van	48,337	91.0%
Public trans.	2,952	5.6%
Motorcycle	51	0.1%
Bicycle	403	0.8%
Walked	977	1.8%
Other means	335	1.0%

CPM Comparison



An LED display's CPM is often far lower than the CPM of traditional media.

To calculate your estimated cost per thousand impressions, or CPM, divide the daily cost of your new display by the number of impressions per day, and multiply by 1000.

Yearly Income by Household

Average HH Income:	\$119,592
Median HH Income:	\$96,356

Your Local Watchfire Contact

Aurora Sign Co

Aaron Stoeckel
 astoeckel@aurorassign.com
 630-898-6091

This Report Was Prepared By:

Tom Wood

Watchfire makes no representation concerning the accuracy of data obtained from state or national geodatabase sources.

watchfire

2024-Dec-11

One-way Average Daily Traffic on West Euclid Avenue

12,197 Vehicles per **Day**

365,910 Vehicles per **Month**

4,451,905 Vehicles per **Year**

With a load factor of 1.5 people 18+ years of age per vehicle, traffic at your location delivers 18,296 daily impressions.



(• 1 dot = 200 people)

Population Statistics

Summary

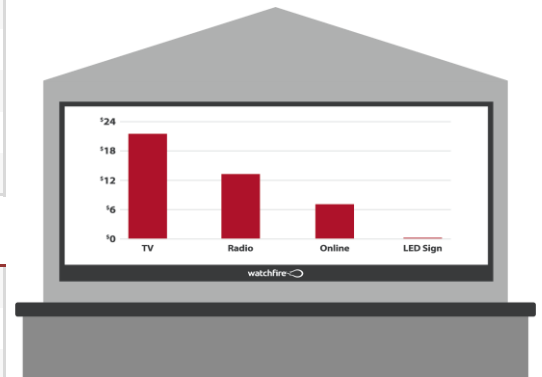
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Aurora Sign Co

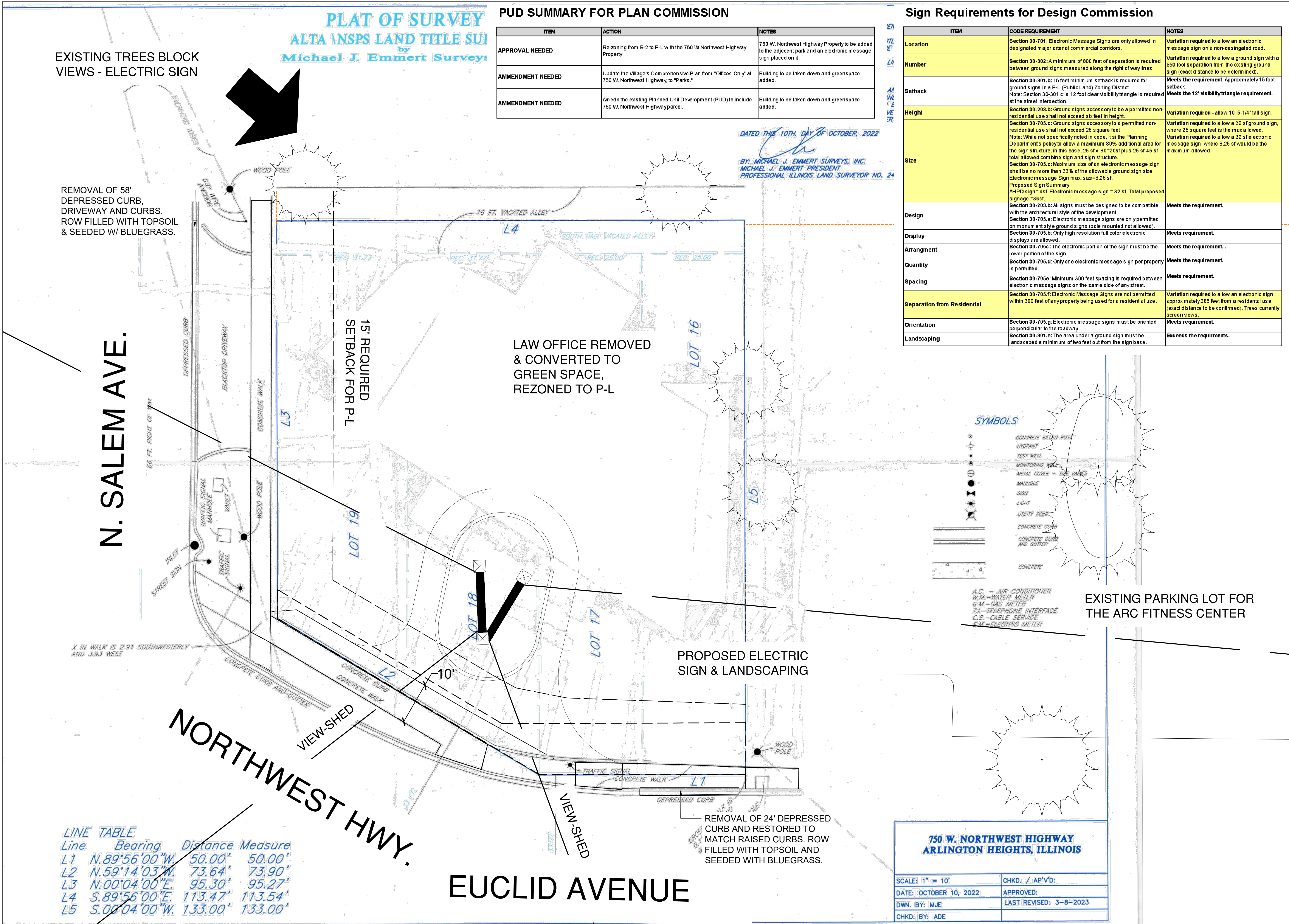
Aaron Stoeckel
astoeckel@aurasign.com
630-898-6091

This Report Was Prepared By:

Tom Wood

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410 North Arlington Heights Road
847-577-3000

Project

AHPD ADDITION
TO LEGACY/ARC
PUD & ELECTRIC
SIGN PLANS

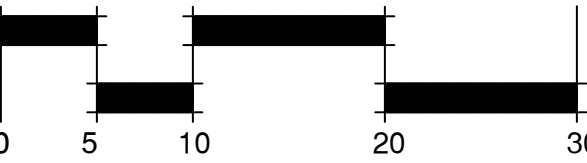
Date: 7-15-2024
License expires, 8-31-2025



Issues & Revisions		
#	Date	Description
#1	10.9.24	INITIAL IFP PLAN SET
#2	11.18.24	EDITS-DESIGN COMMISS.
#3	02.26.25	EDITS-PLAN COMMISSION

North

Scale: 1" = 10'



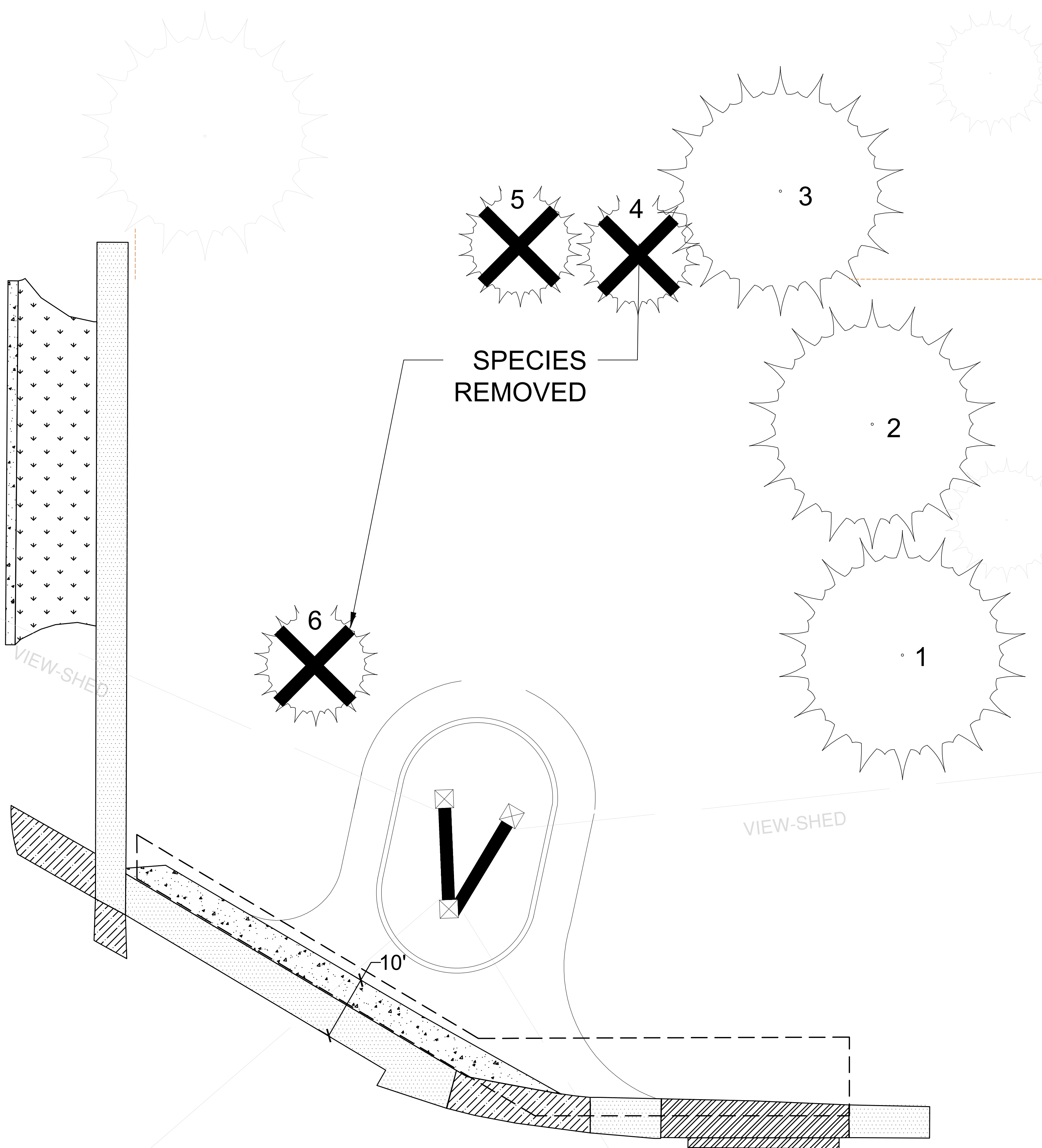
Sheet Title

ELECTRIC SIGN
CODE
REQUIREMENTS
SITE PLAN

Date: February 26, 2025

ES-1

DOUBLE SIDED ELECTRIC SIGN & NEW LEGACY PARK ACQUISITION



EXISTING TREE INVENTORY

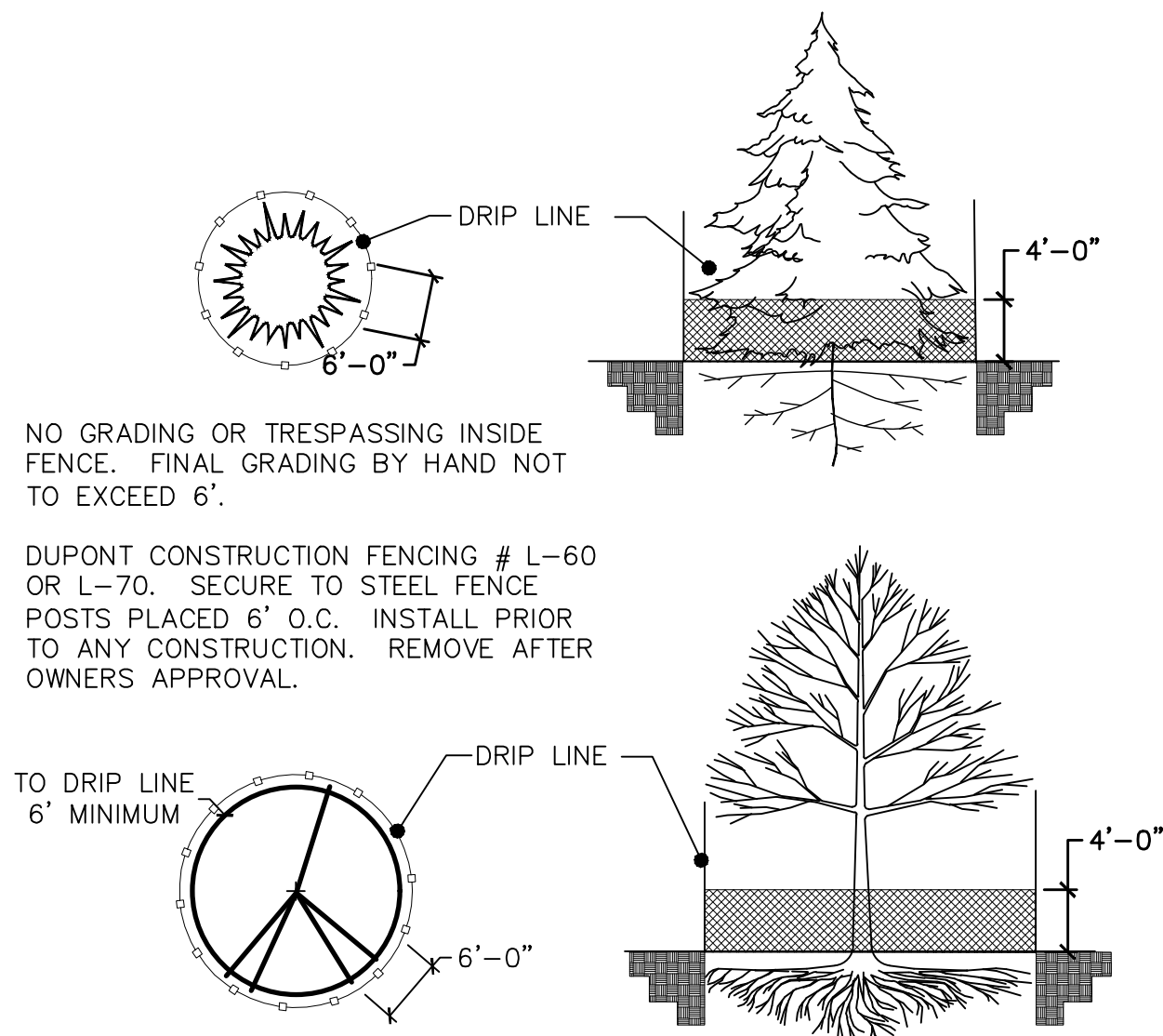
Tree Inventory & Preservation Schedule

Tag#	Condition	Botanical name	Common name	DBH (inches)	Remove/Protect	Preservation Strategy	Replacement Qty.
1	Excellent	Gleditsia triacanthos	Common Honeylocust	40"	Protect	Tree Protection & Root Prune	0
2	Excellent	Acer rubrum	Red Maple	18"	Protect	Tree Protection & Root Prune	0
3	Excellent	Acer rubrum	Red Maple	13"	Protect	Tree Protection & Root Prune	0
4	Good	Ailanthus altissima	Tree of Heaven (INVASIVE SPECIES)	4"	Removed	None	Not applicable
5	Fair	Malus species	Crabapple	7"	Removed	Unable to save during Demo	1 Serviceberry
6	Fair	Malus species	Crabapple	8"	Removed	Unable to save during Demo	1 Serviceberry

SITE PREPARATION AND REMOVALS NOTES

- CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AT THE LIMITS OF CONSTRUCTION PRIOR TO BEGINNING WORK. MAINTAIN AND ADJUST CONSTRUCTION FENCING AS NEEDED DURING PROGRESS OF CONSTRUCTION. STAGING AND CONSTRUCTION ACCESS SHALL BE APPROVED BY THE OWNER.
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AS SHOWN ON THE PLANS PRIOR TO BEGINNING WORK, THEN MAINTAIN IT THROUGHOUT THE DURATION OF THE PROJECT. STORAGE OF MATERIALS, VEHICULAR ACCESS AND ALL OTHER CONSTRUCTION ACTIVITIES ARE STRICTLY PROHIBITED WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.
- PLANS INDICATE GENERAL LOCATION AND LIMITS OF REMOVALS. CONTRACTOR SHALL PERFORM REMOVALS ONLY AS NECESSARY FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS. NO ADDITIONAL PAYMENTS WILL BE MADE FOR REMOVALS OR RESTORATION NOT REQUIRED TO CONSTRUCT THE IMPROVEMENTS AS DRAWN AND SPECIFIED. REFER TO SITE PLAN FOR MORE SPECIFIC INFORMATION REGARDING PROPOSED IMPROVEMENTS AND TO VERIFY CONDITIONS IN THE FIELD PRIOR TO PERFORMING REMOVALS.
- SAWCUT AND REMOVE CONCRETE PAVING TO NEAREST JOINT WHERE INDICATED. ALL SAW CUTS REQUIRED FOR REMOVAL ITEMS TO BE INCLUDED IN THE UNIT COST OF THAT PARTICULAR PAY ITEM.
- TREE STUMPS SHALL BE GROUND TO A MINIMUM DEPTH OF 18 INCHES BELOW EXISTING GRADE OR AS REQUIRED TO PROPERLY PERFORM THE WORK.
- CONTRACTOR TO WALK THE SITE WITH LANDSCAPE ARCHITECT AND OWNER TO REVIEW ROOT PRUNING LIMITS PRIOR TO PERFORMING ROOT PRUNING.
- REMOVE AND DISPOSE OF TURF WHERE PLANTING BEDS ARE DESIGNATED. REFER TO PLANTING PLAN FOR LIMITS OF PROPOSED LANDSCAPE IMPROVEMENTS.
- WHERE TURF AND PLANTINGS ARE PROPOSED IN EXISTING PAVED AREAS, REMOVE ALL BASE MATERIAL.
- REMOVE ALL UTILITIES DESIGNATED FOR REMOVAL TO EXTENT REQUIRED FOR IMPROVEMENTS, UNLESS OTHERWISE NOTED. CAP ENDS OF ANY UNDERGROUND CONDUIT AND PIPING, AND PULL ALL ELECTRICAL WIRE OUT AT SOURCE.
- ITEMS INDICATED FOR REMOVAL SHALL INCLUDE COMPLETE REMOVAL OF ABOVE GRADE ITEM AND BELOW GRADE APPURTANCES (FOUNDATIONS, URBAN FILL, WIRING, PIPING, ETC.) INCLUDING DISPOSAL OFF-SITE FOLLOWING APPLICABLE CODES AND ORDINANCES, UNLESS OTHERWISE SHOWN ON THE PLANS.
- ITEMS INDICATED AS REMOVE AND SALVAGE SHALL INCLUDE CAREFUL PROTECTION, REMOVAL AND STORAGE OF ITEMS. FOR REINSTALL ITEMS, CONTRACTOR SHALL STORE DURING CONSTRUCTION. ALL OTHER SALVAGE ITEMS SHALL BE DELIVERED TO LOCATION AS INDICATED BY OWNER UNLESS OTHERWISE SHOWN ON THE PLANS.
- CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND ALL OTHER SITE FEATURES NOT DESIGNATED FOR REMOVAL. CONTRACTOR IS RESPONSIBLE FOR REPLACING/REPAIRING ANY EXISTING UTILITIES OR OTHER SIDE FEATURES DAMAGED DURING CONSTRUCTION TO THE ORIGINAL CONDITION AT NO COST TO THE OWNER.
- CONTRACTOR RESPONSIBLE FOR MAINTAINING EXISTING UTILITY SERVICES (ELECTRICAL, SANITARY, STORM) DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL COORDINATE ALL WORK SO PUBLIC SIDEWALK REMAINS OPEN THROUGHOUT CONSTRUCTION.
- REFER TO UTILITY PLANS FOR ADDITIONAL UTILITY ADJUSTMENTS AND REMOVALS.
- REFER TO SPECIFICATIONS FOR ADDITIONAL CONDITIONS, STANDARDS AND NOTES, IF APPLICABLE.

