



AGENDA  
PLAN COMMISSION  
Board Room, 3rd Floor  
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.  
Arlington Heights IL 60005  
April 23, 2025  
7:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
  - A. PC Minutes 4/9/25
- IV. PUBLIC HEARINGS
  - A. PC24-025 - 660 N. Ridge Ave - Arlington Ridge Center Building Addition.  
PUD Amendment & Special Use Permit Amendment to expand previously approved  
PUD & Special Use Permit, Variations
  - B. PC25-007 - 500 E. Miner St. - Recreation Park Phase II & III  
PUD Amendment & Special Use Permit for Phase II & III of Recreation Park,  
Variations
- 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](mailto:healthmail@vah.com) or 847/368-5760.



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

COMMISSION

RE: ROAST 808 - 3350 WEST SALT CREEK LANE - UNIT 115 - PC #25-001  
 LAND USE VARIATION TO ALLOW BAKERY PRODUCTS, WHOLESALE &  
 PRODUCTION IN THE B-3, COMPREHENSIVE PLAN AMENDMENT,  
 VARIATION TO WAIVE TRAFFIC & PARKING STUDY

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 9th day of April, 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

ALSO PRESENT:

RACHEL HITZEMANN, Development Planner  
 MICHAEL LYSICATOS, Assistant Director of Planning and Community Development

(Gavel pounded.)

CHAIRPERSON CHERWIN: All right, I'll call the meeting to order.  
If everybody could stand for the Pledge of Allegiance?

(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: All right, why don't we go with roll call?  
Rachel, you want to do that?

MS. HITZEMANN: Yes.

Dawson.

(No response.)

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Here.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Here.

MS. HITZEMANN: Jensen.

COMMISSIONER JENSEN: Here.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Here.

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: Here.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Here.

MS. HITZEMANN: Drost.

COMMISSIONER DROST: Here.

MS. HITZEMANN: And Cherwin.

CHAIRPERSON CHERWIN: Here.

All right, thank you.

We do have a quorum, so we will proceed with the meeting. Let's  
see, first matter, III. Approval of Minutes from March 12th.

Is there a motion?

COMMISSIONER GREEN: I'll make a motion for approval.

CHAIRPERSON CHERWIN: Motion for approval coming from Bruce.

COMMISSIONER DROST: I'll second it.

CHAIRPERSON CHERWIN: We do have a second, motion to approve.

All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

COMMISSIONER SIGALOS: I've got to abstain; I was not at that meeting.

CHAIRPERSON CHERWIN: All right, John is abstaining. Thanks, John.

COMMISSIONER ENNES: I have a question.

CHAIRPERSON CHERWIN: You know what, Terry, just because I like you,  
yes.

COMMISSIONER ENNES: Okay, within the conditions of the minutes, there  
was an Item No. 2 that related to -- let me see.

CHAIRPERSON CHERWIN: In the minutes themselves?

COMMISSIONER ENNES: Yes, Condition No. 2, related to a chapter of the  
code and the fees thereunder. What are those fees for? We didn't discuss that at the hearing.

CHAIRPERSON CHERWIN: Tough question.

MR. LYSICATOS: We're just going over it real quick.

29. COMMISSIONER ENNES: I think it was Chapter 29, fees under Chapter

MR. LYSICATOS: If it was Chapter 29, it shall be Subdivision Code.

MS. HITZEMANN: Subdivision.

COMMISSIONER ENNES: It was Condition No. 2.

MR. LYSICATOS: Okay, we'll be there one sec. Were there multiple applications --

COMMISSIONER ENNES: I'm sorry?

MR. LYSICATOS: -- because now we have all of the applications under one set of --

COMMISSIONER ENNES: Yes, it was Chapter 29 of the Village Code.

MS. HITZEMANN: Petitioner must provide all required fees in accordance with the requirements of Chapter 29.

MR. LYSICATOS: Okay, so I think that's basically calling out, excuse me, I believe that's calling out that they have to pay all the requisite subdivision fees. So, when you get your final plat, there is a number of fees, money that you have to put into the bonds for road improvements, things of that nature. So, the Subdivision Code has a whole host of fees for residential units, there is a fee structure for payments to the Park District, to the schools. So, there's a number of fees that are listed in Chapter 29.

COMMISSIONER ENNES: Okay, thank you.

MR. LYSICATOS: You're welcome.

COMMISSIONER ENNES: My apologies.

COMMISSIONER DROST: No, you're fine.

CHAIRPERSON CHERWIN: No, that's okay, good question.

All right, well, thank you for answering that, Michael and Rachel. I guess we can move on then, the minutes have been approved. We'll go to the first matter on the agenda which is, and the only matter, which is the Roast 808.

Rachel have all the public notices been given on that one?

MS. HITZEMANN: They have.

CHAIRPERSON CHERWIN: Good. I'm going to have whoever is going to be speaking on behalf of the Petitioner to come up here.

MS. PARKER: You know, this is going to be a ton of fun. As you know, I had surgery. So, it's going to be Mike and --

CHAIRPERSON CHERWIN: Here, just come on up. What I'm going to ask you to do is we're just going to do a real quick swearing in because you're going to provide some information for us. If you could just do me a favor and raise your hand?

(Witnesses sworn.)

CHAIRPERSON CHERWIN: If you could please just give us your name so that our reporter can, and then spell your last names so that we have it.

MS. PARKER: Anna Parker.

MR. ANZALONE: And Mike Anzalone.

CHAIRPERSON CHERWIN: Mike, can you say that again?

MR. ANZALONE: Anzalone.

CHAIRPERSON CHERWIN: Anzalone, okay. So, yes, if you guys want to

go ahead, whoever is presenting? You don't have to all stand up; however you want to do that. We have the screens right here, so everything that's up there we can see right here.