TYPICAL TREE PROTECTION CONSTRUCTION DETAIL



1 CONSTRUCTION & TREE PROTECTION FENCE NOT TO SCALE



Project
AHPD ADDITION
TO LEGACY/ARC
PUD & ELECTRIC
SIGN PLANS

Date: 7-15-2024
License expires, 8-31-2025



Issues & Revisions		
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Scale: 1" = 10'



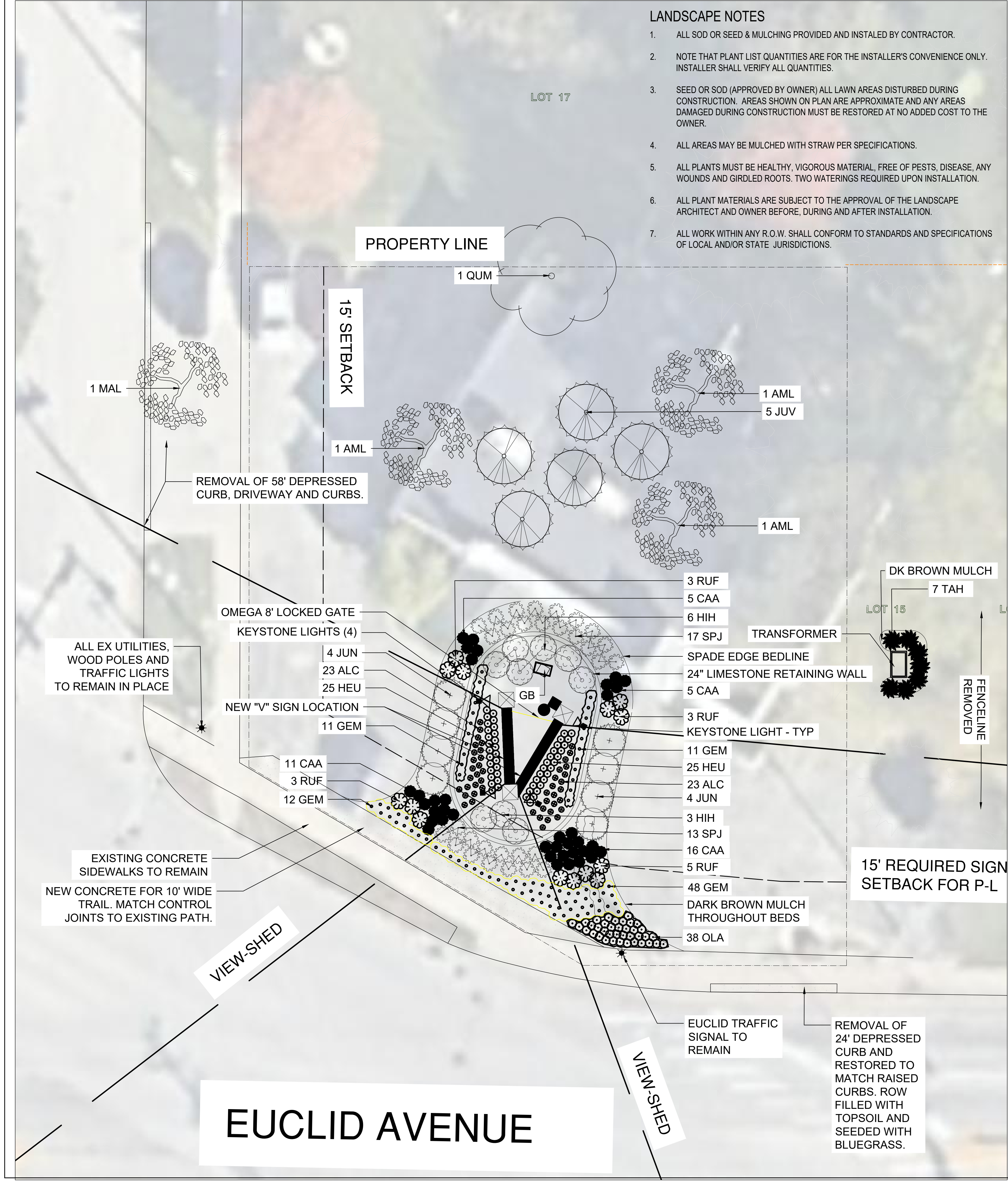
Sheet Title

ELECTRIC SIGN
TREE
PRESERVATION
PLAN

Date: February 26, 2025

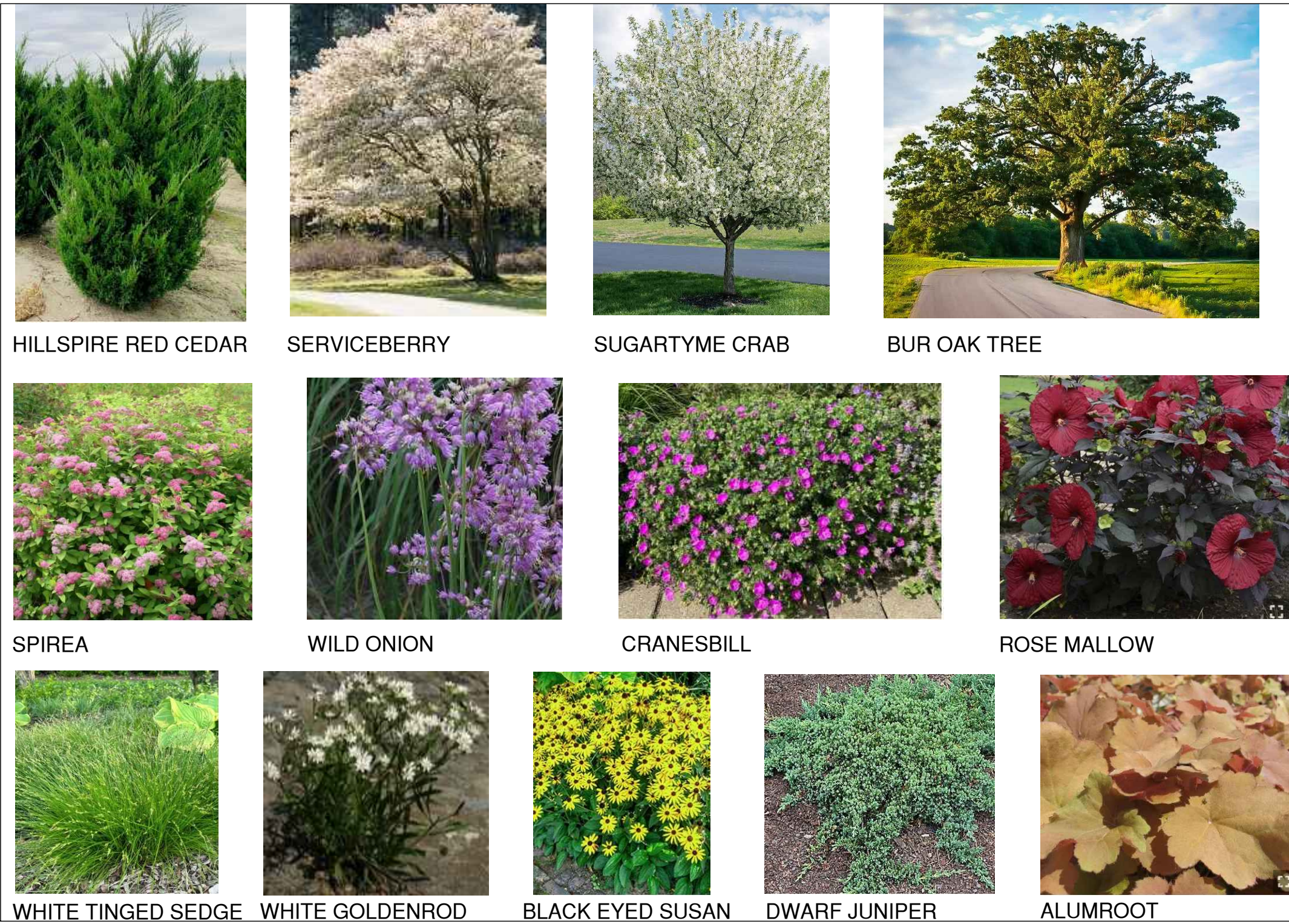
ES-2

V-SHAPED ELECTRIC SIGN & NEW LEGACY PARK ACQUISITION

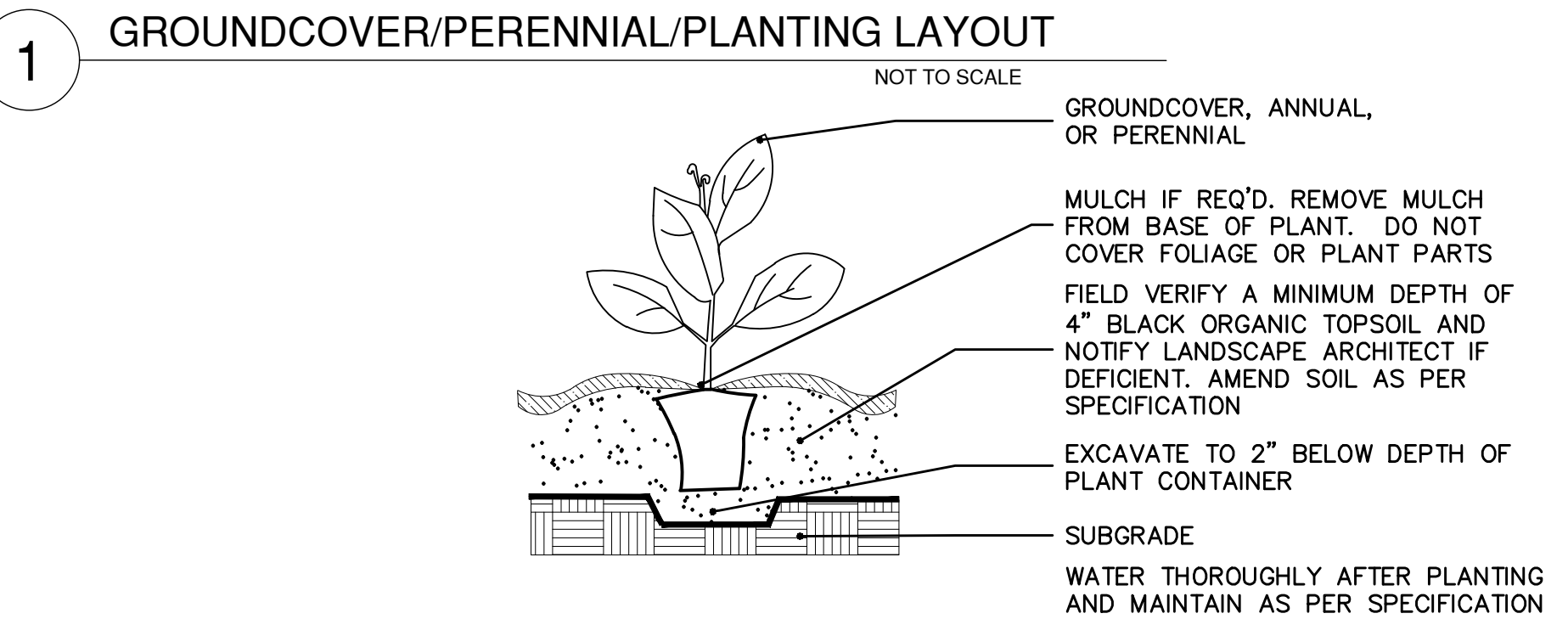
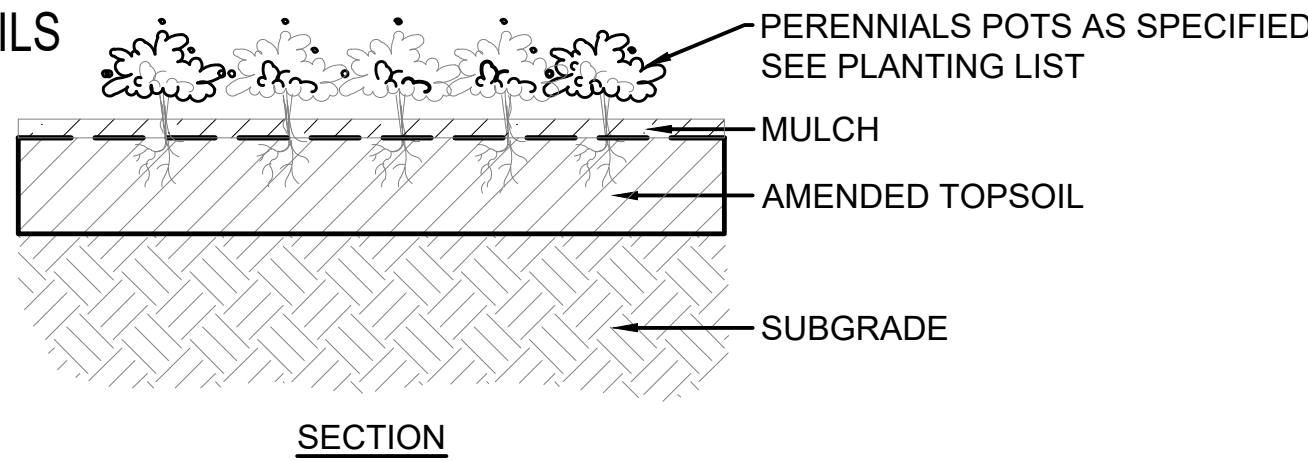


- LANDSCAPE NOTES**
1. ALL SOD OR SEED & MULCHING PROVIDED AND INSTALED BY CONTRACTOR.
 2. NOTE THAT PLANT LIST QUANTITIES ARE FOR THE INSTALLER'S CONVENIENCE ONLY. INSTALLER SHALL VERIFY ALL QUANTITIES.
 3. SEED OR SOD (APPROVED BY OWNER) ALL LAWN AREAS DISTURBED DURING CONSTRUCTION. AREAS SHOWN ON PLAN ARE APPROXIMATE AND ANY AREAS DAMAGED DURING CONSTRUCTION MUST BE RESTORED AT NO ADDED COST TO THE OWNER.
 4. ALL AREAS MAY BE MULCHED WITH STRAW PER SPECIFICATIONS.
 5. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS, DISEASE, ANY WOUNDS AND GIRDLED ROOTS. TWO WATERINGS REQUIRED UPON INSTALLATION.
 6. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING AND AFTER INSTALLATION.
 7. ALL WORK WITHIN ANY R.O.W. SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTIONS.

LANDSCAPE PLANT PICTURES



LANDSCAPE DETAILS



Plant Schedule
Legacy Park Electric Sign

Qty.	Symbol	Botanical name	Common name	Size	Notes
DECIDUOUS TREES					
1	QUM	Quercus macrocarpa	Bur Oak	2 1/2" caliper	B&B
EVERGREEN TREES					
5	JUV	Juniper virginiana 'Cupressifolia'	Hillspire Eastern Red Cedar	6' Clump	B&B
ORNAMENTAL TREES					
3	AML	Amelanchier laevis	Allegheny Serviceberry	6' Clump	B&B
1	MAL	Malus 'Sutyzam'	Sugar Tyme Crabapple	2 1/2" Caliper	B&B
SHRUBS					
9	HIH	Hibiscus 'Holy Grail'	Rose e Mallow	5 Gallon	#5
30	SPJ	Spiraea japonica 'Tracy'	Double Play Big Bang Spirea	3 Gallon	#3
7	TAH	Taxus x Media 'Hicksii'	Hicks Yew	5 Gallon	#3
ORNAMENTAL GRASSES					
37	CAA	Carex albicans	White Tinged Sedge	10 flat	#1
PERENNIALS					
48	ALC	Allium cernuum	Nodding Wild Onion	1 Gallon	#1
70	GEM	Geranium sanguineum 'Max Frel'	Max Frel Bloody Cranesbill	1 Gallon	#1
50	HEC	Heuchera 'Caramel'	Caramel Alumroot	1 Gallon	#1
38	OLA	Oligoneuron album	White Goldenrod	38 flat	#1
14	RUF	Rudbeckia fulgida var speciosa	Showy Black-eyed Susan	1 Gallon	#1
EVERGREEN GROUNDCOVER					
8	JUN	Juniper procumbens 'Nana'	Dwarf Japanese Garden Juniper	3 Gallon	#3



Project
**AHPD ADDITION
TO LEGACY/ARC
PUD & ELECTRIC
SIGN PLANS**

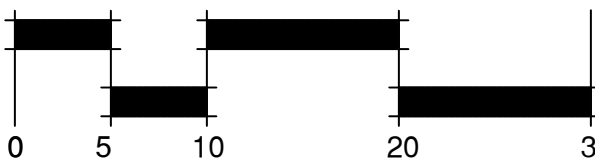
Date: 7-15-2024
License expires, 8-31-2025



Issues & Revisions		
#	Date	Description
#1	10.9.24	INITIAL IFP PLAN SET
#2	11.18.24	EDITS-DESIGN COMMISS.
#3	02.26.25	EDITS-PLAN COMMISSION



Scale: 1" = 10'



Sheet Title

**ELECTRIC SIGN
LANDSCAPE
PLAN**

Date: February 26, 2025

ES-3

PROPOSED PUD ADDITIONS & APPROVED ELECTRIC SIGN DESIGN

ARLINGTON HEIGHTS PARK DISTRICT (AHPD)

Board of Commissioners
Maryfran H. Leno-President
Timothy A. Gelinas-Vice President
Brian J. Owen-Commissioner
Robert J. Nesvacil-Commissioner
John T. Supplitt-Commissioner

Executive Director
Carrie A. Fullerton, CPRE

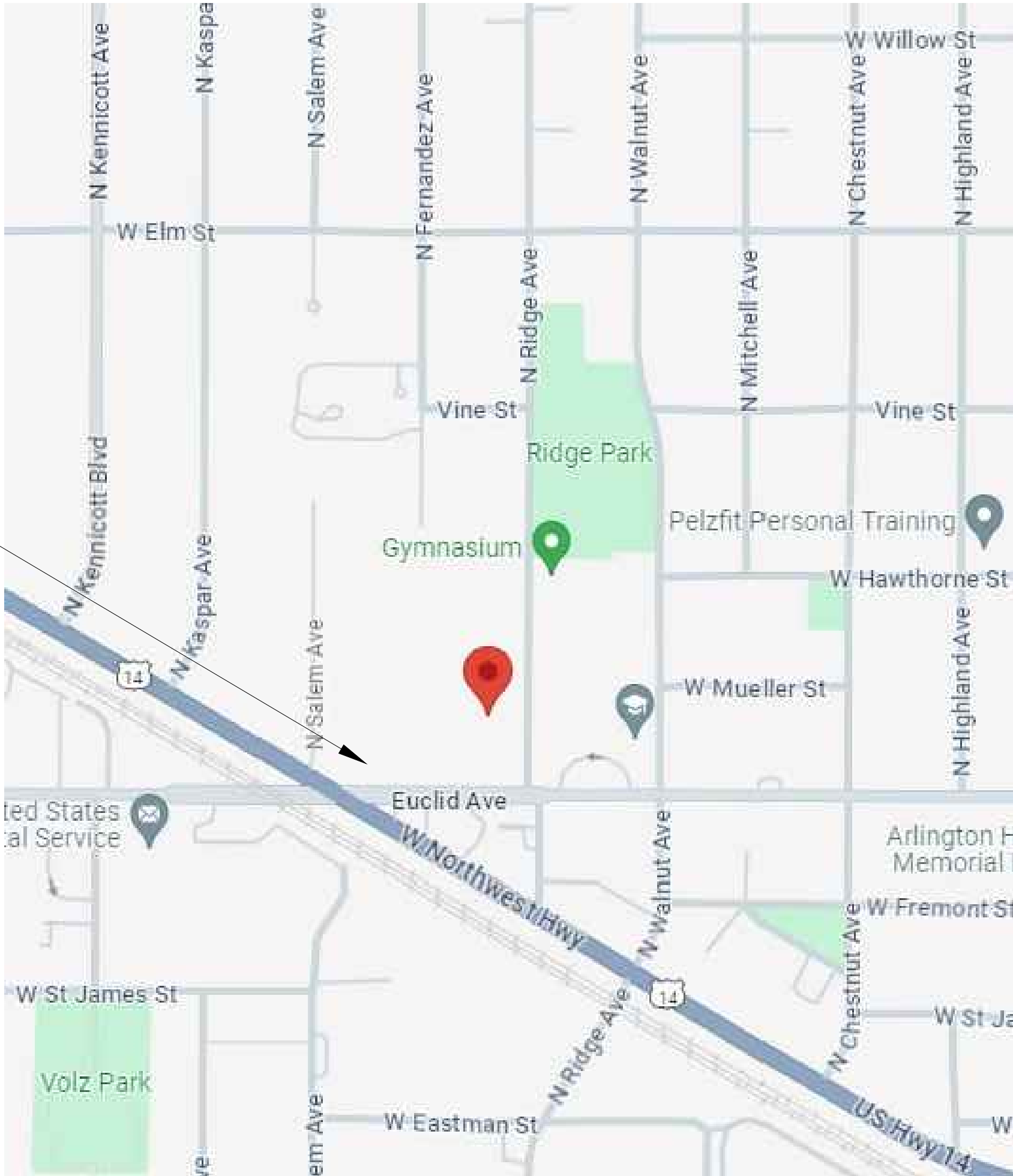
Director of Parks and Planning
John T. Kramer

- ISSUE FOR PERMIT- DRAWINGS
- C-1 SIGN COVER PLAN
 - EX-1 EXISTING CONDITIONS PLAN - 750 W. NW HWY
 - EX-2 EXISTING CONDITIONS PLAN - ARC PUD
 - ES-1 SIGN SITE PLAN
 - ES-2 TREE PRESERVATION PLAN
 - ES-3 SIGN LANDSCAPE PLAN*
 - ES-4 GROUND SIGN TO ELECTRIC SIGN EXHIBIT
 - ES-5 ELECTRIC SIGN ELEVATION
 - ES-6 REFERENCE PHOTOS EX SITE
 - ES-7 SIDEWALK STAKEHOLDER EXHIBIT
 - EL-1 ELECTRICAL SITE PLAN
 - EL-2 ELECTRIC SCHEDULES
 - EL-3 ELECTRIC SCHEDULES & LIGHT DETAIL
 - PU-1 PUD MASTER PLAN
 - P-1 PERSPECTIVE VIEWS- Coming Soon at Meeting

*NOTE: IRRIGATION PLANS TO BE SUBMITTED SEPARATELY

NEW SIGN LOCATION
LEGACY PARK & ARC
660 N. Ridge Ave.
Arlington Heights, IL 60004

Site Location Map



Monument Sign

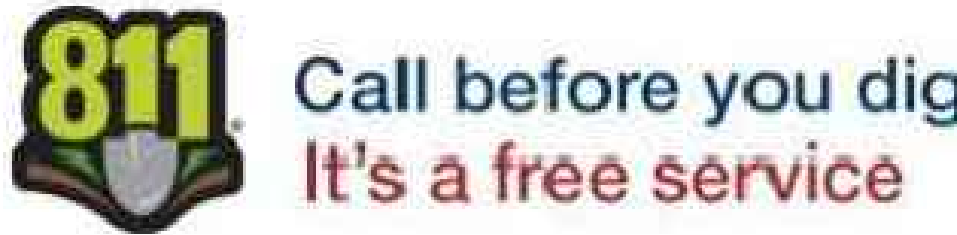
Full masonry + EMC

AHPD LOGO



FINAL ELECTRIC SIGN -
DESIGN COMMISSION APPROVED

ISSUED FOR PERMIT - PUD PLAN SET
FEBRUARY 26, 2025



Project

AHPD ADDITION
TO LEGACY/ARC
PUD & ELECTRIC
SIGN PLANS

Issues & Revisions

#	Date	Description
#1	10.9.24	INITIAL IFP PLAN SET
#2	11.18.24	EDITS-DESIGN COMMISS.
#3	02.26.25	EDITS-PLAN COMMISSION



Scale: Not To Scale

Sheet Title

COVER PLAN

Date: February 26, 2025

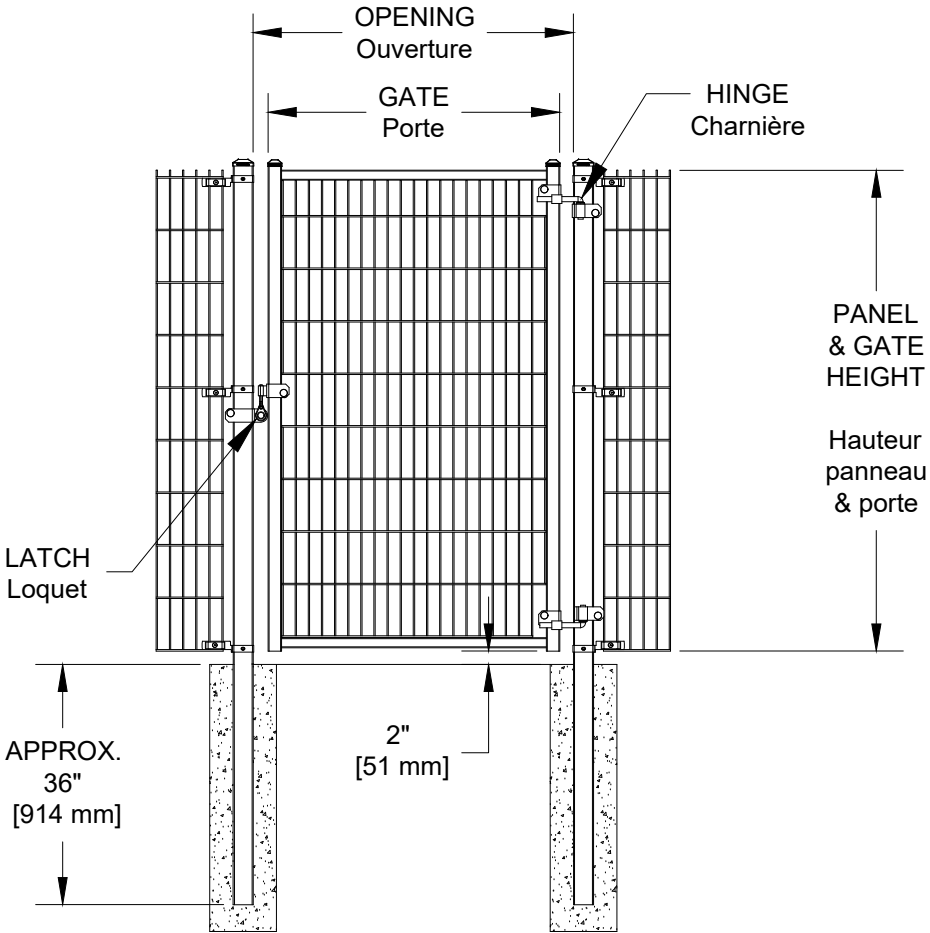
C-1

OMEGA SECUR SINGLE SWING GATE

BARRIÈRE OMEGA SECUR À BATTANT SIMPLE

GATE POST DIMENSIONS			
GATE HEIGH	OPENING OF A SINGLE LEAF OVER	OPENING OF A SINGLE LEAF UP TO	POST
4'-0"	3'	11'	3" x 3" 11 ga
	11'	16'	4" x 4" 11ga
	16'	19'	6" x 6" 3/16"
6'-0"	3'	9'	3" x 3" 11 ga
	9'	13'	4" x 4" 11ga
	13'	19'	6" x 6" 3/16"
8'-0"	3'	7'	3" x 3" 11 ga
	7'	9'	4" x 4" 11ga
	9'	19'	6" x 6" 3/16"

DIMENSION DES POTEAUX DE PORTE			
HAUTEUR DE PORTE	OUVERTURE D'UN SIMPLE BATTANT AU DESSUS	OUVERTURE D'UN SIMPLE BATTANT JUSQU'À	POTEAU
4'-0"	3'	11'	3" x 3" 11 ga
	11'	16'	4" x 4" 11ga
	16'	19'	6" x 6" 3/16"
6'-0"	3'	9'	3" x 3" 11 ga
	9'	13'	4" x 4" 11ga
	13'	19'	6" x 6" 3/16"
8'-0"	3'	7'	3" x 3" 11 ga
	7'	9'	4" x 4" 11ga
	9'	19'	6" x 6" 3/16"







410 North Arlington Heights Road
847-577-3000

Project

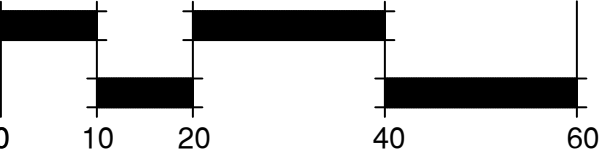
**AHPD ADDITION
TO LEGACY/ARC
PUD & ELECTRIC
SIGN PLANS**

Issues & Revisions		
#	Date	Description
#1	10.9.24	INITIAL IFP PLAN SET
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#3	02.26.25	EDITS-PLAN COMMISSION



North

Scale: 1" = 20'

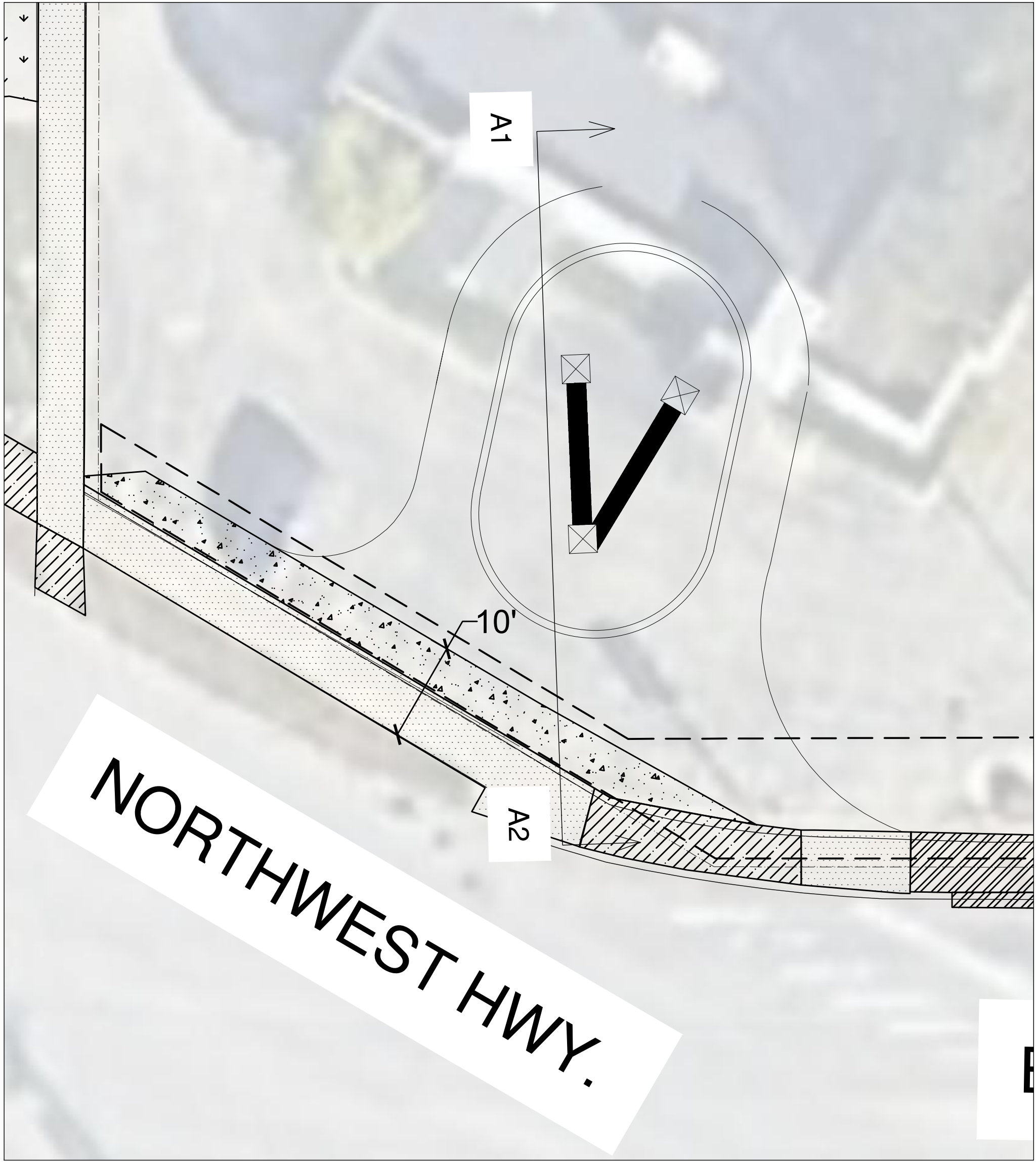


Sheet Title

**GROUND SIGN
TO SIGN EXHIBIT**

Date: February 26, 2025

ES-4



ELEVATION REFERENCE



Project
AHPD ADDITION
TO LEGACY/ARC
PUD & ELECTRIC
SIGN PLANS

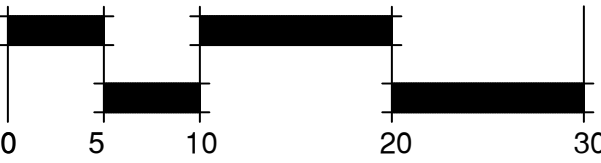
Date: 7-15-2024
License expires, 8-31-2025



Issues & Revisions		
#	Date	Description
#1	10.9.24	INITIAL IFP PLAN SET
#2	11.18.24	EDITS-DESIGN COMMISS.
#3	02.26.25	EDITS-PLAN COMMISSION



Scale: 1" = 10'



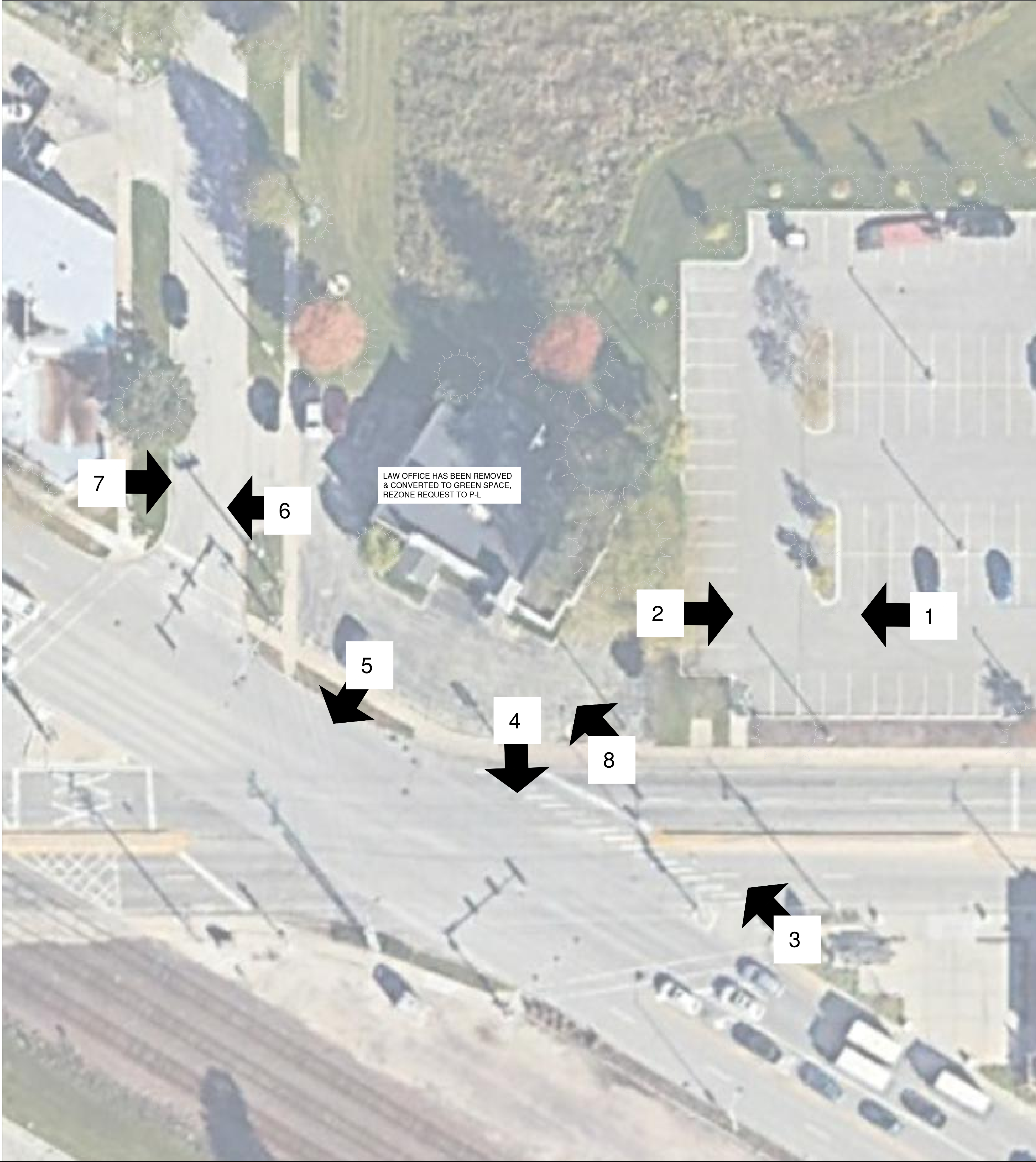
Sheet Title

ELECTRIC SIGN
ELEVATION VIEW

Date: February 26, 2025

ES-5

750 W. NORTHWEST HWY PROPERTY - PHOTO EXHIBIT



ARC/LEGACY PARK PUD EXISTING GROUND SIGN PICTURES WITH DIMENSIONS



ARC SIGN LOOKING NORTH



ARC SIGN LOOKING WEST



ARC SIGN LOOKING SOUTH



ARC SIGN LOOKING EAST

750 W. NORTHWEST HIGHWAY VIEWS



#1-VIEW WEST TO SITE



#2-VIEW EAST FROM SITE



#3-VIEW NORTHWEST TO SITE



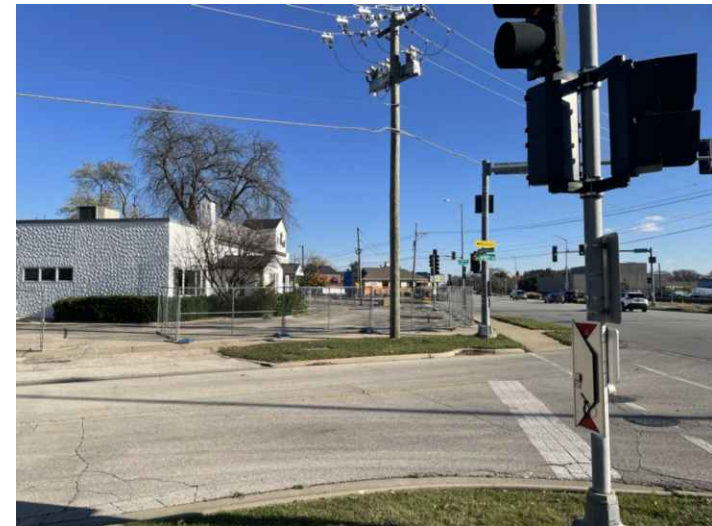
#4-VIEW SOUTHWEST AT SITE



#5-VIEW SOUTHEAST FROM SITE



#6-VIEW WEST FROM SITE



#7-VIEW EAST TO SITE



#8-VIEW NW- POST DEMO SITE
DEMO COMPLETE LATE FALL '24



Project
AHPD ADDITION
TO LEGACY/ARC
PUD & ELECTRIC
SIGN PLANS

Issues & Revisions		
#	Date	Description
#1	10.9.24	INITIAL IFP PLAN SET
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#3	02.26.25	EDITS-PLAN COMMISSION



Scale: 1" = 20'



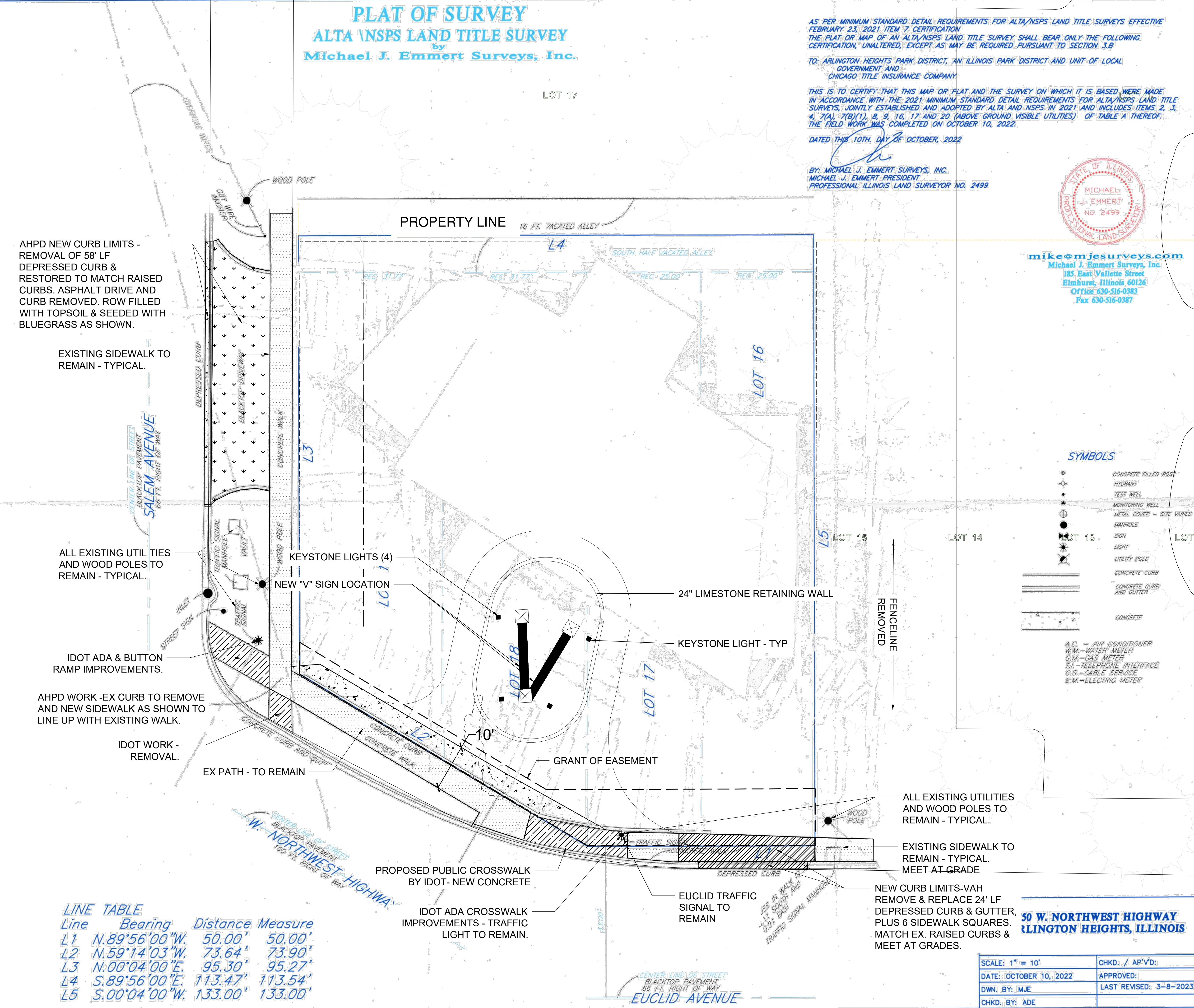
Sheet Title

ELECTRIC SIGN
EXISTING SITE
PHOTOS

Date: February 26, 2025

ES-6

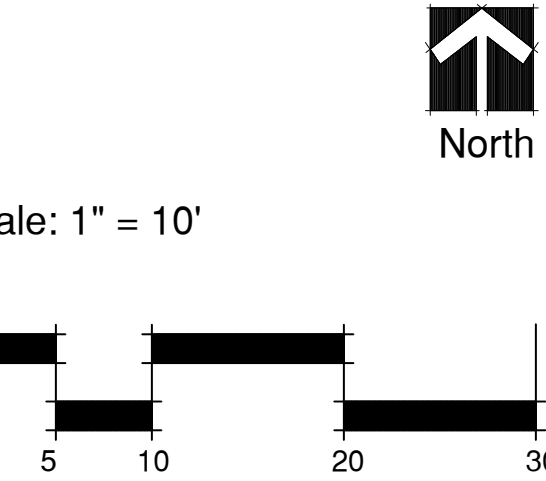
V-SHAPED ELECTRIC SIGN & NEW LEGACY PARK ACQUISITION



Project

AHPD ADDITION
TO LEGACY/ARC
PUD & ELECTRIC
SIGN PLANS

Issues & Revisions		
#	Date	Description
#1	10.9.24	INITIAL IFP PLAN SET
#2	11.18.24	EDITS-DESIGN COMMISS.
#3	02.26.25	EDITS-PLAN COMMISSION



Sheet Title

ELECTRIC SIGN
SIDEWALK
STAKEHOLDER
EXHIBIT

Date: February 26, 2025

ES-7

N. SALEM AVE.

NORTHWEST HWY.

EUCLID AVENUE

SHEET NOTES

- EXISTING UTILITY COMPANY POLE TO REMAIN.
- UTILITY COMPANY OVERHEAD ELECTRIC.
- EXISTING UTILITY COMPANY POLE WITH TRANSFORMER TO REMAIN.
- SERVICE CONDUIT AND WIRE, SEE SHEET E2.0.
- PROVIDE FREE STANDING CONTROL CABINET FOR NEW METER, PANEL "A", SPD, TIMER AND IRRIGATION CONTROLLER. VERIFY EXACT PANEL LOCATION AND ORIENTATION WITH LANDSCAPE ARCHITECT. SEE SHEET E2.0. FURNISH AND INSTALL CONCRETE FOUNDATION TO MOUNT CONTROL CABINET. SEE SHEET E2.0.
- PROVIDE TWO (2) 1 1/2" (ONE FOR IRRIGATION CONTROL WIRING) AND (8) EIGHT 1" CONDUIT STUBS FROM PANEL TO LANDSCAPED AREA FOR FUTURE. CAP AND STAKE.
- FURNISH AND INSTALL UNDERGROUND SERVICE CONDUIT AND CABLE ROUTED UP EXISTING UTILITY POLE TO UTILITY COMPANY POLE MOUNTED TRANSFORMER(S). VERIFY EXACT POLE TO BRING SERVICE FROM WITH COMED. COORDINATE INSTALLATION AND VERIFY ALL REQUIREMENTS WITH UTILITY COMPANY. SEE SHEET E2.0.
- PROPOSED MONUMENT SIGN.
- FURNISH AND INSTALL NEMA 3R DISCONNECT SWITCH SURFACE MOUNTED WITH UNDERGROUND FEED TO MONUMENT SIGN. COORDINATE EXACT ROUTING TO SIGN WITH SIGN SUPPLIER PRIOR TO INSTALLATION.
- 1"C.-2#8+1#8 GRD.
- 1"C.-2#8+1#8 GRD TO PANEL A.
- FURNISH AND INSTALL GFCI TAMPER AND WEATHER RESISTANT RECEPTACLE WITH LOCKABLE COVER. COVER SHALL BE HUBBELL #WP262E. RECEPTACLE SURFACE MOUNTED 18" ABOVE FINISH GRADE IN WEATHERPROOF CAST BOX AT SIGN. VERIFY EXACT LOCATION AT SIGN WITH LANDSCAPE ARCHITECT.
- 1"C.-2#10+1#10 GRD TO PANEL A VIA TIMER A.
- FURNISH AND INSTALL GRADE MOUNTED MONUMENT LIGHT FIXTURE. FURNISH AND INSTALL CONCRETE FOUNDATION. SEE DETAIL ON SHEET E3.0. VERIFY EXACT LOCATION WITH LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION.
- 1"C.-2#10+1#10 GRD TO GRADE BOX.
- FURNISH AND INSTALL IN-GRADE BOX FLUSH WITH GRADE. COORDINATE EXACT LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO ROUGH-IN.
- 1"C.-2#10+1#10 GRD. CONNECT ACCENT LIGHTING FIXTURES TO PANEL A. ACCENT LED FIXTURES CONTROLLED VIA TIMER "A".