MS. PARKER: I did not, I wasn't sure what I was doing here.

Michael, do you want to talk at the mic? I didn't know I was going to have to present the whole thing. Everyone, I just had a really major surgery --

MR. LYSICATOS: To the mic.

MS. PARKER: I had a major oral surgery and they cut my jaw down, so I am not supposed to be talking.

CHAIRPERSON CHERWIN: Okay, well, somebody else do it.

COMMISSIONER DROST: Yes.

CHAIRPERSON CHERWIN: Yes, share responsibility here.

COMMISSIONER DROST: Have the good-looking guy do it.

MS. PARKER: That's why I had the guys here, but I didn't want to miss it.

MR. GIANDONATO: My name is Michael Giandonato.

CHAIRPERSON CHERWIN: Go ahead, Michael.

MR. GIANDONATO: I swear to tell the truth.

CHAIRPERSON CHERWIN: Michael, why don't you just do me a favor?

That's a tough one, why don't we spell that?

MR. GIANDONATO: G-i-a-n-d-o-n-a-t-o.

CHAIRPERSON CHERWIN: Okay, thank you. That's helpful.

MR. GIANDONATO: Thank you.

CHAIRPERSON CHERWIN: So, what we'll do here is if you want to just give a presentation, you know, it doesn't have to be, you know, however you wanted to do it. You've got the slides here, we can see. If you want to talk to some of those for a few minutes, and then what we'll do is we'll ask the Staff to kind of explain their side of it for us.

MR. GIANDONATO: Sure, yes.

CHAIRPERSON CHERWIN: And then if we have questions, we may, you know --

MR. GIANDONATO: Yes. Not quite sure on what I'm supposed to say in the presentation. I can speak in generalities.

MS. HITZEMANN: It's a little difficult because it's not a PowerPoint.

MR. LYSICATOS: Oh, okay. Is it a Pdf?

MS. HITZEMANN: Yes, it's a Pdf.

CHAIRPERSON CHERWIN: Oh, yes, you can just scroll each page.

COMMISSIONER DROST: Yes.

CHAIRPERSON CHERWIN: Like that, you can just scroll it. We'll see it. Does that work?

MS. HITZEMANN: I can scroll it. You can just --

CHAIRPERSON CHERWIN: So, next slide if you want to move.

MR. GIANDONATO: Sure, yes. Yes, so Roast 808 is, I would classify it as a boutique roasting company that imports exotic or custom beans that are catered and tailored to specific tastes, whether it's Ethiopian blend or Nicaragua, Costa Rica, Colombia. What you're looking at the slide is the older location in Rolling Meadows. I had the pleasure and opportunity of spending some time with Anna and her son building this business over the past five, six years and, fortunate but unfortunate, vacating out of that location and looking to better and expand into Arlington Heights.

We think that this particular business brings a unique experience to the community here that is not present where Anna, when she can talk, she could teach folks how to roast coffee. The space could be used for learning how to create artisan blends and create a nice experience. Hopefully, I'm doing you justice here.

MS. PARKER: You do.

MR. GIANDONATO: I didn't know exactly what --

MS. PARKER: Are you able to read that?

MR. GIANDONATO: No, guys, I hit my mid-40's and I lost my vision here.

COMMISSIONER DROST: You can, and sight is --

MR. GIANDONATO: Yes, it's not good.

COMMISSIONER DROST: It's a bummer.

MR. GIANDONATO: Yes, I can't read text anymore.

MS. PARKER: I'm going to force myself to say it. So, I only do small batch roasting. It's a totally different type of coffee roasting. I import only specialty beans and I only roast 20 pounds at a time to ensure that every batch is cooked to perfection. When you scale up, you really lose control. It's similar to cooking steak on a skillet, if you put eight steaks in there, you're not going to get an even cook. If you put two, you're going to get an even cook, you're going to be able to control it.

My inspiration to open this business five years ago was I couldn't find a good cup of coffee anywhere. Dunkin' Donuts was the only coffee I could drink, and I said to my son, I said I think we got a shot at this. I think we should start learning. So, we started researching and traveling to all the different coffee roasters, you know, within a 20-mile radius of here. Experience, Dot Coffee, I tried their espresso, nothing was good. The acidity, it would hurt my stomach, I couldn't drink it, and I said we've got to provide something better for our community and create something like coffee that would be able to get the community together to, you know, gather around coffee and networking, connect everything.

So, for Rolling Meadows, what I would do is I would host all of the mayor meetings. I would host all of the networking meetings and their monthly meetings at no charge to the village in an effort to connect new businesses that were going to come into the village so that we could grow as a team as opposed to an individual unit.

Hope that gives you kind of a better, this is the roaster and that's me roasting my first batch five years ago. What I offer is a private label for corporations, campaigns, it could be anything really. I make private label coffee; I design a coffee label. Dr. Glazer, I'm not sure if you're familiar with him, his office is in Arlington Heights and he was one of the first private labels that I did. The campaign was amazing. He was trying to kick off a product that he licensed with my coffee for body scrub with the coffee grounds, and it took off and it was incredible. I realized there was something big there.

So, I started to do private labels. I've done over 50 private labels for different companies, corporations, even individuals as, you know, family Christmas gifts or whatnot, wedding favors. You name it, I've done it. I've taken coffee to another level.

I also integrated with Harper College for two years and hosted the Young Entrepreneurs Academy at Roast 808, teaching these college students who are interested to come into the coffee industry how it works, how to source it, what a coffee bean is and just giving them all this education and then an opportunity at no charge to have a hands-on experience roasting. This is what I want to create here in Rolling Meadows, or I mean, Arlington Heights. I'm so, so sorry.

This is the proposed new location. You know, it's ready to be moved in. I just need the grant from the Village to be okay with the land use variation. Those are the different origins I offer, there are eight of them. And yes, I think I just heard the word tariff?

COMMISSIONER DROST: Oh, no.

MS. PARKER: Oh, I was going to say the tariffs might hurt me, but I'm not giving up.

CHAIRPERSON CHERWIN: Thank you. Is there anything else at this point or shall we turn it over to Staff? We may have some questions to follow-up. Was there anything else you wanted to say before we turn it over to Staff?

MS. PARKER: I love Arlington Heights and I really want to be here, and I want to give everyone my coffee.

CHAIRPERSON CHERWIN: Well, thank you. So, at this point, if you guys want to take a seat again, that's fine. We'll come back to you with some questions.

MR. ANZALONE: I just have a quick thing to add. Once we get into what the variances and stuff are, we have questions on why they are what they are, so the culture of what's happening here overall.

CHAIRPERSON CHERWIN: Okay.

MR. ANZALONE: Okay, so we just have some backup information for it, plus we have the drawings here to show you what we're doing to the space which is basically just painted the space and reusing it.

CHAIRPERSON CHERWIN: Okay, yes, we'll talk about that part unless you want to --

MR. ANZALONE: Okay, yes. The variations and stuff they're asking for, we don't think --

CHAIRPERSON CHERWIN: Do you want to bring them up at this point or you want to --

MR. ANZALONE: It's however you guys want to do it; it's up to you.

MS. HITZEMANN: Are you talking about the conditions that we're asking for?

MR. ANZALONE: No, the actual, because it shows on here you got it set as a bakery? This is not a bakery at all, this is not a public space. This is not open to the Village, open to the public space.

MS. HITZEMANN: So, the classification is Bakery Products, Wholesale and Production, so this would be classified as the Bakery Production. Unfortunately, we don't have, it's the closest classification we have to what Anna is doing, and that's why it has to fall under this specific use.

MR. ANZALONE: So, the question I have for that is, the place that's directly next door, what's it called? Chilean Corporation?

MS. PARKER: Yes.

MR. ANZALONE: They basically do the same exact thing, but with seasonings. So, they didn't go through all this stuff to do that. So, that's the question we're asking.

MS. HITZEMANN: Yes, I'm not aware of that. We'd have to look into it.

MR. ANZALONE: Okay, so I guess we're not setting a precedence here, and that's what we're getting at, I guess. So, the store next door to them does exactly the same thing, just with seasonings as opposed to she's doing it with coffee grounds. What's that?

CHAIRPERSON CHERWIN: Okay, well, why don't we let the Staff kind of present their thing and then we can bring this issue up later and --

MR. ANZALONE: Yes, okay.

COMMISSIONER DROST: And figure it out, yes.

CHAIRPERSON CHERWIN: Thank you.

MS. HITZEMANN: All right, thank you, Mr. Chair.

So, the subject property is located at 3350 West Salt Creek Lane. The Petitioner is Anna Parker who is the business owner. The proposal tonight is for a small batch coffee roaster in the B-3 General Business District. The requested zoning action tonight is for a land use variation to allow bakery products, wholesale and production use in the B-3 district; a Comprehensive Plan amendment from 'offices only' to 'mixed use'; and a variation to waive the required parking and traffic study.

Bakery products, wholesale and production is only allowed in the M-2 district currently, so a land use variation is required for this roaster to operate in this location. Since the Comprehensive Plan currently lists the property as 'offices only,' the Comp Plan will need to be amended to 'mixed use.' This is consistent with the property to the north and south of the subject property, as you can see on this map. All of those properties are mixed use, as well as with the office market declining, we suspect that other buildings will need to be changed to mixed use down the road. So, it's likely that all of this we may see as mixed use at some point in the future potentially.

Ms. Parker will rent a 2,983 square-foot unit in the office complex space for a roaster and tasting area. The owner of the building is aware of this petition and is supportive of the use within the building.

Roast 808 has one employee and is open from 8:00 a.m. to 5:00 p.m. Local coffee pickups will be between 8:00 a.m. and 4:00 p.m. on Wednesdays, with other pickups scheduled in advance. Ms. Parker also intends to host special events and classes which will be held in the off-peak hours. The event and class sizes will have 15 people or less typically.

The coffee roaster itself will have industry standard exhaust systems as well as afterburners which will help eliminate odors and fumes. The Building Department has requested that the roaster be nationally licensed by a testing laboratory. Staff has listed this as a condition, and the license will need to be done prior to obtaining a business license. I've been in contact with Ms. Parker who has indicated that she has started that process already if not has already finished it, but she'll need to provide that evidence for us.

The parking requirement for this use is one space per two employees, plus one for any vehicles used in the operation of the business. Assuming there is one vehicle, the parking requirement will be two spaces, making the total complex requirement 141 spaces. The current site has 157, resulting in a 16-space surplus. Since there is a surplus in spaces and the access to the site remains unchanged, Staff supports the Applicant's request to waive the traffic and parking study. Two bicycle parking spaces will need to be installed on the property as part of the building permit.

The Staff Development Committee recommends approval of the application subject to those conditions that are on the slides and are listed in the Staff report. That concludes my presentation unless you have any questions.

CHAIRPERSON CHERWIN: Thank you, Rachel.

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

COMMISSIONER JENSEN: So moved.

CHAIRPERSON CHERWIN: Can I get a second?

COMMISSIONER GREEN: Second.

CHAIRPERSON CHERWIN: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: Okay, motion passes. So, the Staff report is submitted.