GENERAL NOTES

- A. THIS DRAWING DOES NOT PURPORT TO SHOW ALL EXISTING LIGHT FIXTURES, RECEPTACLES, JUNCTION BOXES, SWITCHES, ETC. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND BE RESPONSIBLE FOR ALL REQUIRED ELECTRICAL DEMOLITION WORK. CONTRACTOR SHALL ALSO FIELD VERIFY ALL CONDUITS, CABLES, ETC. THAT ARE PASSING THROUGH THIS AREA AND SERVE ADJACENT AREAS THAT ARE REQUIRED TO REMAIN.
- B. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL NEW WORK WITH EXISTING CONDITIONS.
- C. CONDUIT ROUTING IS DIAGRAMMATIC. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND ADJUST AS REQUIRED.
- D. CONTRACTOR SHALL BE AWARE OF POSSIBLE CONFLICTS BETWEEN NEW AND EXISTING UTILITIES AND COORDINATE AS REQUIRED. PROTECT ALL EXISTING UTILITIES AS REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES BEFORE BEGINNING WORK. ANY UTILITIES DAMAGED BY CONTRACTOR SHALL BE REPAIRED BY CONTRACTOR TO OWNERS SATISFACTION.
- E. ALL DAMAGED AND DIRTIED CONCRETE SIDEWALKS, ASPHALT, STAIRS, PAVERS, ETC., DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR.
- F. ALL ELECTRICAL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND LOCAL AMENDMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
- G. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ELECTRICAL PERMIT AND COORDINATING SITE INSPECTIONS THOUGH THE VILLAGE OF ARLINGTON HEIGHTS.
- H. ELECTRICAL SERVICE INSTALLATION SHALL MEET THE VILLAGE OF ARLINGTON HEIGHTS CODE OF ORDINANCES REQUIREMENTS.
- I. SEE MONUMENT SIGN DRAWINGS ETC. FOR ADDITIONAL WORK REQUIRED BY THE ELECTRICAL CONTRACTOR FOR THE SIGN. VERIFY MANUFACTURER, MODEL NUMBER, STYLE, COLOR, ACCESSORIES, OPTIONS, ETC. WITH LANDSCAPE ARCHITECT & G.C. PRIOR TO ORDERING, ROUGH-IN, OR INSTALLATION. COORDINATE LOCATION AND INSTALLATION WITH MONUMENT SIGN SUPPLIER.
- J. VERIFY ALL LOCATIONS OF LIGHT FIXTURES WITH LANDSCAPE ARCHITECT/ OWNER PRIOR TO ROUGH-IN.

LEGEND

(X) DENOTES SHEET NOTE TAG

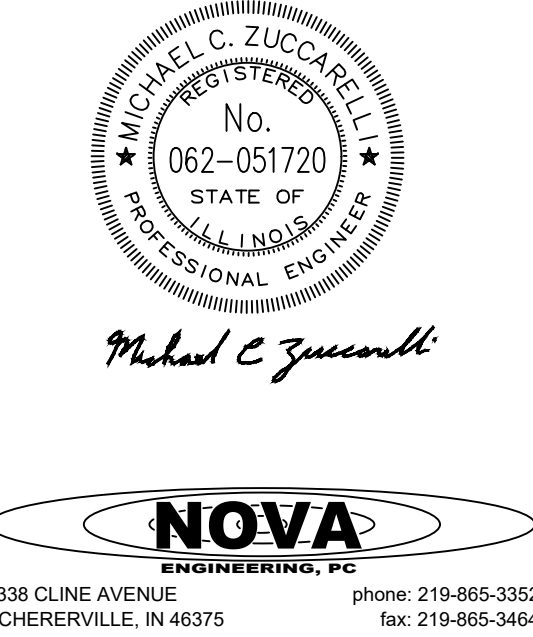


Project

AHPD ELECTRIC SIGN PROPOSAL AND ADDITION TO OLYMPIC/ARC PUD

750 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004

Date: 10-08-2024
License expires, 11-30-2025



Issues & Revisions		
#	Date	Description
	11-18-24	ISSUED FOR PERMIT
	01-29-25	PLAN COMMISSION REVIEW



Scale: 1" = 10'



Sheet Title

ELECTRICAL SITE PLAN -
ELECTRIC SIGN

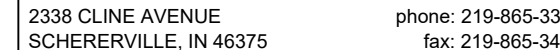
Date: September 23, 2024

EL-1



AHPD ELECTRIC SIGN PROPOSAL AND ADDITION TO OLYMPIC/ARC PUD

License expires, 11-30-2025



#	Date	Description
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11-18-24	ISSUED FOR PERM
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ELECTRICAL SCHEDULES

EL-2



120/240V, 1ϕ



SCALE: NONE



PANELBOARD A
VOLTAGE: 240/120V, 1 PHASE, 3 WIRE
MAIN: 200A MCB
65KAIC SERIES RATED
MOUNTING: SURFACE

TOTALS PER PHASE	4610	440
TOTAL KVA	5.1	
MAX AMPS	38	



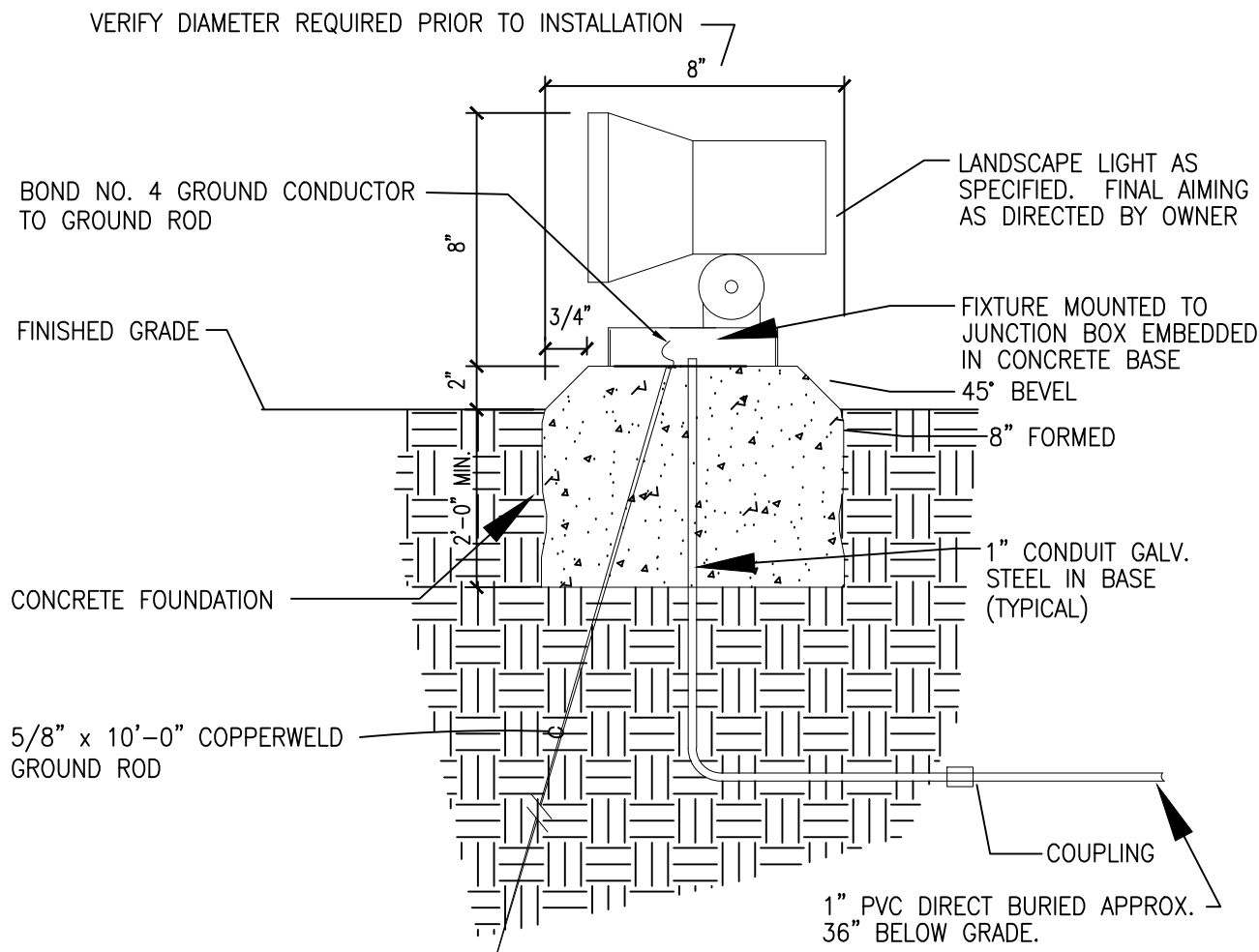
SCALE: NONE



SCALE: NONE



SCALE: NONE



TYPE "AA" 1 LIGHT BASE DETAIL

NO SCALE

NOTES:

1. CONCRETE BASE TO BE BY E.C.
2. BASE TO SET ON UNDISTURBED SOIL.
3. SET ALL FIXTURES TRUE & PLUMB
4. VERIFY ALL DIMENSIONS PRIOR TO INSTALLATION.
5. COMPACTABLE BACKFILL TO 95%.
6. 3000 PSI 28 DAY STRENGTH CONCRETE.
7. HOLE FOR BASE SHALL BE AUGERED. PLACE CONCRETE SAME DAY AS AUGER.

SITE ELECTRICAL SPECIFICATIONS

GENERAL

1. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO PROVIDE A COMPLETE INSTALLATION OF THE SYSTEMS INDICATED ON THE DRAWINGS AND IN THE SPECIFICATIONS.
2. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER AND COMPLY WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY. ALL EQUIPMENT SHALL BE U.L. (OR OTHER NATIONALLY RECOGNIZED TESTING COMPANY) LISTED.
3. ALL DRAWINGS ARE DIAGRAMMATIC IN NATURE. CONTRACTOR SHALL INSTALL SYSTEMS TO MEET FIELD CONDITIONS. CONTRACTOR SHALL COORDINATE ALL WORK WITH RESPECTIVE TRADES, AND VERIFY LOCATIONS FROM THE ARCHITECTURAL DRAWINGS, SUPPLIER DRAWINGS, AND FIELD DIMENSIONS.
4. CONTRACTOR SHALL VISIT THE SITE TO DETERMINE THE FULL EXTENT OF THE WORK AND THE WORKING CONDITIONS.
5. THE DRAWINGS AND SPECIFICATIONS HAVE BEEN DEVELOPED FOR ONE (1) PRIME CONTRACTOR. THEY ARE NOT INTENDED TO DIVIDE THE WORK BETWEEN CONTRACTORS. COORDINATE INTERFACES WITH GENERAL CONTRACTOR.
6. ARRANGE AND PAY FOR ALL COST CHARGEABLE TO THE OWNER BY UTILITY COMPANIES FOR ELECTRICAL SERVICES FOR THE PROJECT INCLUDING TELEPHONE AND ELECTRICAL SERVICE.
7. CONTRACTOR SHALL VERIFY ALL ELECTRICAL REQUIREMENTS FOR THE FOLLOWING EQUIPMENT WITH THE ASSOCIATED VENDOR AND/OR CONTRACTOR AND THE AUTHORITY HAVING JURISDICTION (AHJ) PRIOR TO ORDERING EQUIPMENT AND ROUGH-IN:
A. MONUMENT SIGN

PERMITS

OBTAIN AND PAY FOR ALL LICENSES, PERMITS AND INSPECTIONS FOR ALL WORK COVERED BY THIS CONTRACT. ALL CERTIFICATES OF INSPECTION SHALL BE DELIVERED TO THE OWNER.

CONSTRUCTION POWER

PROVIDE TEMPORARY POWER AND LIGHTING FOR THE JOB SITE DURING CONSTRUCTION.

ELECTRIC UTILITY COMPANY

1. COORDINATE WITH THE ELECTRIC UTILITY COMPANY FOR THE FURNISHING OF ELECTRICAL SERVICE TO THE BUILDING.
2. PROVIDE ALL REQUIRED PADS, POSTS, CONDUIT, GROUNDING, ETC. AS REQUIRED FOR A COMPLETE AND OPERATIONAL UTILITY SERVICE.
3. ALL EQUIPMENT SHALL BE SIZED TO MEET OR EXCEED THE AVAILABLE SHORT CIRCUIT CURRENT. VERIFY WITH UTILITY COMPANY. FOR BASE BID, ALL DISTRIBUTION EQUIPMENT SHALL BE RATED AS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL VERIFY THIS VALUE WITH UTILITY COMPANY PRIOR TO ORDERING EQUIPMENT.
4. VERIFY VOLTAGE AVAILABILITY AND SERVICE ENTRANCE CONFIGURATION WITH UTILITY COMPANY PRIOR TO ORDERING EQUIPMENT.

ELECTRICAL TIE-INS

COORDINATE WITH THE BUILDING OWNER FOR THE FURNISHING OF ELECTRICAL POWER FOR THE PROJECT

CONDUIT

1. ALL ELECTRICAL WORK SHALL BE INSTALLED IN A METAL CONDUIT SYSTEM, INCLUDING LOW VOLTAGE WIRING.
2. SERVICE ENTRANCE CONDUIT, EXTERIOR CONDUIT AND CONDUIT EXPOSED TO WEATHER AND SHALL BE RIGID GALVANIZED STEEL.
3. CONDUIT IN WET LOCATIONS SHALL BE RIGID GALVANIZED STEEL
4. UNDERGROUND FEEDER AND UNDERGROUND BRANCH CONDUITS SHALL BE RIGID GALVANIZED STEEL OR SCHEDULE 40 PVC AS PERMITTED BY CODE. RIGID GALVANIZED STEEL CONDUIT SHALL BE USED FOR MAKING FINAL TURNS OUT OF EQUIPMENT PADS AND FINISHED FLOOR. EXTERIOR UNDERGROUND CONDUITS SHALL BE INSTALLED 36" BELOW GRADE. CONDUIT BELOW CONCRETE FLOOR SLAB SHALL BE A MINIMUM OF 6" BELOW BOTTOM OF SLAB.
5. ALL CONDUIT IN DRY LOCATIONS SHALL BE EMT.
6. MINIMUM SIZE CONDUIT ABOVE GRADE SHALL BE 1/2". MINIMUM SIZE CONDUIT BELOW GRADE SHALL BE 3/4".

WIRE (120V AND ABOVE):

1. ALL WIRE SHALL BE COPPER WITH 600V INSULATION. CONDUCTORS SHALL BE STRANDED FOR SIZES NO. 8 AWG AND LARGER, SOLID FOR SIZES NO. 10 AWG AND SMALLER.
2. TYPE THWN SHALL BE USED INDOORS NOT INCLUDING SERVICES.
3. TYPE XHHW SHALL BE USED BELOW SLABS, SERVICE ENTRANCES AND EXTERIOR UNDERGROUND WORK, INCLUDING SITE LIGHTING.
4. MINIMUM SIZE SHALL BE #12. RUNS OVER 75' SHALL BE MINIMUM #10 UNLESS NOTED OTHERWISE.

SPICES AND TERMINATIONS

1. ALL SPICES AND PIGTAIL CONNECTIONS FOR INDOOR AND DRY LOCATIONS FOR CABLE SIZES NUMBER 10 AWG AND SMALLER SHALL BE MADE UP WITH PREINSULATED SPRING CONNECTORS. 3M COMPANY "SCOTCHLOCK," IDEAL INDUSTRIES, INC., WIRENUTS, OR APPROVED EQUAL. SPICES FOR CABLE SIZES NUMBER 8 AWG AND LARGER SHALL BE BUTT SPICE TYPE CONSISTING OF LONG BARREL COPPER ONLY TYPE COMPRESSION CONNECTOR. SPICE SHALL BE COVERED WITH EITHER A COLD SHRINK CONNECTOR INSULATOR OR HEAT SHRINK CONNECTOR INSULATOR.
2. ALL SPICES OUTDOORS, ABOVE GRADE, SUCH AS IN LIGHT POLES, SHALL BE A WATERPROOF TWIST CONNECTOR. IDEAL WEATHERPROOF OR EQUAL.
3. ALL SPICES OUTDOORS BELOW GRADE, SUCH AS IN UNDERGROUND PULL BOXES, SHALL BE MADE USING MOISTURE RESISTANT GEL ENCAPSULATED SPICE KIT. ACCEPTABLE MANUFACTURERS SHALL BE NSI EASY SPICE GEL TAP SPICE OR RAYCHEM GTAP OR GHFC. WATERPROOF WIRE NUT CONNECTORS ARE NOT ACCEPTABLE.

BRANCH WIRING:

1. CONDUITS AND BOXES SHALL BE CONCEALED WHEREVER POSSIBLE.
2. CONNECT EQUIPMENT AND DEVICES TO THE CIRCUITS AND SWITCH LEGS SHOWN.
3. ARCS SHOWN ON DRAWINGS REPRESENT SWITCH ARRANGEMENT ONLY, AND ARE NOT INTENDED TO SHOW CONDUIT ROUTINGS.
4. EACH CIRCUIT SHALL HAVE AN INDEPENDENT NEUTRAL.
5. AMPACITIES OF CONDUCTORS WHEN MORE THAN THREE (3) CURRENT -CARRYING CONDUCTORS ARE PLACED IN A RACEWAY SHALL BE DERATED PER CODE.
6. WHERE WIRE SIZES MUST BE INCREASED TO LIMIT VOLTAGE DROP, CONTRACTOR SHALL COORDINATE TERMINAL SIZES AT TERMINATIONS.

WIRING DEVICES:

1. WIRING DEVICES SHALL BE 20 AMPERE, UL/FED SPEC LISTED, BACK AND SIDE WIRED, WITH COLOR AS SELECTED AND APPROVED BY THE ARCHITECT.
2. PROVIDE COMMON COVER PLATE FOR GANGED DEVICES. COVERS FOR SURFACE MOUNTED BOXES SHALL BE APPROPRIATE FOR THE BOX TYPE.
3. FOR RECEPTACLES IN EXTERIOR LOCATIONS, PROVIDE CAST ALUMINUM WHILE-IN-USE WEATHERPROOF COVERS, HUBBELL #WP26E.
4. VERIFY ALL MOUNTING HEIGHTS WITH ARCHITECT & LATEST ADA REQUIREMENTS PRIOR TO INSTALLATION.
5. CONDUCTORS SHALL BE ATTACHED TO DEVICES BY MEANS OF SCREW TERMINALS OR SCREW CLAMPS.
6. WIRING DEVICES SHALL BE HUBBELL OR PASS & SEYMOUR CONSTRUCTION SERIES.

LIGHTING FIXTURES:

1. FURNISH FIXTURES AND LAMPS AS SPECIFIED IN THE FIXTURE SCHEDULE.
2. PROVIDE ADEQUATE SUPPORT FOR ALL FIXTURES.

TIMER A:

1. TIMER SHALL BE ELECTRONIC ASTRONOMIC, FULL YEAR, WITH NUMBER OF CHANNELS AND VOLTAGE RATINGS AS INDICATED ON THE DRAWINGS.
2. TIMER SHALL BE ENCLOSED IN A LOCKABLE NEMA 1 ENCLOSURE FOR INDOOR APPLICATIONS AND NEMA 3R ENCLOSURE FOR OUTDOOR APPLICATIONS.
3. TIMER SHALL BE INTERMATIC ET8000 SERIES.

METER FITTING:

1. SHALL BE RATED AS SHOWN ON THE DRAWINGS.
2. ENCLOSURE SHALL BE NEMA TYPE 3R FOR OUTDOOR USE. FURNISH AND INSTALL IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS.

DISCONNECT SWITCHES:

1. DISCONNECT SWITCHES SHALL BE UL LISTED, HEAVY DUTY, HORSEPOWER RATED, FUSIBLE OR NON_FUSIBLE AS INDICATED ON THE DRAWINGS.
2. DISCONNECT SWITCHES SHALL BE RATED AT 600 VOLTS FOR 480 VOLTS AC CIRCUITS AND 240 VOLTS AC FOR 208 VOLTS AC AND 120 VOLTS AC CIRCUITS.
3. DISCONNECT SWITCHES SHALL HAVE A SHORT-CIRCUIT RATING OF 100,000 AMPERES RMS.
4. DISCONNECT SWITCHES SHALL HAVE THE PROPER NEMA RATING FOR THE AREA IN WHICH THEY ARE INSTALLED.
5. EACH DISCONNECT SWITCH SHALL HAVE AN EXTERNAL HANDLE THAT CAN BE PADLOCKABLE IN THE "OFF" POSITION. THE HANDLE OPERATION SHALL BE NON-TEASABLE, QUICK MAKE, QUICK BREAK.
6. ALL CURRENT CARRYING PARTS SHALL BE COPPER. LUGS SHALL BE UL LISTED, MECHANICAL WITH SADDLES, CAST COPPER.
7. MANUFACTURED BY GE "TH" SERIES, SQUARE D "H" SERIES, OR SIEMENS "VB-2" SERIES.

PANELBOARDS:

1. ALL BUSES SHALL BE COPPER.
2. BRANCH BREAKERS SHALL BE PLUG-IN TYPE, OR BOLT-ON IF REQUIRED BY LOCAL CODES.
3. PANELBOARDS SHALL BE SERVICE ENTRANCE RATED WHERE REQUIRED.
4. PROVIDE NAMEPLATE FOR PANEL AND TYPEWRITTEN DIRECTORY FOR EACH PANELBOARD.
5. PANELBOARDS SHALL BE MANUFACTURED BY, EATON, SIEMENS, OR SQUARE D. LOAD CENTERS ARE NOT ACCEPTABLE.

SPD (SERVICE):

1. SPD SHALL BE RATED 100KA PER MODE (7 MODES), 200KA PER PHASE, 200KA SCOR, AND MOUNTED IN ITS OWN ENCLOSURE.
2. FEATURES SHALL INCLUDE LED INDICATOR LIGHTS FOR POWER AND PROTECTIVE STATUS FOR EACH MODE, SURGE RATED FUSES WITH 200KA INTERRUPTING RATING, INTEGRAL FUSING FOR EACH PHASE AND NEUTRAL, THERMAL PROTECTION FOR EACH SURGE COMPONENT AND IMMEDIATE INDICATION OF A CHANGE IN COMPONENT STATUS, ALARM MONITORING WITH AUDIBLE ALARM, INCLUDING TEST AND SILENCE SWITCH AND FORM "C" ALARM RELAY.
3. SPD SHALL BE CURRENT TECHNOLOGY C6SERIES, GE TYPE HE, HUBBELL HBLXX320, MERSEN XT SERIES.
4. SPD SHALL BE NRTL LISTED TO UL 1449.