I would ask the Petitioner, were you able to read the Staff report ahead of time, and do you have any objections to the four conditions that were placed on your development? I think that's what you want to talk about?

MS. PARKER: I do not. The only condition is the bike rack, to install two bicycle racks?

MS. HITZEMANN: Yes, so that would be on the owner and we'll work with them to get that done.

MS. PARKER: Okay, outside of that, no.

CHAIRPERSON CHERWIN: All right, thank you. Well, we'll see if the Plan Commissioners here have any questions. We'll start with Mr. Jensen.

How do you feel about bike racks?

COMMISSIONER JENSEN: I'm not going to speak to bike racks.

COMMISSIONER DROST: It's a racking issue.

COMMISSIONER JENSEN: I was very impressed with this proposal when you came before the Conceptual Plan Review Committee.

MS. PARKER: Thank you.

COMMISSIONER JENSEN: So, I think it's a wonderful project. I really don't have any questions other than the one we sidestepped which is are you still going to be financially feasible with the tariffs? Although we don't know whether they're going to have one today, tomorrow or whatever, but you know, you might face something of, well, depending on where you get your beans, of 10 percent or more, what's that going to do to your ability to be financially viable?

MS. PARKER: I love that question. So, I have been working tirelessly trying to start this up and we have secured a distribution for the green beans. So, I will be good for at least two years. Yes, it was very difficult, but I did it.

COMMISSIONER JENSEN: Yes, I think it's a great project. I'm very supportive.

MS. PARKER: Thank you.

COMMISSIONER SCHURTZ: This is not a retail space?

MS. PARKER: No.

COMMISSIONER SCHURTZ: Can we get your, can we buy your coffee? You make me want coffee.

MS. PARKER: Yes. Yes, you absolutely can. So, in Rolling Meadows, and I know, you know, this Village is a little different with being open to the public, it took me about two years before I was getting customers finding me on Google and coming to the front door. If I was roasting, I wouldn't be able to hear the door bell. So, I have someone and I will eventually be able to have people come in. So, yes, if you, you know, sent an e-mail or you had reached out or called the phone number, left a voicemail, I will definitely set up a time for you to kind of take a



small little tour and see everything.

COMMISSIONER SCHURTZ: I'm very supportive of this, too. I think it's great.

MS. PARKER: Thank you. And you can also buy the coffee online.

COMMISSIONER SCHURTZ: Good. Good to know.

MS. PARKER: And Walmart.com, guys, just got into Walmart.com. Yes, I did it.

CHAIRPERSON CHERWIN: That's great.

Next one, Joe?

COMMISSIONER LORENZINI: No questions really. I think it's a good project. At first, I thought it was going to be like a little restaurant, but you've clarified everything for me so it makes a lot more sense now.

MS. PARKER: Yes.

COMMISSIONER LORENZINI: I'm going to talk to Dr. Glazer; I've been going to him and my family.

MS. PARKER: You know him.

COMMISSIONER LORENZINI: I've been a patient of his and he never brought this up to me so I have to go talk to him.

MS. PARKER: You'll have to tell him. Tell him you got to meet Anna Parker and he'll go, you know, he'll give you a whole earful.

COMMISSIONER LORENZINI: Okay, nice project. Thank you.

MS. PARKER: Thank you.

COMMISSIONER GREEN: I think it's a great project, and I just don't understand why you're afraid of the smell of roasting coffee.

MS. PARKER: I'm not afraid of the smell.

COMMISSIONER GREEN: I can't even imagine that.

MR. ANZALONE: It smells good.

COMMISSIONER GREEN: I know it does. I can't imagine. Maybe you could put that in a bag and sell it or something. Anyway, it's a great project.

MS. PARKER: Thank you. I was thinking of contacting Jelly Belly and having them make a Roast 808 bean.

COMMISSIONER GREEN: There you go.

MS. PARKER: What do you think of that?

COMMISSIONER GREEN: Good ideas.

CHAIRPERSON CHERWIN: All right, why don't we go down here?

John, what do you think?

COMMISSIONER SIGALOS: No, I was, you know, I heard your presentation at the Conceptual Plan Review Committee, I'm fully supportive of yours. I just had a question. Your facility in Rolling Meadows you said, that's closed? You're not there any longer?

MS. PARKER: I am no longer there, correct.

COMMISSIONER SIGALOS: Okay, and if I remember right, at the Conceptual Plan Review, you had mentioned you bought new equipment which will mitigate any odors?

MS. PARKER: You are correct.

COMMISSIONER SIGALOS: So, I mean, again, I personally like the way coffee smells, but have you ever had like complaints in your previous location?

MS. PARKER: Never, not one. Not one. The airflow off of the Expressway right there where the unit is, it's enough to pull it. If you burn, you don't smell anything. Traditionally, when you're doing like bulk, you know, mass production, of course you're going to smell the coffee roasting, but when it's a small batch, you don't, but I did pay for an internal afterburner.

COMMISSIONER SIGALOS: Right.

MS. PARKER: So, it would burn off any chaff.

COMMISSIONER SIGALOS: Yes, I remember you mentioned that at the previous meeting.

MS. PARKER: For two reasons. One, what it does is it, you know, helps to protect any chaff fire that may happen within the stack. That's number one, and then number two, there is no smell, almost none.

COMMISSIONER SIGALOS: Okay, so again, you're basically closed to the public for sale, but if somebody calls you and makes a specific appointment, time, whatever, to come in, you would sell coffee to --

MS. PARKER: That's correct.

COMMISSIONER SIGALOS: Let's say if I come in, again, you'll sell coffee to me?

MS. PARKER: Absolutely.

COMMISSIONER SIGALOS: But not just coming in, I've got to make an appointment?

MS. PARKER: Yes, until I'm, you know, up and running and open on Wednesdays, you are more than welcome to come in between 8:00 and 4:00. I do not charge for the coffee. I want you to try every one of my origins. So, I do free tasting in an effort to sell the bags.

COMMISSIONER SIGALOS: I have no further questions. I am very supportive of your project.

MS. PARKER: Thank you.

COMMISSIONER ENNES: I think it sounds like a good project. Could we get the floor plan?

MS. HITZEMANN: Yes.

COMMISSIONER ENNES: So, I'm a little confused. So, you do food processing, roasting coffee?

MS. PARKER: If that's what you want to classify it, yes, food processing.

COMMISSIONER ENNES: And it's not retail, but at some point you want to be open to the public?

MS. PARKER: I'd like to be open for customer orders. So, on the website, it will --

COMMISSIONER ENNES: Do you have a tasting area?

MS. PARKER: I do.

COMMISSIONER ENNES: You have tables for, I don't know, classes or something?

MS. PARKER: Yes.

COMMISSIONER ENNES: So, and we're only requiring two parking spots?

MS. PARKER: Correct.

MS. HITZEMANN: Correct, per the code.

COMMISSIONER ENNES: Two parking spots, but when you have --

COMMISSIONER GREEN: There's surplus.

COMMISSIONER ENNES: What?

CHAIRPERSON CHERWIN: There's a surplus.

MS. PARKER: There's a surplus of 16.

MS. HITZEMANN: So, the two parking spaces is based on like the classification of the code. The use is bakery products and so it requires one space per two employees plus one space per operational vehicle, so we've rounded that to two. There is an additional surplus of spaces on the site, so if she did expand and required a higher number of parking spaces, the site would be able to accommodate that, but that, we're just basing it on the parking requirements of her current operation.

COMMISSIONER ENNES: Okay, I just find it conflicting to be, you know, a commercial use and yet eventually it's going to, it's not commercial?

MS. HITZEMANN: So, it's currently not, we're not classifying it as a commercial use because she is mainly just roasting there. She is holding those classes and special events after hours which does not interfere with the other uses in that complex. So, if the spaces weren't, if she needed extra spaces, they would be unoccupied during that time.

COMMISSIONER ENNES: Okay.

MS. HITZEMANN: However, we're not classifying it as commercial retail because she is not open to the public for, you know, the everyday normal hours, et cetera. She has to, they'd have to be order online to come and pick up or schedule in advance to come and pick up. So, it's not a typical retail operation.

COMMISSIONER ENNES: Okay, so she's not going to require that now, but she'd like to develop to that.

MS. HITZEMANN: Possibly, yes.

COMMISSIONER ENNES: If she wants to change that to retail, does she have to come back in?

MS. HITZEMANN: She would have to come back in or find a different site, yes.

COMMISSIONER ENNES: Okay, I support it. I think it's a great idea.

MS. PARKER: Thank you.

COMMISSIONER ENNES: You could be the next, well, you don't want to be the next Gloria Jean's, but the next small batch Gloria Jean's.

MS. PARKER: I could be.

COMMISSIONER ENNES: Yes. Yes, she did okay.

MS. PARKER: Thank you.

CHAIRPERSON CHERWIN: George?

COMMISSIONER DROST: Yes. The general point or the question that was asked was bakery qualification. I think, and maybe Rachel or Michael can speak to this particular issue, is that we have an ongoing process here of re-looking at our ordinances and our designations. We recognize there's economic forces that have come and technological forces, and we do have to kind of keep up with the Joneses really and, you know, this information society has really changed it a lot. So, maybe you want to speak to that as to what the Village is doing and we're not sitting on our hands.

MS. HITZEMANN: Yes. We're in the process of looking at our code and the uses and amending the Zoning Code to kind of simplify it and --

COMMISSIONER DROST: Contemporize it.

MS. HITZEMANN: Yes, contemporize it. We have a lot of zoning uses that are very specific that may not be relevant in this day and age, and so it is a process that we're looking at. We just haven't gotten there yet.

COMMISSIONER DROST: Yes, you might not want to go into coffee roasting and tattoos, you know. It's tricky, so, you know, to that point, you can step off the ledge a little bit.

MS. HITZEMANN: Yes, and to that point, you know, we don't want to make any uses that are super-specific either. So, it's kind of a fine line of not being too broad, but not being too specific either, and so that's part of our analysis as well.

COMMISSIONER DROST: Yes, but this is exciting, you've got a lot of enthusiasm. You know, you're smart with inviting the mayor and council members and public officials to, you know, invite to taste Roast 808. How did you come up with the name? What's the story there? Do you have a marketing branding person?

MS. PARKER: I love that question. So, 808 is an angel number and I am Catholic; I was raised Catholic. I didn't want to bring religion necessarily into the logo itself or into the brand, but I wanted it to reflect me. The angel number 808 stands for endurance, prosperity, and basically overcoming all obstacles.

I felt that it would be a wonderful moniker for the brand to be a number of coffee as opposed to a name. You know, what's in your cup? Dunkin'. What's in your cup? Starbucks. What's in your cup? Caribou. What's in yours? 808. It sounds cool; it sounds hip; I like it.

Then the angel wings and the triangle on the logo represent, you know, mind, body and spirit, Father, Son and Holy Spirit. So, I was able to pull in, you know, my religious background with that and make this a guiding light to the brand.

COMMISSIONER DROST: Yes, that's a good explanation, thank you. From a marketing standpoint where you couldn't find cup of coffee around here --

MS. PARKER: I couldn't.

COMMISSIONER DROST: Wal-Mart is going to be selling your product which is amazing.

MS. PARKER: They are.