GROUNDING:

1. GROUNDING SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL INSPECTION AUTHORITY, WITH CONNECTIONS TO BUILDING STEEL, METAL PIPING SYSTEMS AND GROUND ROD.
2. PROVIDE A SEPARATE, INSULATED GROUNDING CONDUCTOR IN EACH FEEDER AND BRANCH CONDUIT, BONDED AT EACH TERMINATION.

CONTROL CABINET:

1. IDOT APPROVED.
2. PANELBOARD SHALL BE 65KAIC SERIES RATED.
3. MAIN C/B AND BRANCH C/B'S AS LISTED.
4. NEUTRAL BUS.
5. GROUND BUS.
6. INCOMING AND OUTGOING TERMINALS, SIZED FOR WIRING SHOWN.
7. SITE LIGHTING SHALL BE CONTROLLED BY TIME CLOCK. SET TIME CLOCK ON/OFF TIMES AS INSTRUCTED BY OWNER. EACH CHANNEL SHALL BE ABLE TO BE SET TO DIFFERENT SCHEDULES. TIME CLOCK SHALL BE BY INTERMATIC ET8000 SERIES.
8. SPACE FOR IRRIGATION CONTROLLER 14.32"W x 12.69"H x 5.50"D.
9. SWITCHED LED LIGHT FIXTURE.
10. SURGE ARRESTOR.
11. POWER WIRING SHALL BE MTW/TBW, 600V.
12. CONTROL WIRING SHALL BE #12 MTW. ALL CONTROL WIRING SHALL BE STRANDED AND MARKED WITH BRADY MARKERS.
13. ONE GFI RECEPTACLES INSIDE CABINET.
14. HOFFMAN #DAH1001A HEATER WITH BUILT-IN THERMOSTAT.
15. ENCLOSURE SHALL BE CONSOLE TYPE NEMA 4X, 14 GAUGE TYPE 304 STAINLESS STEEL. NOMINAL DIMENSIONS: 50"H X 48"W X 18"D. ALL EXTERNAL HARDWARE SHALL BE STAINLESS STEEL. GASKETED DOOR WITH PROVISIONS FOR PADLOCKING. DOORS SHALL BE EQUIPPED WITH THREE-POINT LATCHING. 6" X 1" STAINLESS STEEL NAMEPLATE.
16. MOUNTED ON CONCRETE FOUNDATION.
17. ANCHOR BOLTS SHALL COMPLY WITH ASTM A576. PROVIDE 4 ANCHOR BOLT FOR EACH CONTROLLER.
18. SHALL BE UL LISTED.
19. SHALL BE AS MANUFACTURED BY EXCEL LTD OR LIGHTMATIC LIGHTING CONTROLS

IDENTIFICATION

1. THE CONTRACTOR SHALL LABEL EQUIPMENT WITH ½" DYMO TAPE.
2. ALL MAJOR ELECTRICAL EQUIPMENT SHALL BE IDENTIFIED WHICH SHALL INCLUDE MDP, PANELBOARDS, MOTOR STARTERS, DISCONNECT SWITCHES, SWITCHES, ETC.
3. PROTECTIVE DEVICES IN MDP'S SHALL BE LABELLED WITH THE LOAD SERVED.
4. PROVIDE PANEL AND CIRCUIT NUMBER IDENTIFICATION ON ALL JUNCTION AND PULL BOXES.
5. APPLY THE FACTORY SUPPLIED ARC FLASH WARNING LABELS TO ALL SWITCHBOARDS AND PANELS AS REQUIRED PER NEC 110.16.
6. SERVICE EQUIPMENT SHALL BE LABELED LISTING AVAILABLE FAULT CURRENT.
7. PROVIDE NEW TYPEWRITTEN SCHEDULES FOR PANELBOARDS.

AS-BUILT DRAWINGS:

1. PROVIDE AS-BUILT DRAWINGS

TESTS:

1. UPON COMPLETION OF WORK, TEST EACH SYSTEM TO BE FREE OF GROUNDS AND/OR FAULTS. TEST FOR PROPER OPERATION. IF ANY DEFECTS ARE FOUND, TAKE IMMEDIATE ACTION TO REMEDY.
2. CHECK ALL FIXTURES FOR BURNT OUT OR DAMAGED LAMPS AND REPLACE.

GUARANTEE:

CONTRACTOR SHALL GUARANTEE ALL EQUIPMENT AND WIRING TO BE FREE FROM MECHANICAL AND ELECTRICAL DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE.

SHOP DRAWINGS

SUBMIT SHOP DRAWINGS FOR THE FOLLOWING EQUIPMENT FOR APPROVAL BY THE ENGINEER:

1. METERING
3. PANELBOARDS
4. WIRING DEVICES
5. LIGHT FIXTURES
6. EXTERIOR LIGHTING CONTROLLER
7. SPD
8. CONTROL CABINET

FIXTURE SCHEDULE

ALL FIXTURE FINISHES SHALL BE SELECTED BY OWNER/ ARCHITECT.

TYPE AA

LED SIGN FIXTURE, 120V, 15W LED LAMP, 3000K COLOR TEMP, 1862 LUMENS, CONCRETE BASE SEE DETAIL. COLOR = FINISH AS SELECTED BY OWNER/LANDSCAPE ARCHITECT. SELECTABLE WATTAGE AND LAMP COLOR TEMPERATURE.

KEYSTONE #KT-FLED25PS-CIE-UNV-BCSB-VDIM
FURNISH AND INSTALL ALL ACCESSORIES FOR A COMPLETE INSTALLATION.

ELECTRICAL SYMBOL LIST

SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE OUTLET, 20A, 120V "A" DENOTES PANELBOARD, "2" DENOTES CIRCUIT NUMBER OTHER ABBREVIATIONS: WP = WEATHERPROOF WHILE IN USE TR = TAMPER AND WEATHER RESISTANT
	GFI RECEPTACLE
	NEW PANELBOARD
	WEATHERPROOF WHILE IN USE
	GROUNDING ELECTRODE CONDUCTOR TO GROUND ROD
	JUNCTION BOX SIZE AND TYPE AS REQUIRED BY CODE.
	LIGHTING FIXTURE "A" DENOTES LIGHT FIXTURE TYPE "D" DENOTES PANELBOARD "1" DENOTES CIRCUIT NUMBER "a" DENOTES SWITCH LEG
	GRADE BOX



410 North Arlington Heights Road
847-577-3000

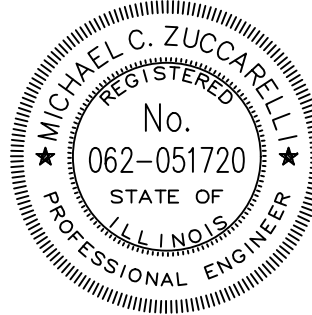
Project

AHPD ELECTRIC SIGN PROPOSAL AND ADDITION TO OLYMPIC/ARC PUD

750 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004

Date: 10-08-2024

License expires, 11-30-2025



Michael C. Zuccarelli



2338 CLINE AVENUE
SCHERERVILLE, IN 46375

phone: 219-865-3352
fax: 219-865-3464

Issues & Revisions

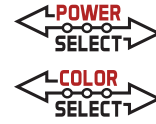
#	Date	Description
	11-18-24	ISSUED FOR PERMIT
	01-29-25	PLAN COMMISSION REVIEW

Sheet Title

ELECTRICAL SCHEDULES

Date: September 23, 2024

EL-3



KT-FLED25PS-C1E-UNV-8CSB-VDIM

BULLET FLOODLIGHT

DESCRIPTION

LED Bullet Flood Light with Photocell | Power Select 25/20/15W | Color Select
3000/4000/5000K | 120-277V Input | Bronze Housing

APPLICATION

Perfect in both residential and commercial applications, such as landscape, facade, accent, and flagpole lighting



10 YEAR
LIMITED WARRANTY



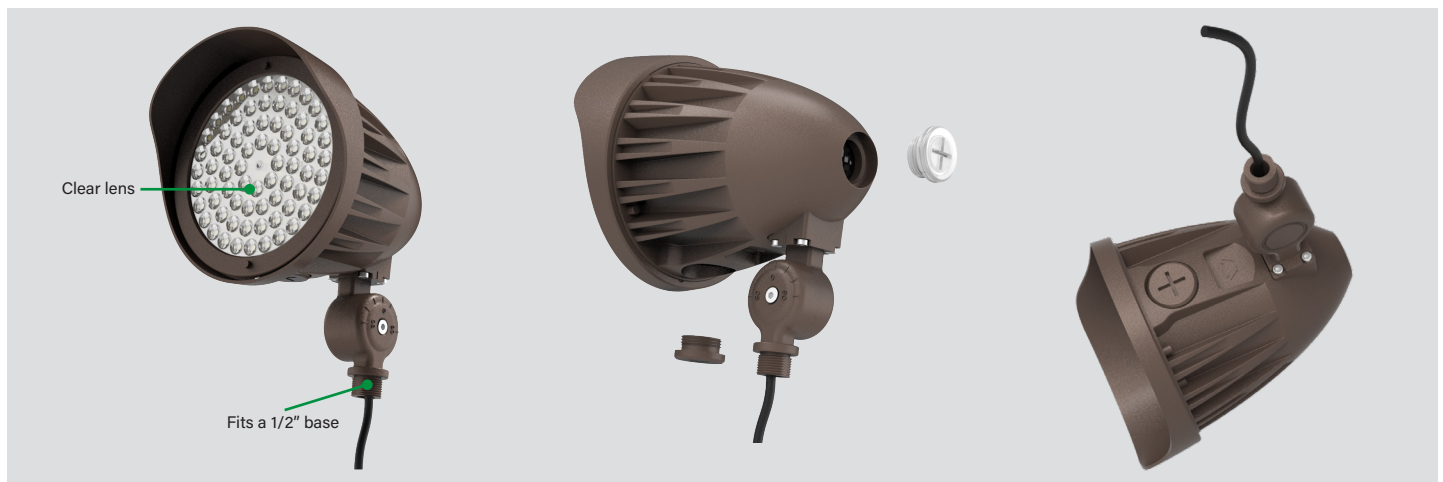
PRODUCT FEATURES

- Keystone Power Select technology (25/20/15W)
- Keystone Color Select technology (3000/4000/5000K)
- Sturdy, die cast aluminum housing in a sleek, modern design
- NEMA 4H x 4V optics pre installed, with optional NEMA 3H x 3V optics included in box
- IP65 design includes twist on/off lens cap for easy field changeable optics (see instructions for details)
- UL and DLC 5.1 listed
- L70 > 50,000 hours @ 45°C/113°F
- Ambient operating temperature: 40°C/-40°F to 45°C/113°F

PRODUCT SPECIFICATIONS

Catalog Number	Selectable Wattage	Selectable CCT	Lumens	Efficacy	Input Voltage	CRI	Housing Color	Rated Life
KT-FLED25PS-C1E-UNV-8CSB-VDIM	25W	3000K	2971	119 lm/W	120-277V	80	Bronze	50,000 hrs
		4000K	3292	132 lm/W				
		5000K	3273	131 lm/W				
	20W	3000K	2398	120 lm/W				
		4000K	2609	130 lm/W				
		5000K	2580	129 lm/W				
	15W	3000K	1862	124 lm/W				
		4000K	1998	133 lm/W				
		5000K	1986	132 lm/W				

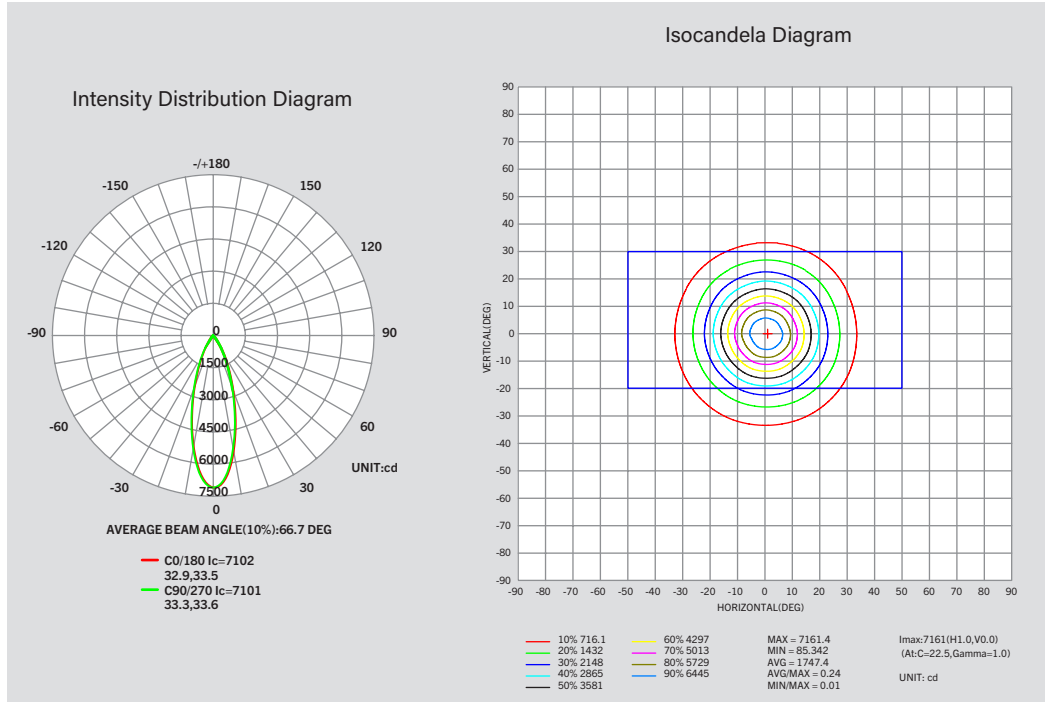
IMAGES



KT-FLED25PS-C1E-UNV-8CSB-VDIM

BULLET FLOODLIGHT

PHOTOMETRICS FOR 4H X 4V LENS AT 25W



FLUX DISTRIBUTION

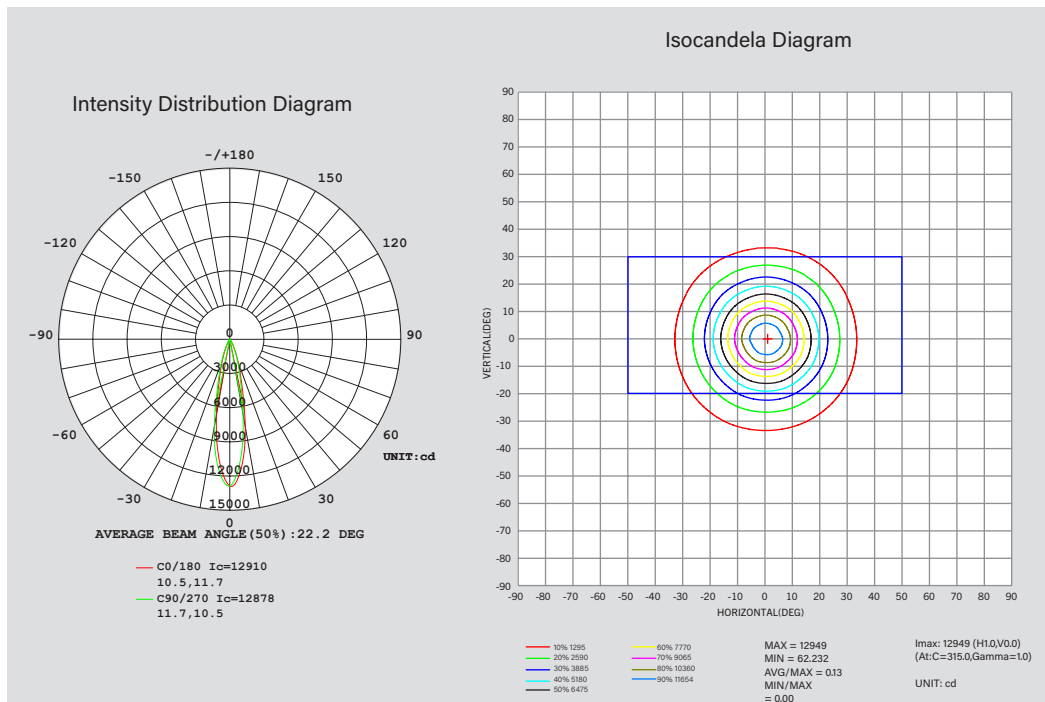
Zone	Lumens	% Luminaire
Forward Light	1,638 lm	50.0%
0°-30°	1,241 lm	37.9%
30°-60°	331.76 lm	10.1%
60°-80°	39.975 lm	1.2%
80°-90°	2.9898 lm	0.1%
Back Light	1,635.1 lm	50.0%
0°-30°	1,234 lm	37.7%
30°-60°	323.16 lm	9.9%
60°-80°	50.183 lm	1.5%
80°-90°	4.3756 lm	0.1%
Up Light	45.556 lm	1.4%
90°-100°	1.1682 lm	0.0%
100°-180°	44.388 lm	1.4%

BUG* Rating

Asymmetrical Luminaire Types	
Type I, II, III, IV	B2 U0 G2
Quadrilateral Symmetrical Luminaire Types	
Type V, Area Light	B2 U0 G2

* Backlight, Uplight, Glare

PHOTOMETRICS FOR 3H X 3V LENS AT 25W



FLUX DISTRIBUTION

Zone	Lumens	% Luminaire
Forward Light	1438.4 lm	48.6%
0°-30°	1,253.6 lm	42.3%
30°-60°	151 lm	5.1%
60°-80°	24.587 lm	0.8%
80°-90°	1.2585 lm	0.0%
Back Light	1522.1 lm	51.4%
0°-30°	1,295 lm	43.7%
30°-60°	155.25 lm	5.2%
60°-80°	55.221 lm	1.9%
80°-90°	8.1574 lm	0.3%
Up Light	16.332 lm	0.6%
90°-100°	0.38046 lm	0.0%
100°-180°	15.952 lm	0.5%

BUG* Rating

Asymmetrical Luminaire Types	
Type I, II, III, IV	B3-U2-G0
Quadrilateral Symmetrical Luminaire Types	
Type V, Area Light	B3-U2-G0

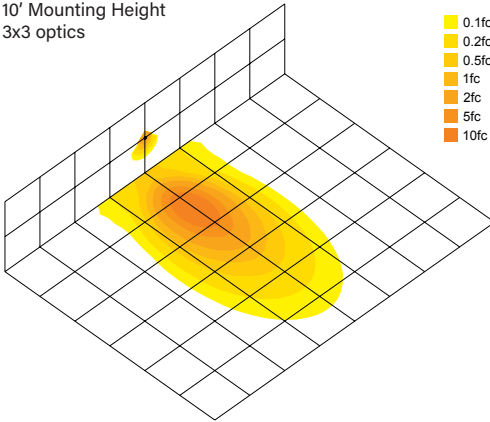
* Backlight, Uplight, Glare

KT-FLED25PS-C1E-UNV-8CSB-VDIM

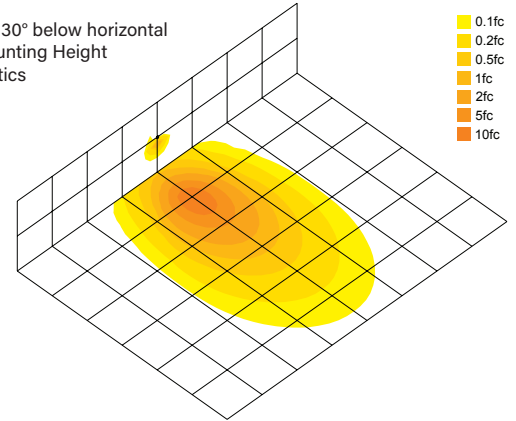
BULLET FLOODLIGHT

LIGHT DISTRIBUTION PATTERN

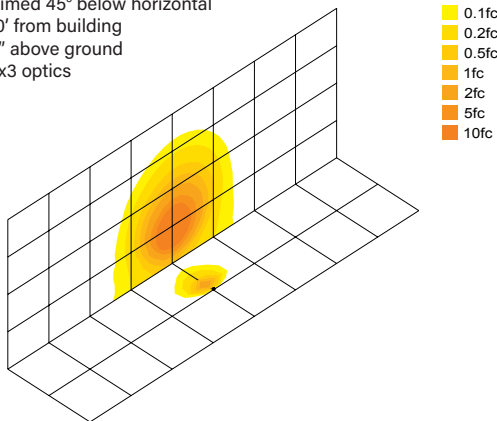
Aimed 30° below horizontal
10' Mounting Height
3x3 optics



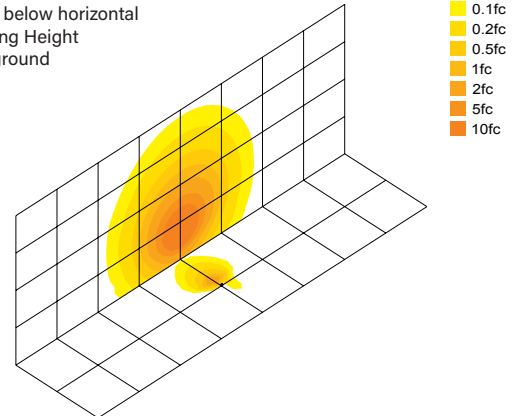
Aimed 30° below horizontal
10' Mounting Height
4x4 optics



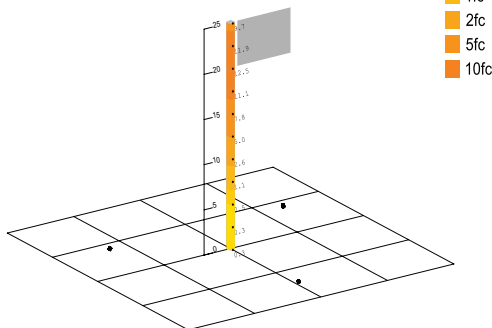
Aimed 45° below horizontal
10' from building
6" above ground
3x3 optics



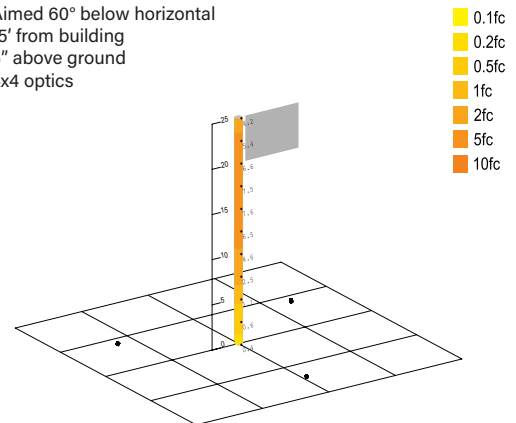
Aimed 45° below horizontal
10' from building
6" above ground
4x4 optics