COMMISSIONER DROST: Did you go downtown to Bentonville to do this or how did you --

MS. PARKER: No.

COMMISSIONER DROST: Tell us.

MS. PARKER: They called me, which blew my mind. I got the phone call in Target and I did not, I thought it was fake. I'm like there is no way. So, as I'm talking, I'm putting the lady on speaker and then typing the phone number to see if it's actually Wal-Mart corporate. She's telling me she e-mailed me, I said we haven't, there's no e-mail in here. She goes, oh, no, I e-mailed you. I said please forgive me here, but there are a ton of scams out there, I just, I really don't believe it. She was I'll give you my e-mail right now, and I typed her e-mail in and sure enough it was Wal-Mart corporate.

They are initiating a new campaign. She knows someone from Chicago that had my coffee and she was staying there for the weekend. So, what she did was she looked up the coffee, tried the coffee at her friend's place, fell in love with it, and she put me in a lottery to be pulled for this new Wal-Mart campaign called Local Finds. It's all local artisan

food producers, you know, down to soaps and candles that they're launching, which is very exciting.

COMMISSIONER DROST: Sounds like the 808 angel hit the mark.

MS. PARKER: See? You see, yes, it did.

COMMISSIONER DROST: To the point I was raising about coffee, you know, that you're sort of a coffee snob because you can't find a good cup of coffee here, what about educating some of our coffee shops in Arlington Heights? Do something very, very local. Coco and Blue, for instance, you know.

MS. PARKER: I love that.

COMMISSIONER DROST: Maybe set up this part, and I'm not trying to work your business plan, but there's a little bit of, you know, excitement here.

MR. ANZALONE: Yes, we talked about that.

MS. PARKER: I have opened five cafes by helping the owners consult on how to open a coffee shop, taught them where to place everything, went in there myself and marked everything off on the floor where their counters are going, where their espresso machine should be, where their sink should be for coffee, you know, making, brewing the coffee. It took off.

Hampshire Social is probably one of my greatest accolades that I can show. It's in Hampshire, Illinois. They do a private label with me; it's called 124 State which is the address of the building. I do a car show there every summer and they are just killing it. I mean, it's 808 coffee, but it's Hampshire Social's brand, and the place, if you've ever had an opportunity to go, it's incredible. It took us four months to build that out, but it's beautiful.

So, yes, exactly what you're saying, I would love to be able, 10 years of research and knowledge on coffee, and to keep it in here does nobody any good. I want to share it.

COMMISSIONER DROST: Yes. It's interesting because Michael Brown who has Coco and Blue, he's opening another coffee shop in our neighboring community of Mount Prospect. So, something good does occur in Arlington Heights that we can share. So, welcome to the neighborhood.

MS. PARKER: Thank you. Thank you so much.

COMMISSIONER ENNES: Do you make a cold brew?

MS. PARKER: I do.

COMMISSIONER ENNES: All right.

MS. PARKER: Oh, do I have a cold brew for you.

COMMISSIONER DROST: Yes, but actually that's an important point because you missed one opportunity here is to bring us a cup of coffee and you didn't do that.

MS. PARKER: Mr. Drost, guess what, on that first meeting, I brewed coffee for everyone and everyone got a gift bag.

CHAIRPERSON CHERWIN: I had it; it was good.

COMMISSIONER DROST: I missed it, okay. Thank you.

MS. PARKER: This appointment, due to the surgery, I did not prepare. So, I am sorry, I did not prepare coffee.

CHAIRPERSON CHERWIN: I can attest to it, it's excellent.

MS. PARKER: Thank you.

COMMISSIONER DROST: Back to the point, go ahead.

CHAIRPERSON CHERWIN: Yes, back to the point. So, I think it's a great

project. I liked it in the Conceptual.

So, yes, I mean, the thing with the odors is, I mean, I love the smell of coffee, I'm fine with it but, you know, we do have to be careful with odors because that happens from time to time, unexpected things happen when maybe production ramps up. So, I think that's the reason that that's in there, and the Village has to have some level of control over it or else, you know, it could turn nasty if the Village has no way of helping control if there's complaints.

The bike rack is a condition in there. What is the practical, I mean, is this really going to be of use for anybody in this shop, having a bike rack?

MS. PARKER: I did not put that in here.

CHAIRPERSON CHERWIN: No, I know you didn't; trust me.

MS. PARKER: No. No, sir, I do not believe people are going to be riding their bicycles to my coffee shop, no.

CHAIRPERSON CHERWIN: Yes, I think it's a relatively impractical thing that we do, but we do it because that's what the --

COMMISSIONER ENNES: Bike Commission wants.

COMMISSIONER DROST: Bike Commission.

CHAIRPERSON CHERWIN: Yes, even though it makes zero sense. So, let's see. Yes, I think I don't have any questions. I think that it's a good project. I'm really happy for you. It sounds like you've done a great job and you've gotten some good, you know, you've given a lot and hopefully you're getting some back now and, you know, it's obviously come full circle.

So, I'm really excited for you. I think it's going to be a good project. I think this area is going to be interesting. We just have to have some flexibility because of the others in that area, so --

MS. PARKER: Sure.

CHAIRPERSON CHERWIN: -- we have to be accommodating. I will tell you, I'm not a big fan of this whole land use variation thing that we do here, but that's kind of where we sit and I'm okay with it.

I know that we talked about a neighboring site or whatever in terms of what their approvals were, but I would say, you know, we are where we are here. You know, I don't like to re-litigate that kind of the process of anything assuming things go well here and the next step with the Board regardless of what a neighbor might have gotten or might have had to go through. So, that would be my advice on it.

Yes, Lynn?

COMMISSIONER JENSEN: Just one more question. So, you've stressed that you're a small scale roasting.

MS. PARKER: Correct.

COMMISSIONER JENSEN: When you have success because you are bringing a lot of energy and a lot of creative ideas through marketing, when you're successful, can this thing be scaled up?

MS. PARKER: It can be scaled up, but it's going to take a lot more roasters.

COMMISSIONER JENSEN: So, you're going to keep the nature of it being small roast even though you might have to have many small roasters?

MS. PARKER: Yes.

COMMISSIONER JENSEN: I see.

MS. PARKER: And the reason being is I tried, in lieu of not having the unit,

the old roastery, I had to roast somewhere, so I tried using other facilities to see if I could, you know, rent roasteries and be able to still produce. Cannot do it. 100-pound roaster, even 50 pounds, it doesn't taste the same.

COMMISSIONER JENSEN: Interesting.

MS. PARKER: So, I have a little secret here, and it's a golden nugget and I did not want to let it go.

CHAIRPERSON CHERWIN: So, I think, yes, I mean, I think my only concern would be we want to, you know, provide you with some flexibility so that you can, if you have to get another roaster or whatever, and then we go from roasting 20 pounds a day to, if it's three roasters, being able to roast 60 pounds a day, and so that is, you know, my only concern would be, you know, and I think we're covering it here with No. 3, practical steps to minimize and mitigate odors on the property, but you know, if we do wrap this thing up, we just want to make sure, I mean, it's not really an industrial location where a lot of stuff is going on. There's going to be a development to the east going in and to the south more stuff. So, we just need to be mindful of that.

MS. PARKER: Of course.

CHAIRPERSON CHERWIN: And do it in a way that's, you know, we want them to grow their business, but we also don't want to be in a situation where, you know, someone is complaining about odors which has happened in the area, not, you know, currently, I think. So, we just have to be mindful of that.

MS. PARKER: If I can speak to that really quick? I will not, the unit, the current unit is too small for multiple roasters. So, no, I would be opening a whole another location.

CHAIRPERSON CHERWIN: Yes, all right. That's great. That helps clear it.

MS. PARKER: Yes.

CHAIRPERSON CHERWIN: Because I think it seems like that's the case, but we just want to make sure it stays manageable. So, that's my only concern and question. I think we've got some precautions in place.

COMMISSIONER ENNES: Are we ready for a motion?

CHAIRPERSON CHERWIN: I was going to ask. Would anybody like to make a motion?

COMMISSIONER ENNES: I would make a motion.

**A motion to recommend to the Village Board of Trustees approval of PC #25-001, a Land Use Variation to allow Bakery Products, Wholesale and Production (Coffee Roaster) in the B-3 district; a Comprehensive Plan Amendment to reclassify the subject property as 'mixed use'; with the following Variation:**

1. To Chapter 28 of the Municipal Code, Section 6.12, *Traffic Engineering Approval*, to waive the required parking and traffic study.

**This recommendation is subject to resolution of the following:**

1. The Petitioner shall obtain a nationally approved certification for the roaster prior to issuance of a business license.
2. Building owner shall install a bike rack with at least two spaces at the time of

building permit.

3. **The Applicant will take all practicable steps to minimize and mitigate odors emanating from the property.**
4. **The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

COMMISSIONER ENNES: **And I would recommend that condition No. 2 be excluded.**

CHAIRPERSON CHERWIN: You know, can I just put that aside? I just totally failed to open it up to the public comment. I'm so sorry. Procedural error. I got so excited about the Sumatra coffee.

Is there any member of the public here? I'm going to open this up for public comment before we make a vote on that motion.

COMMISSIONER ENNES: Okay.

CHAIRPERSON CHERWIN: But is there a comment from the public?

COMMISSIONER ENNES: Good catch.

#### **PUBLIC COMMENTARY FOR PC #25-001**

MR. MOENS: Thank you, Chair, for catching that little thing there, and the motion has not been made I assume on this?

CHAIRPERSON CHERWIN: That is correct.

MR. MOENS: There's no second, okay. Yes, I would ask that you keep the bike rack requirement in there. I ride my bike anywhere. If I would like to visit, I would have to ride my bike there. So, I would ask that you comply with the Municipal Code to keep the bike rack in this application. Thank you.

CHAIRPERSON CHERWIN: Thank you.

All right, anybody else from the public that I can't see?

(No response.)

CHAIRPERSON CHERWIN: No, all right. Well, we will close the public comment and I will continue to ask Mr. Ennes to, I am unpausing his motion.

So, why don't you --

COMMISSIONER ENNES: I'm a bike rider also, but I would make the motion as stated and we can approve or disapprove.

CHAIRPERSON CHERWIN: Okay, thank you.

MR. LYSICATOS: Just to clarify, the motion as stated is to exclude Condition No. 2?

COMMISSIONER ENNES: Yes.

CHAIRPERSON CHERWIN: Yes.

MR. LYSICATOS: Okay.

CHAIRPERSON CHERWIN: Okay, so the motion is on the floor.

Is there a second?

COMMISSIONER GREEN: I would second that.

CHAIRPERSON CHERWIN: Okay, so the motion on the floor --

COMMISSIONER GREEN: Exactly the way it was stated.

CHAIRPERSON CHERWIN: So, that is the motion on the floor and to



exclude No. 2.

Why don't we do a roll call vote, Rachel?

MS. HITZEMANN: Drost.

COMMISSIONER DROST: Aye, with comment.

MS. HITZEMANN: Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Jensen.

COMMISSIONER JENSEN: Yes.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Yes.

All right, motion passes. There is a comment.