Aimed 60° below horizontal
15' from building
6" above ground
3x3 optics



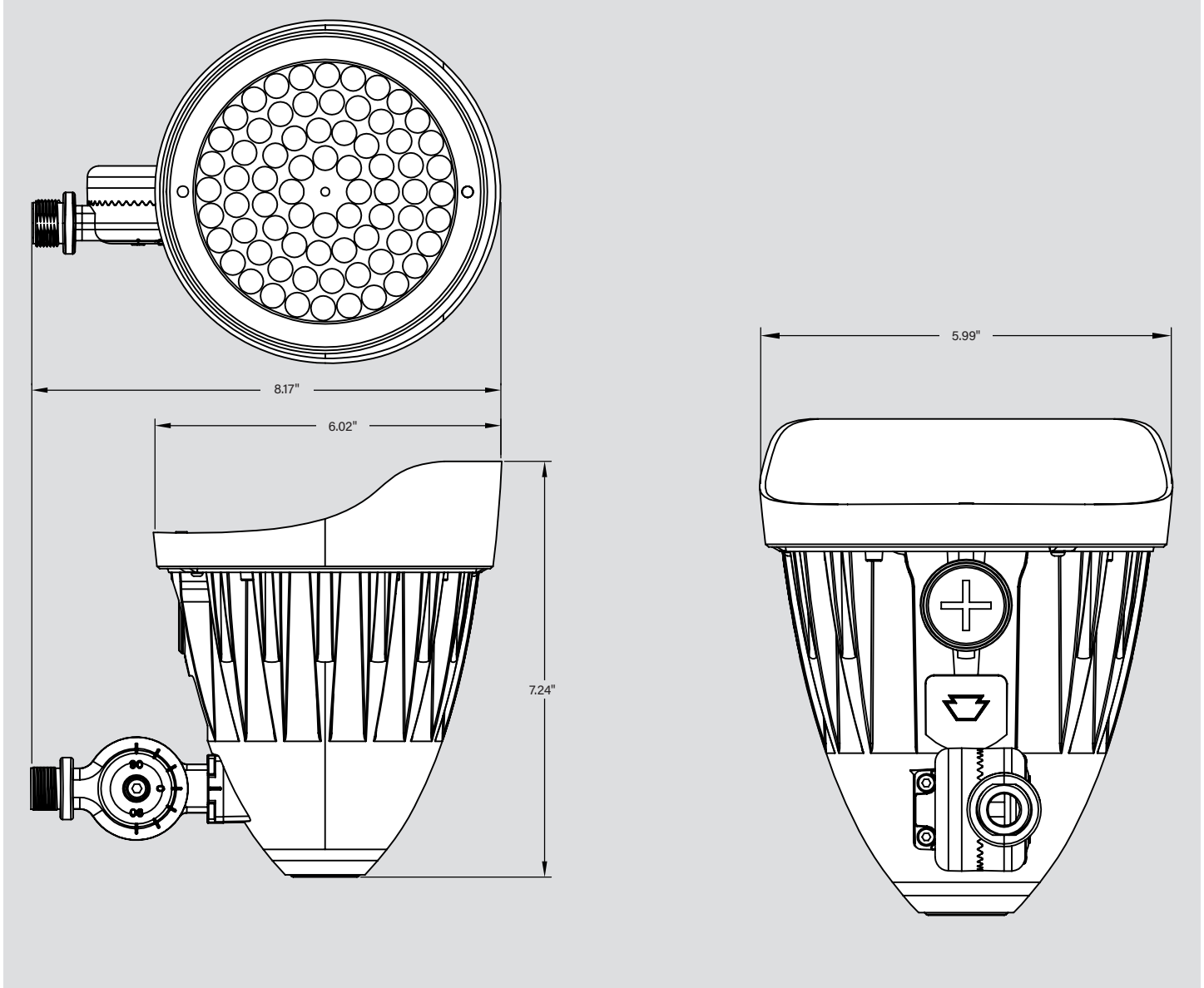
Aimed 60° below horizontal
15' from building
6" above ground
4x4 optics



KT-FLED25PS-C1E-UNV-8CSB-VDIM

BULLET FLOODLIGHT

PHYSICAL SPECIFICATIONS



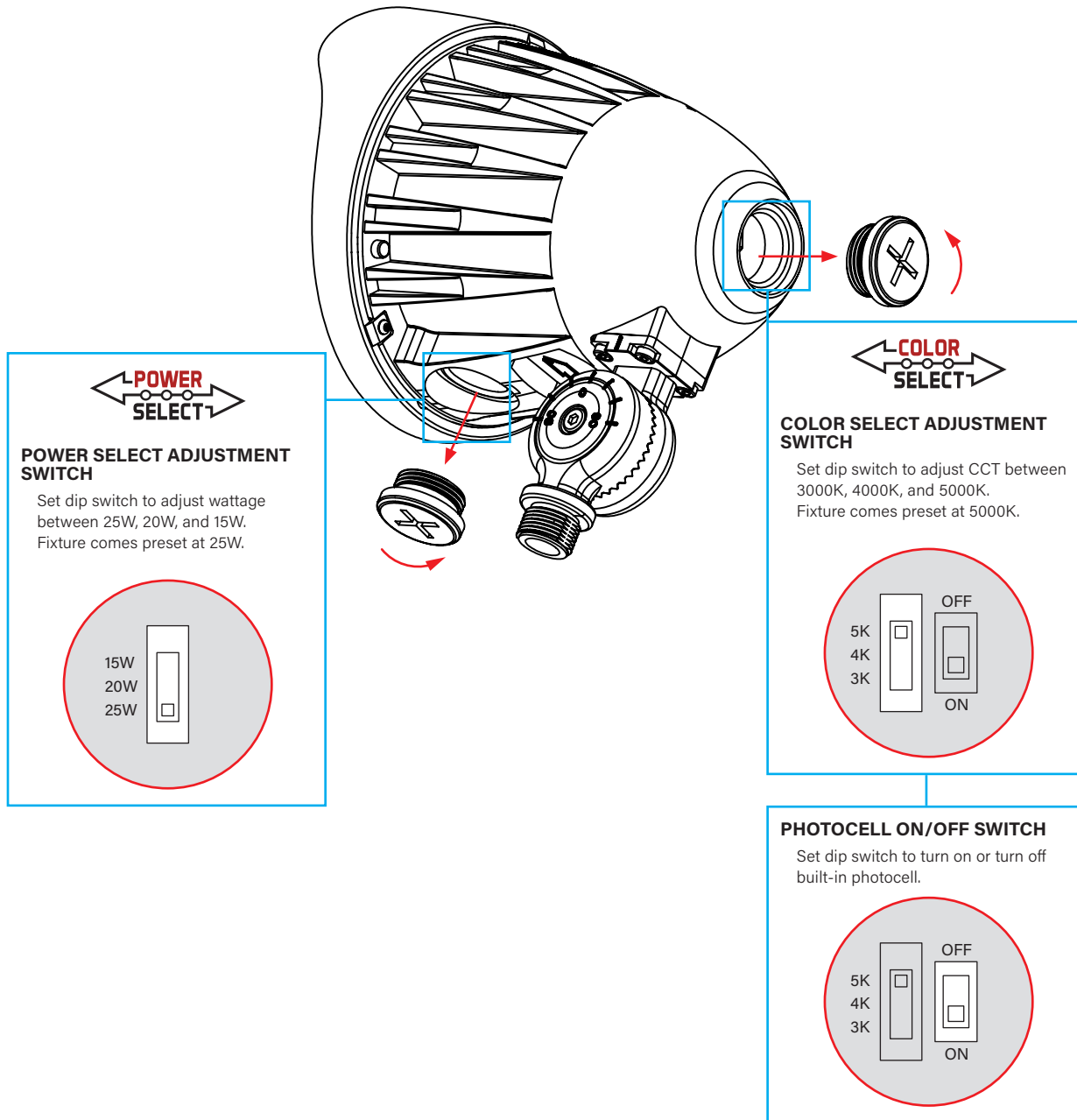
KT-FLED25PS-C1E-UNV-8CSB-VDIM

BULLET FLOODLIGHT

POWER SELECT (WATTAGE) AND COLOR SELECT (CCT) ADJUSTMENT

This fixture is equipped with field-adjustable Keystone Power Select and Color Select technology.

1. Ensure power is off to the fixture.
2. Remove knockouts.
3. Adjust dip switches to desired settings.
4. Replace knockouts.
5. Restore power to fixture.



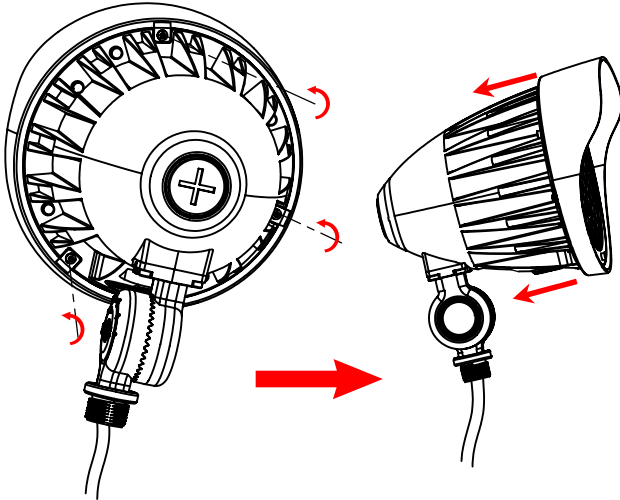
KT-FLED25PS-C1E-UNV-8CSB-VDIM

BULLET FLOODLIGHT

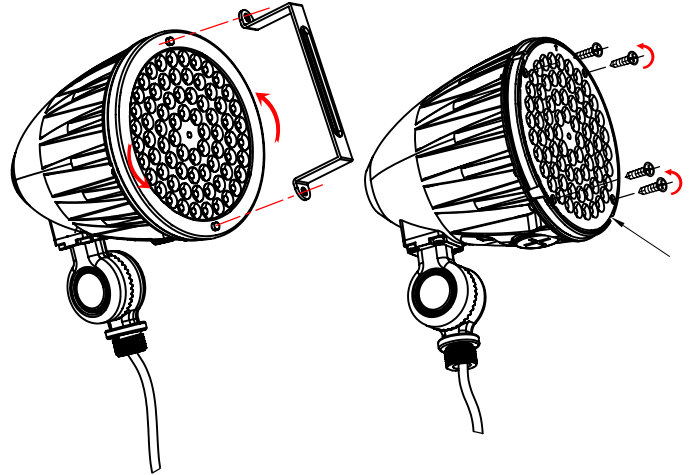
LENS REPLACEMENT INSTRUCTIONS

Note: Lens must be changed before installation

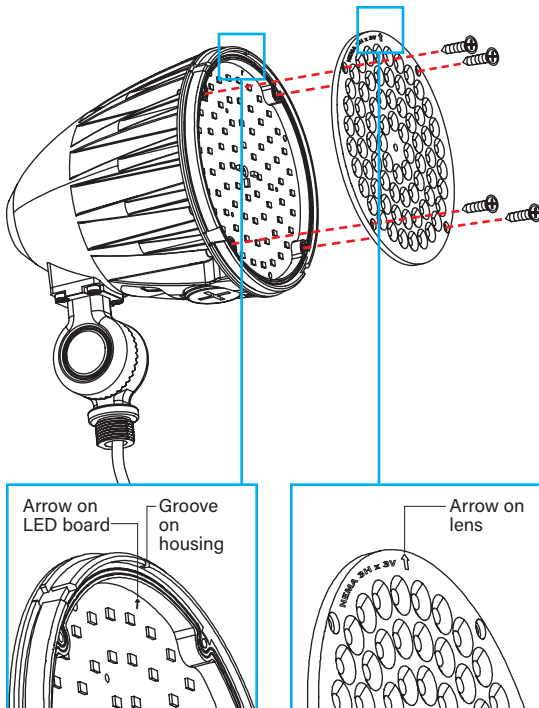
1. Take out the 3 reflector screws, and remove reflector from the housing.



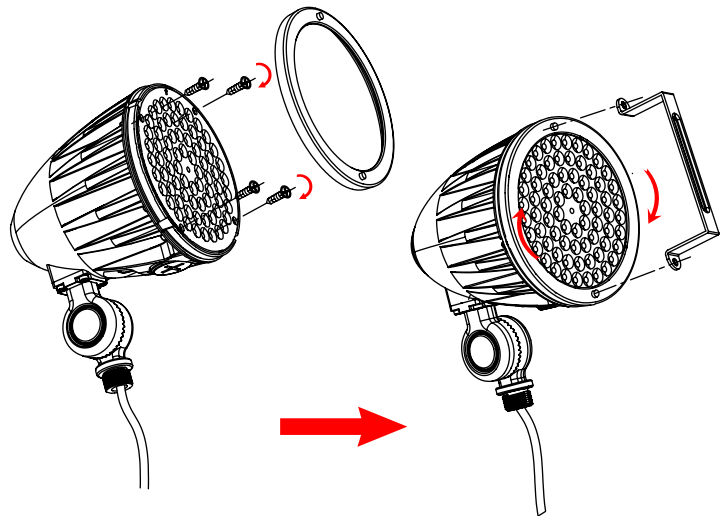
2. Remove the twist on/twist off cap using the wrench tool (provided).



3. Remove screws from the lens and install the NEMA 3H x 3V replacement lens (provided) on the fixture, aligning arrow on lens with arrow on LED board and groove on housing.



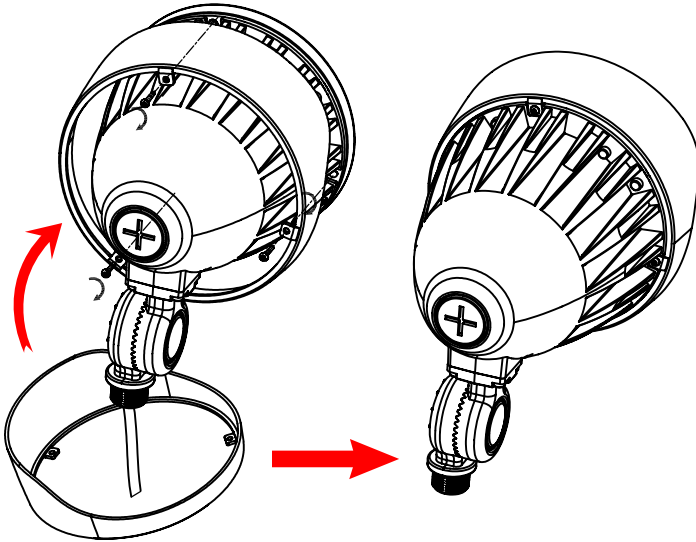
4. Insert and tighten the 4 screws from the lens, twist on the cap, then lock the cap in place with the wrench tool (provided).



KT-FLED25PS-C1E-UNV-8CSB-VDIM

BULLET FLOODLIGHT

5. Feed the reflector through the back side of the fixture, and tighten the 3 reflector screws.



ORDERING INFORMATION

ORDER CODE	UPC	EASY CODE	DLC PRODUCT ID
KT-FLED25PS-C1E-UNV-8CSB-VDIM	843654141886	HYH-58	S-NW8ZP1

CATALOG NUMBER BREAKDOWN

KT-FLED25PS-C1E-UNV-8CSB-VDIM

1	2	3	4	5	6	7	8	9	10	11	12
1 Keystone Technologies	2 Floodlight LED	3 Max Wattage	4 Power Select	5 Circular	6 Series 1	7 4H x 4V Distribution	8 Universal Voltage	9 80 CRI	10 Color Select	11 Color Select Designation	12 0-10V Dimming
										B	3000/4000/5000K

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lumens	LLF	Description
	4	KT-FLED25PS-C1E-UNV-8CSB-VDIM	Single	3273	0.900	Set at 25W Bullet Flood Light

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Workplane Height	
Face of the Sign	Illuminance	Fc	4.60	10	1	4.60	10.00	4.5 to 7.94	

Luminaire Location Summary						
LumNo	Label	Insertion Point			Orient	Tilt
		X	Y	Mounting Height		
1	KT-FLED25PS-C1E-UNV-8CSB-VDIM	14.51	11.37	2.25	90	135
2	KT-FLED25PS-C1E-UNV-8CSB-VDIM	29.01	11.37	2.25	90	135
3	KT-FLED25PS-C1E-UNV-8CSB-VDIM	14.51	19.13	2.25	270	135
4	KT-FLED25PS-C1E-UNV-8CSB-VDIM	29.01	19.13	2.25	270	135

Fixture are 2.75' away from the Columns



Project: AHPD Sign
KT-FLED25
Tilt 135 Degrees

Keystone Technologies Lighting Layout
2750 Morris Road
Lansdale, PA 19446
Phone 1-800-464-2680
Email: LightingLayouts@keystonetech.com



Thank you for allowing Keystone Technologies the opportunity to create and provide this Lighting Layout report.

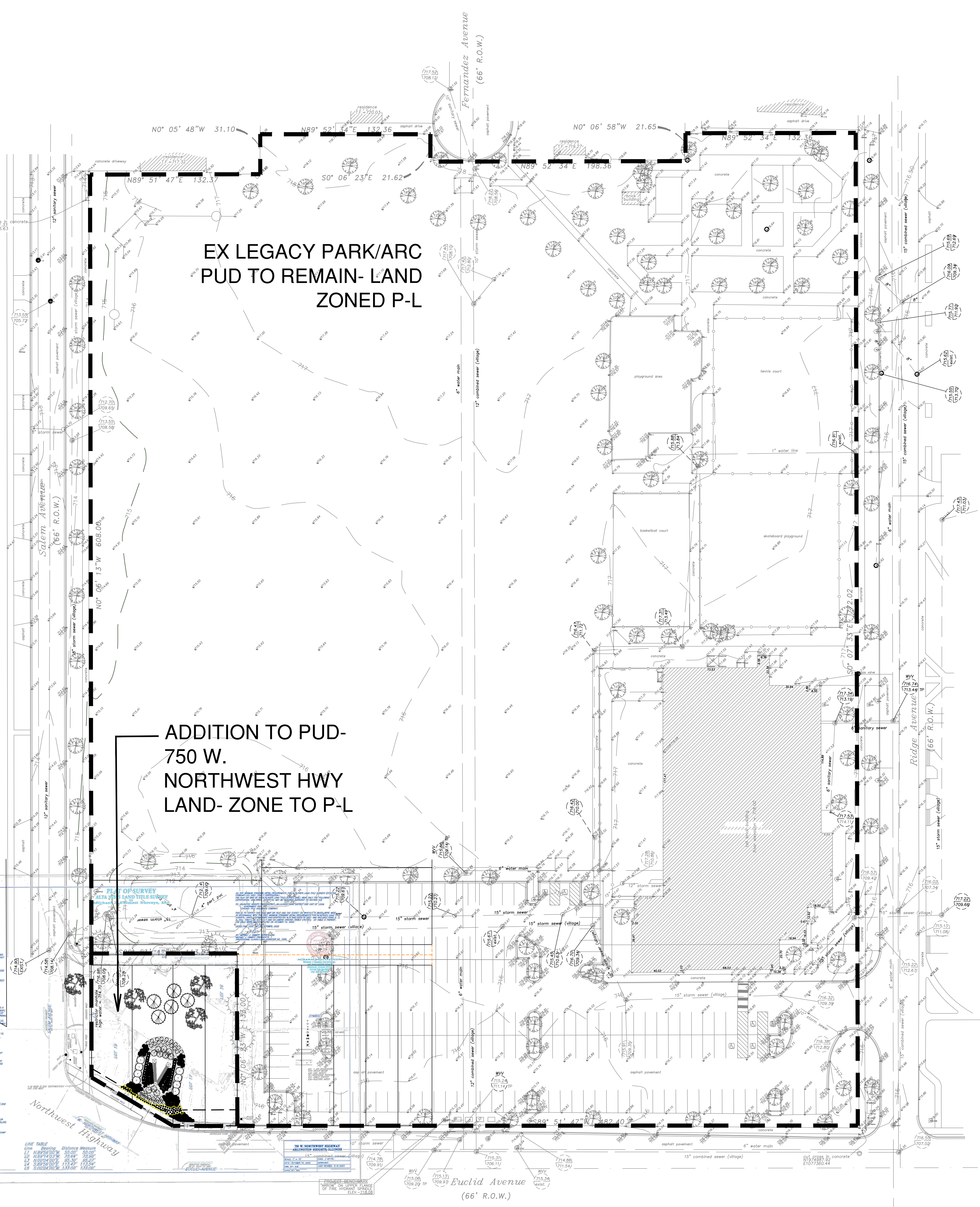
Illumination results shown on this lighting design are based on project parametrics provided to Keystone used in conjunction with luminaire photometric testing conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results, such as (but not limited to) windows, furnishings, floor/ceiling/wall surface texture reflectivity, site cleanliness, and lighting component tolerances. Illumination results shown have not been field verified by Keystone and therefore the actual measured results may vary from actual field conditions.

The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code. In no event will Keystone Technologies be held responsible for any loss resulting from any use of this lighting design.

Project: AHPD Sign
KT-FLED25
Tilt 135 Degrees

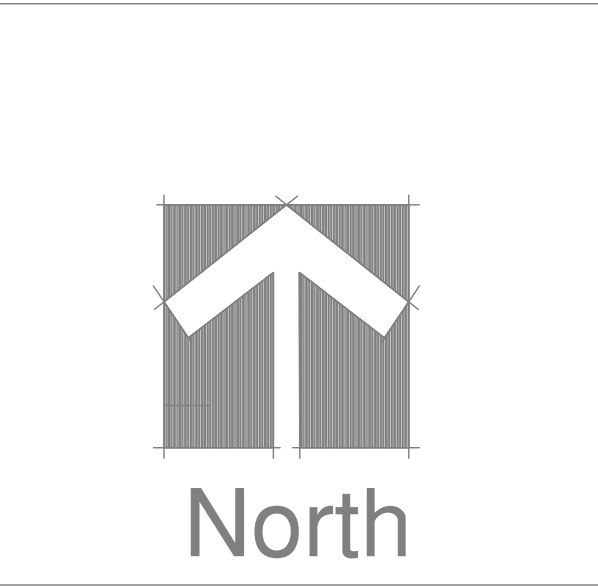
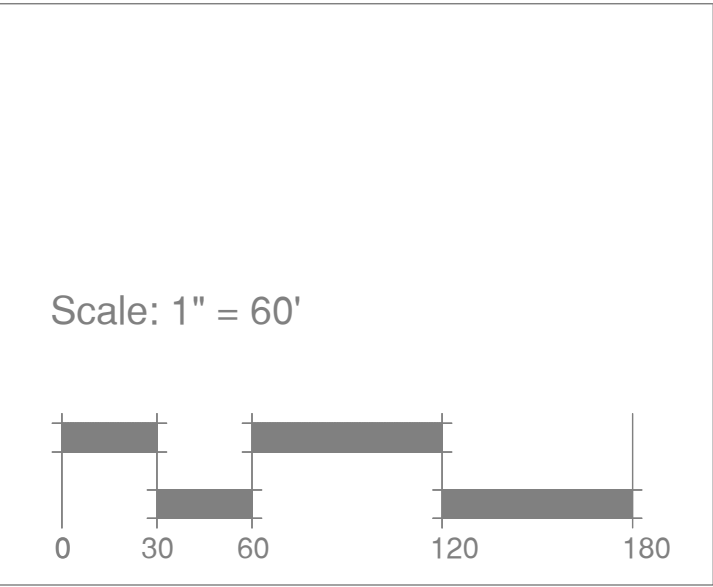
Keystone Technologies Lighting Layout
2750 Morris Road
Lansdale, PA 19446
Phone 1-800-464-2680
Email: LightingLayouts@keystonetech.com





MASTER PLAN PUD EXHIBIT

AHPD ELECTRIC SIGN PROPOSAL - PUD ADDITIONS TO LEGACY/ARC PUD



Certified Letter Mailing List of Residents to Receive Letter
AHPD Electronic Sign - VAH Design Commission
December 10, 2024

	PIN	Description	CC Property Tax Portal Mailing Address	CC Cookviewer Mailing Address		
1	03-30-500-002-0000	Railroad	No Documents found	317 Northwest Hwy.	Arlington Hts.	60005
2	03-30-233-014-0000	NW Car Wash	900 Arlington Heights LLC	900 W. Euclid	Arlington Hts.	60005
			No Mailing Address- just property address- same as Cookviewer			
3	03-30-411-018-0000	Post Office		835 W. Davis St.	Arlington Hts.	60005
4	03-30-401-007-0000	Body Shop	MPS Realty Group, LLC	407 N. Salem Ave.	Arlington Hts.	60005
5	03-30-402-003-0000	Bid Angies	John Fridono	1608 Guthrie Circle	Inverness, IL	60010
			Incomplete address ORA Fuel LLC, 5414 Lambeth Rd. No city, state or Zip			
6	03-30-402-012-0000	BMO Bank		630 W. Northwest Hwy.	Arlington Hts.	60005
7	03-30-227-024-0000	Commercial 1	Argo Real Estate Invest	804 W. Northwest Hwy	Arlington Hts.	60004
8	03-30-227-022-0000	Commercial 2	Northwest Hwy LLC	107 W. Hawthorne	Arlington Hts.	60004
9	03-30-227-032-0000	Commercial 3	Oikos 1 LLC	818 W. Northwest Hwy.	Arlington Hts.	60004
10	03-30-227-030-0000	Single Family 1	Steven Whiteside	628 N. Salem Ave.	Arlington Hts.	60004
11	03-30-227-029-0000	Single Family 2	Michael B. O'Malley	630 N. Salem Ave.	Arlington Hts.	60004

1589 0710 5270 0974 4444 15

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Domestic Mail Only

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Arlington Heights, IL 60005

Certified Mail Fee	\$4.85	0004
Extra Services & Fees (check box, add fee as appropriate)	\$4.10	99
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	11/25/2024

Rail Road Property
317 Northwest Hwy.
Arlington Hts, IL 60005

1589 0710 5270 0974 4444 15

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Arlington Heights, IL 60005

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Extra Services & Fees (check box, add fee as appropriate)	\$4.10	99
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☐ Certified Mail Restricted Delivery	\$0.00	
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Total Postage and Fees	\$9.68	11/25/2024

Steven Whiteside
628 N. Salem Ave.
Arlington Hts, IL 60004

1589 0710 5270 0974 4444 15

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☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	11/25/2024

900 Arlington Heights LLC
900 W. Euclid Ave.

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Arlington Heights, IL 60005

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☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.73	Postmark Here
Total Postage and Fees \$9.68	11/25/2024

Arlington Hts. Post Office
835 W. Davis St.
Arlington Hts., IL 60005

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Barrington, IL 60010

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☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.73	Postmark Here
Total Postage and Fees \$9.68	11/25/2024

John Fridono
1608 Guthrie Circle
Inverness, IL 60010

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Arlington Heights, IL 60004

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☐ Adult Signature Required \$0.00	
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Postage \$0.73	Postmark Here
Total Postage and Fees \$9.68	11/25/2024

Argo Real Estate Investments
804 W. Northwest Hwy.
Arlington Hts., IL 60004

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☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.73	Postmark Here
Total Postage and Fees \$9.68	11/25/2024

Oikos 1 LLC
818 w. Northwest Hwy.
Arlington Hts., IL 60004

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Arlington Heights, IL 60005

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☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.73	Postmark Here
Total Postage and Fees \$9.68	11/25/2024

MPS Realty Group, LLC
407 N. Salem Ave.
Arlington Hts., IL 60005

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☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.73	Postmark Here
Total Postage and Fees \$9.68	11/25/2024

BMO Bank
630 W. Northwest Hwy.
Arlington Hts., IL 60005

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Certified Mail Fee \$4.35	0004
Extra Services & Fees (check box, add fee as appropriate)	99
☐ Return Receipt (hardcopy) \$0.00	
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.73	Postmark Here
Total Postage and Fees \$9.68	11/25/2024

Northwest Hwy. LLC
107 W. Hawthorne
Arlington, Hts. 60004

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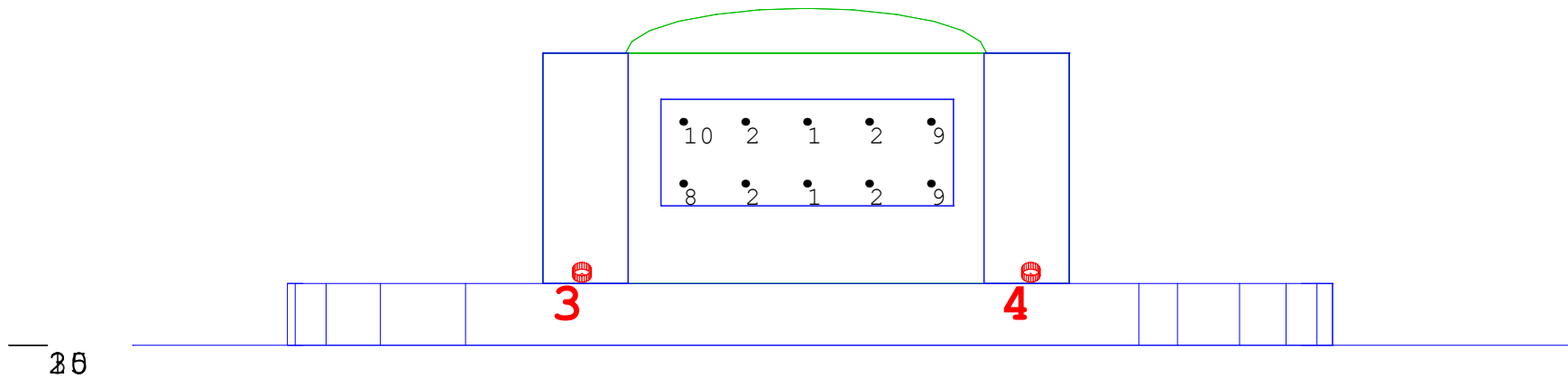
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Arlington Heights, IL 60004

Certified Mail Fee \$4.35	0004
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Michael B. O'Malley
630 N. Salem Ave.
Arlington Hts., IL 60004

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View of point by point

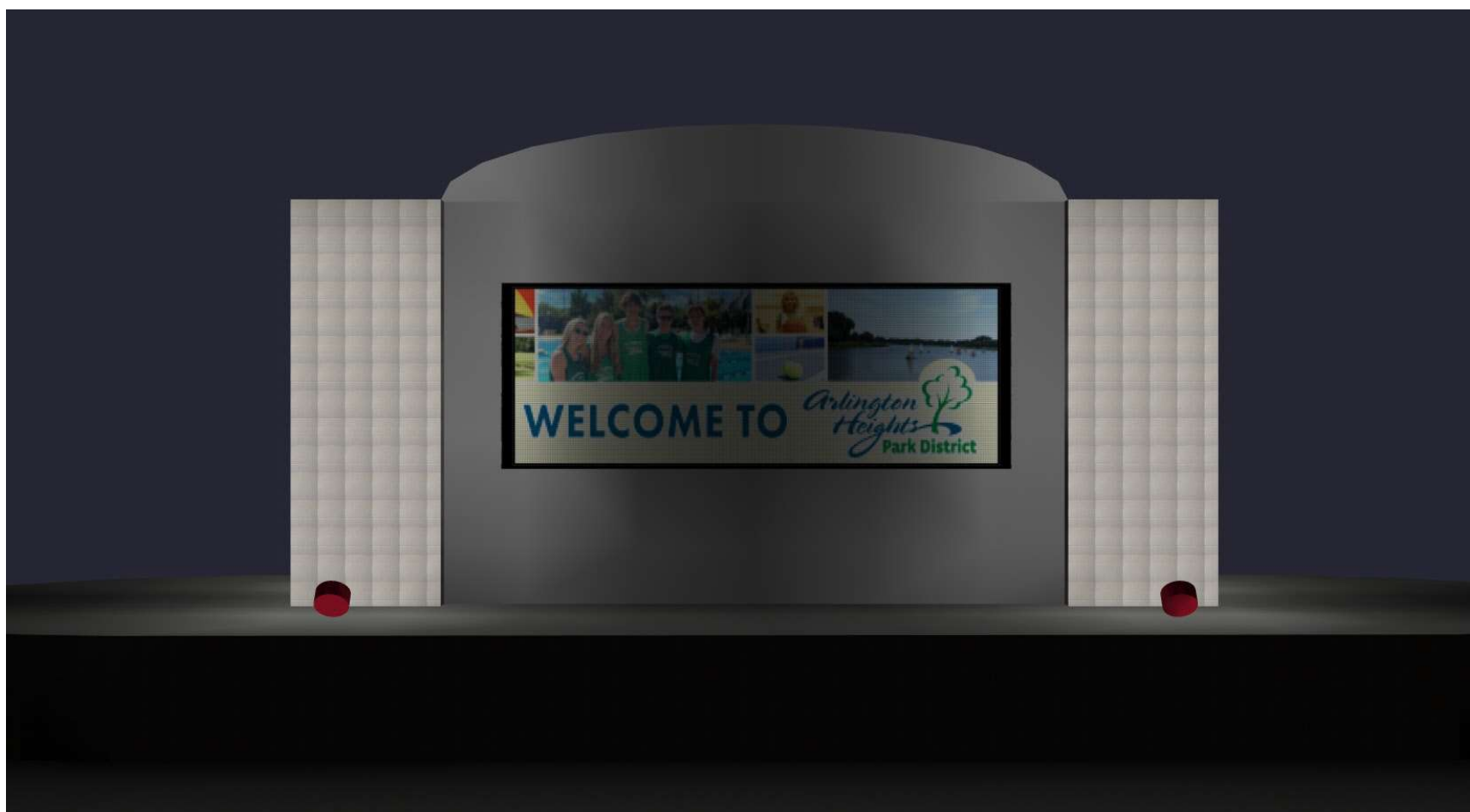
Project: AHPD Sign
KT-FLED25
Tilt 135 Degrees

Keystone Technologies Lighting Layout
2750 Morris Road
Lansdale, PA 19446
Phone 1-800-464-2680
Email: LightingLayouts@keystonetech.com



Date: 12/23/2024

Page 2 of 8



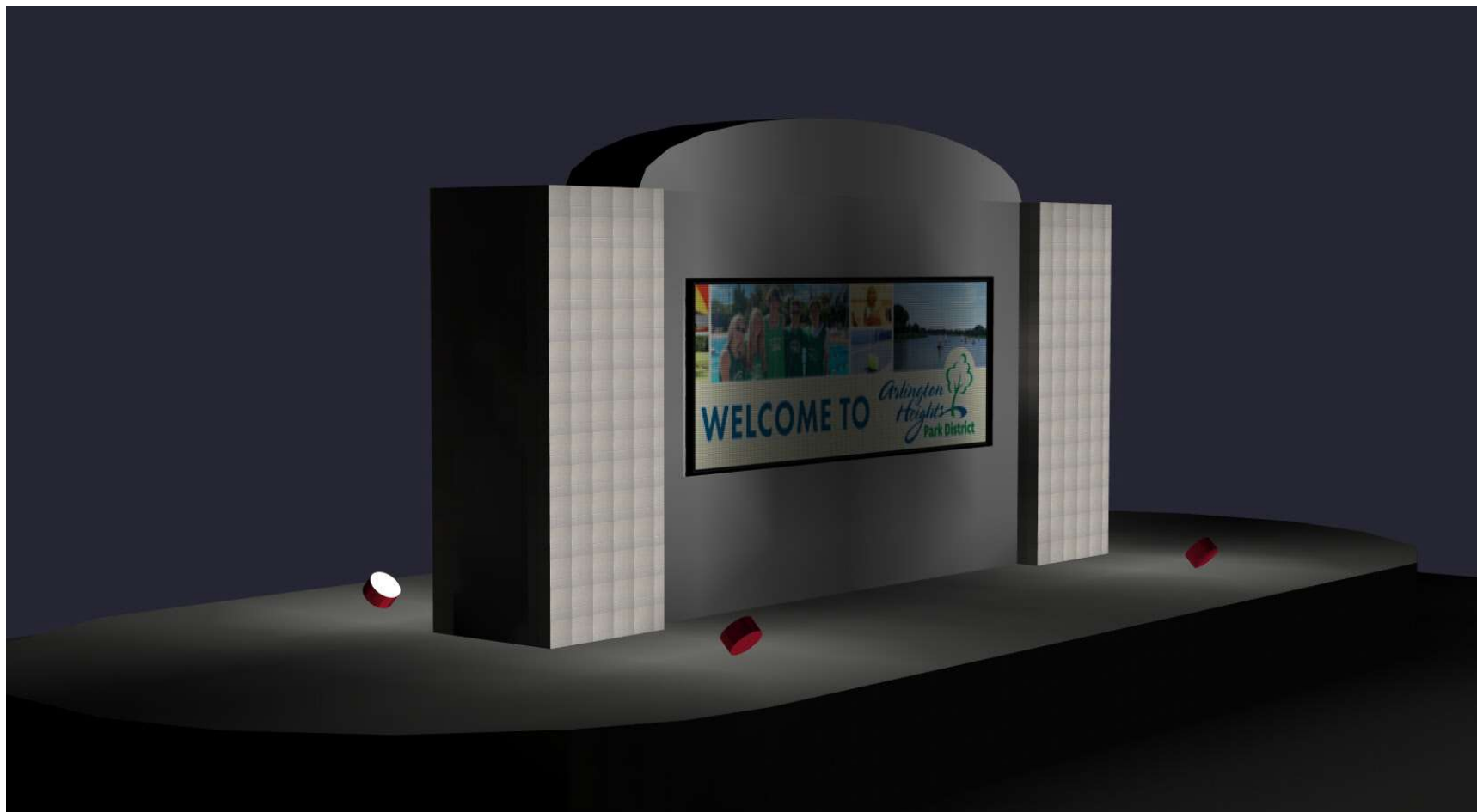
Project: AHPD Sign
 KT-FLED25
 Tilt 135 Degrees

Keystone Technologies Lighting Layout
 2750 Morris Road
 Lansdale, PA 19446
 Phone 1-800-464-2680
 Email: LightingLayouts@keystonetech.com



Date: 12/23/2024

Page 5 of 8



Project: AHPD Sign
 KT-FLED25
 Tilt 135 Degrees

Keystone Technologies Lighting Layout
 2750 Morris Road
 Lansdale, PA 19446
 Phone 1-800-464-2680
 Email: LightingLayouts@keystonetech.com



Date: 12/23/2024

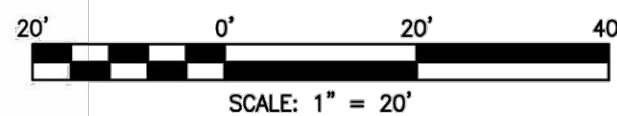
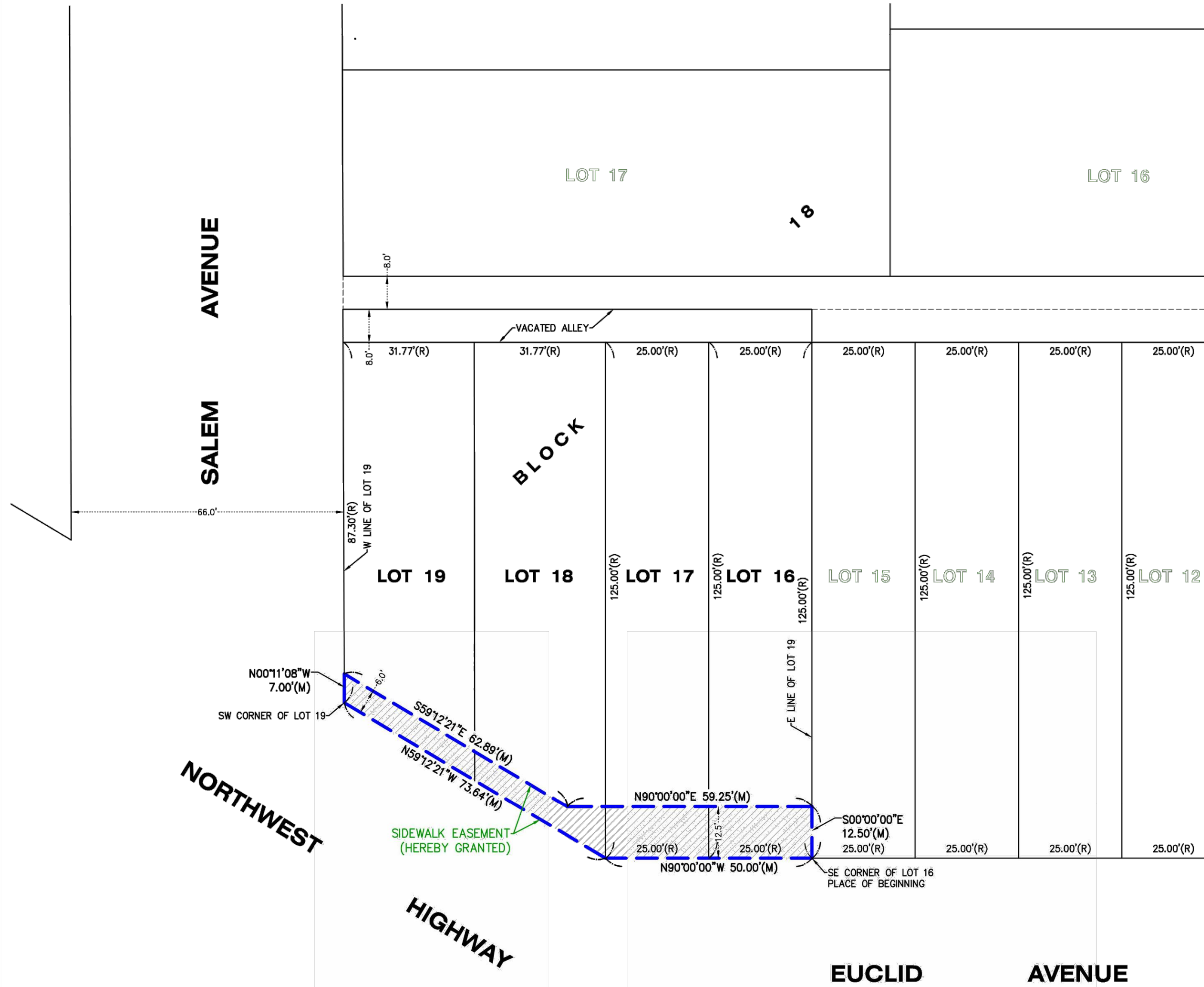
Page 6 of 8



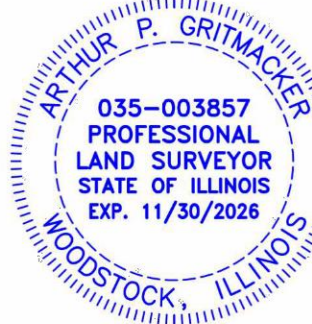
PLAT OF EASEMENT

LEGAL DESCRIPTION OF EASEMENT:

A Sidewalk Easement of that part of Lots 16, 17, 18 and 19 in Block 18 in R.A. Cepek's Arlington Ridge Subdivision, being a Subdivision of part of the West Half (except the East 33 feet thereof) of the Northeast Quarter of the South Half of the Northwest Quarter of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat there of recorded September 2, 1925, as Document Number 270771, described as follows: Beginning at the Southeast corner of said Lot 16; thence North 00 degrees 00 minutes 00 seconds West along the South line of said Lots 16 and 17, a distance of 50.00 feet; thence North 59 degrees 12 minutes 21 seconds West along the South line of Lots 18 and 19, a distance of 73.64 feet to the Southwest corner of said Lot 19; thence North 00 degrees 11 minutes 08 seconds West along the West line of said Lot 19, a distance of 7.00 feet; thence South 59 degrees 12 minutes 21 seconds East along a line parallel line with the South line of Lots 18 and 19, a distance of 62.89 feet; thence North 90 degrees 00 minutes 00 seconds East along a line parallel with said Lots 16 and 17, a distance of 59.25 feet to the East line of said Lot 16; thence South 00 degrees 00 minutes 00 seconds East along the said East line of Lot 16, a distance of 12.50 feet to the Place of Beginning, in Cook County, Illinois.



CLIENT: ARLINGTON HEIGHTS PARK DISTRICT
DRAWN BY: PJD CHECKED BY: APG
SCALE: 1"=20' SEC. 30 T. 42 R. 11 E.
BASIS OF BEARING: I.L. EAST ZONE NAD83 (2011)
P.I.N.: 03-30-228-019, 020, 021
JOB NO.: 241104 I.D. PEA
FIELDWORK COMP.: N/A BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL
PARTS THEREOF CORRECTED TO 68° F.



STATE OF ILLINOIS)) S.S.
COUNTY OF McHENRY)
I hereby state that we have platted the premises above described, and that the plat hereon is a true representation of the said description.
This is not a Boundary Survey
Dated at Woodstock, McHenry County, Illinois 01/06 A.D., 20 25.
Vanderstappen Land Surveying, Inc..
Design Firm No. 184-002792
By: *Arthur P. Grunmeyer*
Illinois Professional Land Surveyor No. 3857

VANDERSTAPPEN LAND SURVEYING, INC.
JANUARY 6, 2025



Project

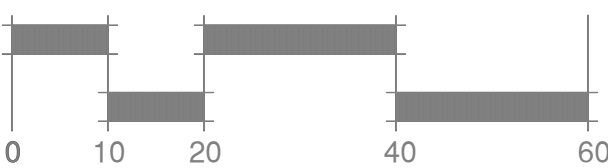
AHPD ADDITION
TO LEGACY/ARC
PUD & ELECTRIC
SIGN PLANS

750 W. NW HWY
LAND ADDITION,
TO BE AMENDED
FOR THE
PLANNED UNIT
DEVELOPMENT
OF ARC PUD

Issues & Revisions		
#	Date	Description
#1	10.9.24	INITIAL IFP PLAN SET
#2	11.18.24	EDITS-DESIGN COMMISS.
#3	02.26.25	EDITS-PLAN COMMISSION



Scale: 1" = 20'



Sheet Title

750 W.
NORTHWEST
HWY - GRANT OF
EASEMENT

Date: February 26, 2025

EX-3



Village of Arlington Heights

Interoffice Memorandum

To: Planning and Community Development
From: Div. Chief Dave Roberts
Department: Fire Department
File Number: PCA00019-2024
Project: 750 W Northwest Hwy
Review Round: Round 1
Date: November 118th, 2024

GENERAL COMMENTS:

1. The Fire Department has no concerns with the electronic sign PUD addition.



Village of Arlington Heights
Interoffice Memorandum

To: Planning Staff Liaison
From: Nanci Julius, P.E., Senior Civil Engineer
Department: Public Works & Engineering Department
File Number: PCA00019-2024
Project: Park District Sign, 750 W Northwest Highway
Review Round: Number Review Round (Round 1 Review)
Date: November 18, 2024

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING?

1. PUBLIC IMPROVEMENTS REQUIRED:

	YES	NO	COMMENTS
a. Underground Utilities			
i. Water.....	☐	☒	_____
ii. Sanitary Sewer	☐	☒	_____
iii. Storm Sewer.....	☐	☒	_____
b. Surface Improvement			
i. Pavement	☐	☒	_____
ii. Curb& Gutter.....	☐	☒	_____
iii. Sidewalks.....	☐	☒	_____
iv. Street Lighting.....	☐	☒	_____
c. Easements			
i. Utility & Drainage....	☐	☒	_____
ii. Access.....	☐	☒	_____

2. PERMITS REQUIRED OTHER THAN VILLAGE

a. MWRDGC.....	☐	d. IEPA.....	☐
b. IDOT.....	☒	e. CCHD.....	☐
c. ARMY CORP...	☐	f. OTHER.....	☐ _____

3. R.O.W. DEDICATIONS.....	YES ☐	NO ☒	_____
4. SITE PLAN ACCEPTABLE.....	YES ☐	NO ☒	_____
5. PRELIMINARY PLATE ACCEPTABLE.....	YES ☐	NO ☐	N/A _____
6. TRAFFIC STUDY ACCEPTABLE.....	YES ☐	NO ☐	N/A _____
7. STORMWATER DETENTION REQUIRED.....	YES ☐	NO ☐	N/A _____
8. CONTRIBUTION ORDINANCE EXISTING.....	YES ☐	NO ☒	_____
9. FLOOD PLAIN OR FLOODWAY EXISTING...	YES ☐	NO ☒	_____
10. WETLAND EXISTING.....	YES ☐	NO ☒	_____

ADDITIONAL COMMENTS ARE ATTACHED.

**PLAN COMMISSION PCA00019-2024
Arlington Heights Park District Sign
750 W Northwest Highway
Round 1**

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
	Prime Meridian: Greenwich
	Angular Unit: Degree

13. Provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all lighting. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

14. Show the location of the existing traffic signal for westbound Euclid Ave.

15. The existing sidewalk on Euclid Ave in the vicinity of the proposed sign is located behind the existing curb. Consider shifting the location to allow for future improvements to relocate the public sidewalk further north and allow for a parkway between the sidewalk and curb.

16. The existing site has two sections of depressed curb and gutter. The depressed curb and adjacent sidewalk shall be removed and replaced with a full head curb. Show the limits on the plans.



11-18-24

Michael L. Pagones, P.E.
Village Engineer

Date

Village of Arlington Heights

Interoffice Memorandum



From: Dan Osoba | 847-368-5215; dosoba@vah.com
Department: Planning & Community Development
File Number: PC24-019
Project: Arlington Ridge Center – 750 W Northwest Highway
Review Round: Round 1
Date: November 20, 2024

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☐	☒
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS:	☒	☐
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☐	☒
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☐	☒

Zoning:

7. The following zoning approvals have been requested based on a review of the plans. Please acknowledge the following:
 - a. Amendment to the Comprehensive Plan to redesignated 750 W. Northwest Highway from "Office Only" to "Parks".
 - b. Rezoning from B-2, General Business District to P-L Public Lands District.
 - c. Amendment to the Olympic Park Swim Center/AHPD Planned Unit Development (Ord. 78-019, Ord. 03-036 & Ord. 18-019) to include 750 W. Northwest Highway in the overall PUD.
 - d. Special Use Permit to allow a "Facility Owned by the Arlington Heights Park District" for 750 W. Northwest Highway (note that the existing park is covered by a separate Special Use Permit per Ord. 18-019).
 - e. Variation to Section 6.12-1(2)a to waive the requirement for a traffic and parking study.
8. Revise the documents referring to variance requests: "REVISED_VAH Staff Review Document_10.11.24" and "PUD Description_750NHWY_Electric Sign". The variations requested should be clear as to which entity is reviewing the requests. For

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

the purposes of this application, the only variation is to waive the traffic and parking study requirement (see 7e above). All signage variations are being reviewed by the Design Commission. Please be clear on this distinction in your submitted documents to ensure there is no confusion on which variations are being reviewed by the Plan Commission.

9. In the document "PUD Description_750NWHWY_Electric Sign", please revise the section titled Zoning Code and Land Use Variation Justification to include justification for only the variation to waive the traffic and parking study requirement. All other variations relating to signage are being handled by the Design Commission.
10. Include a response to the three criteria for approval in the justification document for a Special Use Permit as indicated in the CPRC Staff Report.
 - a. That said special use is deemed necessary for the public convenience at this location.
 - b. 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.
 - c. 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.

General:

11. On the Master Plan PUD Exhibit (sheet 10 of "PUD_PLAN_SET_ELECTRIC SIGN_10.8.24"), please revised the plan to show an overall view of the amended PUD to include 750 W. Northwest Highway into the overall plan. The law office building should be removed and the proposed signage should be shown to match Design Commission plans. This overall PUD should show level of detail for utilities, sidewalk, landscaping, adjacent rights-of-way, and land use for the whole site, including this addition.
12. Revise the sign location per the resubmitted documents for Design Commission. The location and sign design must match between the two submitted documents. Please ensure that these two applications are consistent.
13. The Property Owners List within 250-feet of the property lines of this development, which excludes the rights-of-way, needs to be uploaded for review with your next submission.
14. Your response to these comments must be uploaded to the CSS portal, along with all the revised plans. Once the entire resubmittal has been uploaded, please email Dan Osoba at dosoba@vah.com to notify that a resubmittal has been uploaded.

Site & Improvements:

15. A Plat of Easement Grant for the public sidewalk encroaching into the site will be required. Any existing sidewalk on the property should also be covered by a sidewalk

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

easement as it appears there is a portion of the walk that already encroaches onto private property. Please prepare the Plat of Easement Grant for review during the next submission. This Plat of Easement Grant should be reviewed and ready for approval prior to the Plan Commission public hearing.

16. The petitioner has shown the 10-foot multi-use path as requested. Please verify adjacent existing infrastructure that may need to be relocated due to the sidewalk widening. There is a traffic signal at the corner of W. Northwest Highway and N. Salem Avenue as well as an overhead utility pole.
17. Provide information on fencing. There is an existing chain link fence near the eastern property line of 750 W. Northwest Highway that should be removed. Note that the current location of the fence may require a variance for encroachment into a required front yard if it remains.

Landscaping – Provided by Derek Mach (847-368-5232; dmach@vah.com)

18. Provide landscaping near the control cabinet in order to buffer/screen the equipment. All mechanical units must be screened.
19. Provide additional shade trees along the perimeter and along Salem Avenue.
20. Will the existing chain link fence along the east property line near the parking area remain?

MEMO



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

Date: January 29, 2025
To: Village of Arlington Heights (VAH)
From: Arlington Heights Park District (AHPD)
Subject: Round 1 Plan Commission, Variance & PUD responses—Proposed Electric Sign
750 W. Northwest Highway Property

Please see our plans and description below in regards to permit requirements for the Proposed Electric Sign at 750 W. Northwest Highway. We have also included a fully updated set of plans with more exhibits, lighting specification information, a photometric plan plus higher-level traffic information and viewing angles, indicating the scope of this project.

Please let us know if you have any questions or need additional information from us to receive approval from the Village.

Thank you,

Susan Rohner, PLA
Park Planner
Arlington Heights Park District

OUTLINE OF PLANS

1. **Legal Descriptions of entire Planned Unit Development-** See Plat of Survey for Legal Descriptions- Provided on EX-1 for 750 W. Northwest Highway property and EX-2 for the existing Legacy Park/ARC PUD.
2. **A current Plat of Survey of the subject property-** See two Plats, one for 750 W. Northwest Highway (Existing Conditions Map) and one included for Legacy Park.
3. Proof of Ownership or other legal interest of the petitioner of the property- Deeds already provided.
4. **A Grant of Easement** for the sidewalk has been drafted and is shown on EX-3.
5. **A Site Plan** showing the general sign layout on page ES-1.

6. **Tree Preservation Plan**- Provided and Revised, please see updated page ES-2. Two Crab apples close to the building were unable to be saved and additional trees added to the landscape plan on page ES-3.
7. **A Landscape Plan** with all of the planting materials common and Latin names, sizes and quantities- Provided, see ES-3. Plan revised to show electric utility and lighting locations with screening.
8. **A Ground Sign to Sign Exhibit**, needed for the Design Commission, ES-4.
9. **Electric Sign Elevation**, submitted per Design Commission, ES-5.
10. **Reference photos** of the property, requested by Staff for Design Commission- ES-6. Updated on this plan is a current site picture.
11. **Stakeholder Exhibit for Sidewalk** work, ES-7, shows the work and limits of construction for the Village Public Works watermain work & curb removal, IDOT ADA improvements and crosswalk upgrades and the Arlington Heights Park District project scope for sidewalk construction to create a 10' trail per PUD requirements.
12. **A lighting and electric plan, EL-1 through 3**, have been provided with submission in our portal and for the Plan Commission. Also, a photometric plan is included to show the lighting per face of the V-shaped electric sign as requested.
13. **A Masterplan, showing streets, lots, parcels and sites for all uses included in the Planned Unit Development, including areas to be conveyed, dedicated or reserved for public uses, including parks, playgrounds and parkways, as well as a brief written statement describing the Planned Unit Development (ARC and the 750 W. Northwest Highway site)**- Provided, see page PU-1 and description below.
14. **A Traffic Analysis in accordance with Section 6.12 of this Chapter**. Requesting study to be waived as all parking and traffic have been removed from this parcel. Building and parking were torn down and converted to greenspace. See photo #8 on page ES-6 of site post-demolition.
15. **An updated Irrigation plan and Perspective drawing will also be provided at a future time and is in the process of being developed.**

ACTIONS REQUIRED- SEE PLAN COMMISSION ITEMS

1. Amendment to the Comprehensive Plan to update future land use designations for the parcels listed below **(Plan Commission)**:
 - i. 750 W. Northwest Highway: 03-30-228-019 Offices Only to Parks
 - ii. 750 W. Northwest Highway: 03-30-228-020 Offices Only to Parks
 - iii. 750 W. Northwest Highway: 03-30-228-021 Offices Only to Parks
2. Rezoning of the parcels listed below **(Plan Commission)**:
 - i. 750 W. Northwest Highway: 03-30-228-019, B-2 to P-L
 - ii. 750 W. Northwest Highway: 03-30-228-020, B-2 to P-L
 - iii. 750 W. Northwest Highway: 03-30-228-021, B-2 to P-L

3. Planned Unit Development (**Plan Commission**) for the addition of the 750 W. Northwest Highway property to the existing Legacy Park/Arlington Ridge Center (ARC) Facility PUD at 660 North Ridge Ave. Existing building has been torn down, and site converted back to greenspace. Impervious surface was removed. Grass seed, landscaping, irrigation and new LED spot lights included with this new electronic message sign.
4. Variances are required and will be included with the PUD approval for **the Plan Commission**. The variances identified include the following:
 - i. Variance to waive the Traffic and Parking Study requirement.
5. Variances were required and included with the PUD approval for **the Design Commission**, then passed with approval. The variances identified included the following:
 - i. Variance to allow a copy of the existing Village sign, which is not designed to be compatible with the architectural style of the Arlington Ridge Center.
 - ii. Variance to allow an electronic message sign on a non-designated road.
 - iii. Variance to allow a ground sign with a 650-foot separation from the existing ground sign.
 - iv. Variance to allow an 10'-5-1/4" tall sign.
 - v. Variance to allow a 36-sf ground sign where 25 square feet is the max allowed. Also, to allow a 32-sf electronic message sign where 8.25 sf would be the maximum allowed.
 - vi. Variance to allow an electronic sign approximately 265 feet from a residential use. Existing trees between the proposed sign and existing houses help screen the view of this sign. More evergreen and deciduous trees were added to the landscape plan as extra screening as possible.

SPECIAL USE JUSTIFICATION (FOR PLAN COMMISSION)

750 W. Northwest Highway was purchased and planned as additional greenspace to the existing Legacy Park/ARC Swim Center/AHPD PUD. We are requesting from the Plan Commission to rezone the property from B-2 to P-L.

1. The revised use of P-L is necessary for the public convenience at this location, particularly because the space is being converted back to green space and no business activities will occur at this property anymore. We are even adding a walking trail on this parcel in support of the Village's Trail Plans. The P-L proposed use is more fitting with the existing and surrounding land use at Legacy Park. The P-L use is also more conducive for a park district electric sign to occur here as well.

2. The proposed changes to land use and property enhancements are 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. In fact, the new electric signage had the potential to increase the welfare of all who read it. The AHPD will promote many wellness programs, family fun events and special classes that could increase social opportunities, create bonds, provide exercise and stress release to all residents, patrons and potential park users through these advertisements. Additionally, a new trail will be located on this site and will promote good health.

3. All activities relating to the P-L land designation will not deviate from park and recreation related activities at this location, including advertising for park and recreation programs or events. 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.

VARIATION REQUESTS (FOR PLAN COMMISSION)

Variation to waive the traffic and parking study requirement. Staff will need to formally review the variation request as part of your application submittal, but is notionally supportive of the request at this time.

ROUND 1 RESPONSES DATED 11/18/24

FIRE DEPARTMENT

1. The Fire Department has no concerns with the electronic sign PUD addition.
Response: Noted.

ENGINEERING

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

Response: The Arlington Heights Park District acknowledges that approval by the Plan Commission does not guarantee an endorsement through various Village permitting agencies and understand we must continue through the standard processes.

12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:
Projected Coordinate System: NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection: Transverse_Mercator
False_Easting: 984250.00000000

False_Northing: 0.00000000
Central_Meridian: -88.33333333
Scale_Factor: 0.99997500
Latitude_Of_Origin: 36.66666667
Linear Unit: Foot_US
Geographic Coordinate System: GCS_North_American_1983
Datum: D_North_American_1983
Prime Meridian: Greenwich
Angular Unit: Degree

Response: Noted and does not apply to Electrical Engineering Plan.

13. Provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all lighting. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

Response: Noted. Our fixtures have a shield on top and are not wall-pack style.

14. Show the location of the existing traffic signal for westbound Euclid Ave.

Response: Signal is shown on the surveys, landscape, site and sidewalk exhibits.

15. The existing sidewalk on Euclid Ave in the vicinity of the proposed sign is located behind the existing curb. Consider shifting the location to allow for future improvements to relocate the public sidewalk further north and allow for a parkway between the sidewalk and curb.

Response: We considered adding a ROW and provided a mock-up to the Village. The design doesn't work due to:

- 1.) Having to loop back before the utility pole,**
- 2.) The number of utilities with the proposed ROW are limiting,**
- 3.) A tree planted in this new ROW would block views of our electric sign,**
- 4.) Several stakeholders are working in this sidewalk area: Village of Arlington Heights Public Works, IDOT and AHPD, so we must simplify, and**
- 5.) Adding the small ROW requires us to get an IDOT Permit and will greatly delay our project timeline for such a small scope of work. Therefore, we are respectfully requesting the sidewalk work shown on the Stakeholder Exhibit to include the Village of Arlington Heights Public Works.**

16. The existing site has two sections of depressed curb and gutter. The depressed curb and adjacent sidewalk shall be removed and replaced with a full head curb. Show the limits on the plans.

Response: Limits of all stakeholders are shown on ES-7. Due to VAH Public Works doing utility work in this same location, Public works agreed to do this curb under their IDOT Permit and six new squares of sidewalk where the entry drive. This depressed curb also has detector loops that will need to be replaced per IDOT.

PLANNING AND COMMUNITY DEVELOPMENT

Zoning:

7. The following zoning approvals have been requested based on a review of the plans. Please acknowledge the following:
 - a. Amendment to the Comprehensive Plan to redesignated 750 W. Northwest Highway from “Office Only” to “Parks”. **Response: Correct.**
 - b. Rezoning from B-2, General Business District to P-L Public Lands District.
 - c. Amendment to the ~~Olympic~~ LEGACY PARK/ARC Swim Center/AHPD Planned Unit Development. (Ord. 78-019, Ord. 03-036 & Ord. 18-019) to include 750 W. Northwest Highway in the overall PUD. **Response: Correct as named above.**
 - d. Special Use Permit to allow a “Facility Owned by the Arlington Heights Park District” for 750 W. Northwest Highway (note that the existing park is covered by a separate Special Use Permit per Ord. 18-019). **Response: Correct.**
 - e. Variation to Section 6.12-1(2)a to waive the requirement for a traffic and parking study. **Response: Correct.**
8. Revise the documents referring to variance requests: “REVISED_VAH Staff Review Document_10.11.24” and “PUD Description_750NWHWY_Electric Sign”. The variations requested should be clear as to which entity is reviewing the requests. For the purposes of this application, the only variation is to waive the traffic and parking study requirement (see 7e above). All signage variations are being reviewed by the Design Commission. Please be clear on this distinction in your submitted documents to ensure there is no confusion on which variations are being reviewed by the Plan Commission. **Response: Revised to clarify as suggested. Renamed REVISED VAH_Staff Review doc to “VAH Response Doc Round 1--includes this document.”**
9. In the document “PUD Description_750NWHWY_Electric Sign”, please revise the section titled Zoning Code and Land Use Variation Justification to include justification for only the variation to waive the traffic and parking study requirement. All other variations relating to signage are being handled by the Design Commission. **Response: Revised to clarify as suggested.**
10. Include a response to the three criteria for approval in the justification document for a Special Use Permit as indicated in the CPRC Staff Report.
 - a. That said special use is deemed necessary for the public convenience at this location.
 - b. 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.
 - c. 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.**Response: Revised and included in this document- see Special Use Permit Paragraph above.**

General:

11. On the Master Plan PUD Exhibit (sheet 10 of “PUD_PLAN_SET_ELECTRIC_SIGN_10.8.24”), please revised the plan to show an overall view of the amended PUD to include 750 W. Northwest Highway into the overall plan. The law office building should be removed and the proposed signage should be shown to match Design Commission plans. This overall PUD should show level of detail for utilities, sidewalk, landscaping, adjacent rights-of-way, and land use for the whole site, including this addition. **Response: Revised per the above.**

12. Revise the sign location per the resubmitted documents for Design Commission. The location and sign design must match between the two submitted documents. Please ensure that these two applications are consistent. **Response: Revised all to match up, new V-sign added per Design Commission suggestion.**

13. The Property Owners List within 250-feet of the property lines of this development, which excludes the rights-of-way, needs to be uploaded for review with your next submission. **Response: Noted and included in re-submission.**

14. Your response to these comments must be uploaded to the CSS portal, along with tall the revised plans. Once the entire resubmittal has been uploaded, please email Dan Osoba at dosoba@vah.com to notify that a resubmittal has been uploaded. **Will do.**

Site & Improvements:

15. A Plat of Easement Grant for the public sidewalk encroaching into the site will be required. Any existing sidewalk on the property should also be covered by a sidewalk easement as it appears there is a portion of the walk that already encroaches onto private property. Please prepare the Plat of Easement Grant for review during the next submission. This Plat of Easement Grant should be reviewed and ready for approval prior to the Plan Commission public hearing. **Response: Noted and included in re-submission. Per conversation- AHPD would like to sign the same agreement with the Village of Arlington Heights as like Recreation Park. Easement is Granted to the Village of Arlington Heights, who is responsible for maintenance.**

16. The petitioner has shown the 10-foot multi-use path as requested. Please verify adjacent existing infrastructure that may need to be relocated due to the sidewalk widening. There is a traffic signal at the corner of W. Northwest Highway and N. Salem Avenue as well as an overhead utility pole. **Response: Noted and sidewalk design revised to not interfere with any utilities- See Page ES-7.**

17. Provide information on fencing. There is an existing chain link fence near the eastern property line of 750 W. Northwest Highway that should be removed. Note that the current location of the fence may require a variance for encroachment into a required front yard if it remains. **Response: Fence removed with demolition of the building and parking lot at this location. No other fence to be installed.**

Landscaping – Provided by Derek Mach (847-368-5232; dmach@vah.com)

18. Provide landscaping near the control cabinet in order to buffer/screen the equipment. All mechanical units must be screened. **Response: Revised to show mechanical units and screening- See ES-3 and PUD Masterplan, PU-1.**
19. Provide additional shade trees along the perimeter and along Salem Avenue.
Response: Per conversation with Derek, space and utilities prohibit the long life of trees along Salem. On ES-1- One Sugar Thyme Crab was able to be placed on Salem and another Oak was placed within our property to the North to accommodate the requirements.
20. Will the existing chain link fence along the east property line near the parking area remain? **Response: No-Fence removed with demolition.**

End of Comments

Enc: Proposed plans and exhibits

Cc: Carrie Fullerton, Arlington Heights Park District;
File – AHPD