COMMISSIONER DROST: Yes, and it's on the bike rack in deference to Mr. Moens. I voted to exclude it because it just makes common sense. We don't want you injured on these busy highways, on Euclid and stuff. Yes, I mean, it's, you have to look at the impact, and there are areas where bike racks are totally compatible, but there's other places that they're not. So, we have to kind of apply a, again, common sense to what really will be used and does it really serve the public. So, that's my comment.

CHAIRPERSON CHERWIN: Okay, thank you for your comment.

Congratulations to the Petitioner. We are a recommendation body so this is not the final approval, but you do have a positive recommendation from us. Your next step will be at the Village Board, and Rachel will help guide you to the next steps and the timing for that. So, thank you, congratulations. I hope your mouth feels better and wish you a lot of luck with this.

COMMISSIONER GREEN: Good luck.

COMMISSIONER DROST: Yes.

MS. PARKER: I appreciate all of you. Thank you so much.

COMMISSIONER DROST: You're welcome.

CHAIRPERSON CHERWIN: All right, happy roasting.

MR. ANZALONE: Thank you so much, guys.

MS. PARKER: I can't wait for you to come in.

COMMISSIONER ENNES: Just because we excluded the bike rack, just because we excluded it doesn't mean you can't put it in if you want to.

MS. PARKER: Oh, do they make single bike racks?

COMMISSIONER DROST: Yes, they call it hitch --

MS. PARKER: Just kidding, guys.

CHAIRPERSON CHERWIN: All right, so there is no other public hearing. Other business, there's nothing. I will, at this time, I guess open it up to public comment in general, unrelated.

(No response.)

CHAIRPERSON CHERWIN: There is no public comment.

So, I think we'll, is there a motion to adjourn?

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

COMMISSIONER JENSEN: Second.

CHAIRPERSON CHERWIN: Okay, all in favor of adjourning?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes. Meeting is  
adjourned.

(Gavel pounded.)

CHAIRPERSON CHERWIN: Thanks, everybody.

(Whereupon, at 8:14 p.m., the public hearing on the above-mentioned petition was adjourned.)

STATE OF ILLINOIS       )  
                                       ) SS.  
 COUNTY OF KANE         )

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

\_\_\_\_\_  
 RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO  
 BEFORE ME THIS \_\_\_\_\_ DAY OF  
 \_\_\_\_\_, A.D. 2025.

\_\_\_\_\_  
 NOTARY PUBLIC



VILLAGE OF  
ARLINGTON HEIGHTS  
— INC. 1887 —

**Plan Commission  
4/23/2025**

**Item:** PC24-025 - 660 N. Ridge Ave - Arlington Ridge Center Building Addition.  
PUD Amendment & Special Use Permit Amendment to expand previously approved PUD & Special Use Permit, Variations

**Department:** Planning & Community Development

**Item Description:**

**Requested Action**

1. Planned Unit Development (PUD) Amendment to Arlington Ridge Center PUD
2. Special Use Permit Amendment to amend the original "Community Center, Recreation Building" SUP

**Variations Required**

1. Variation from Chapter 28, Section 6.12-1.3 to waive the requirement for a traffic study.
2. Variation from Chapter 28, Section 10.4-4 to reduce the required parking from 807 spaces to 291 spaces.
3. Variation to Chapter 28, Section 6.13-b.3 to permit an 8-foot-high fence where the maximum fence height is 6 feet.
4. Variation to Chapter 28, Section 6.5-2 to permit two accessory structures in the western side yard where accessory structures are required to be in the rear yard.

**Recommendation**

The Staff Development Committee (SDC) reviewed the proposed amendment to the Arlington Ridge Center Planned Unit Development and Special Use Permit Amendment for a "Community Center, Recreation Building", along with the following variations to Chapter 28 of the Municipal Code:

1. Variation from Section 6.12-1.3 to waive the requirement for a traffic study.
2. Variation from Section 10.4-4 to reduce the required parking from 807 spaces to 291 spaces.
3. Variation from Section 6.13-b.3 to permit an 8-foot-high fence where the maximum fence height is 6 feet.

4. Variation from Section 6.5-2 to permit two accessory structures in the western side yard where accessory structures are required to be in the rear yard.

The Staff Development Committee recommends **APPROVAL** of the petition subject to the following conditions:

1. The Arlington Heights Park District shall construct all landbanked parking stalls as identified in the plan prepared by Gewalt Hamilton Associates, Inc. within 90 days upon request of the Village if it is determined, at the sole discretion of the Village, that there is a shortage of on-site parking spaces on the subject property.
2. The Arlington Heights Park District shall work with the Village to adjust scheduling so that major events do not overlap. This may include a reduction in the amount of programming that is allowed on the subject property. If it is determined, at the sole discretion of the Village, that there is a shortage of on-site parking spaces on the subject property, the Park District shall provide an operations plan for the Arlington Ridge Center to demonstrate a reduction in parking demand.
3. At the time of building permit submission, the Petitioner shall provide a stormwater summary, including the existing and proposed impervious coverage and information on if excess storage is available in the existing detention facility.
4. At the time of building permit submission, the Petitioner shall provide an MWRD determination letter.
5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

#### **ATTACHMENTS:**

1. Staff Report\_ARC Building Addition
2. Certificate of Publication
3. CPRC Minutes 2-12-25
4. DC Staff Report 1-28-25
5. DC Minutes 1-28-25
6. Exhibit A - Aerial
7. Exhibit B - Plat of Survey
8. Exhibit C - Project Description
9. Exhibit D - SUP and Variance Criteria Responses
10. Exhibit E - Landbanked Parking

11. Exhibit F - Parking Study
12. Preliminary Civil Plans
13. Landscape Plans
14. Architectural Plans
15. Dept Comments - Round 1
16. Petitioner Response to Round 1 Comments
17. Dept Comments - Round 2



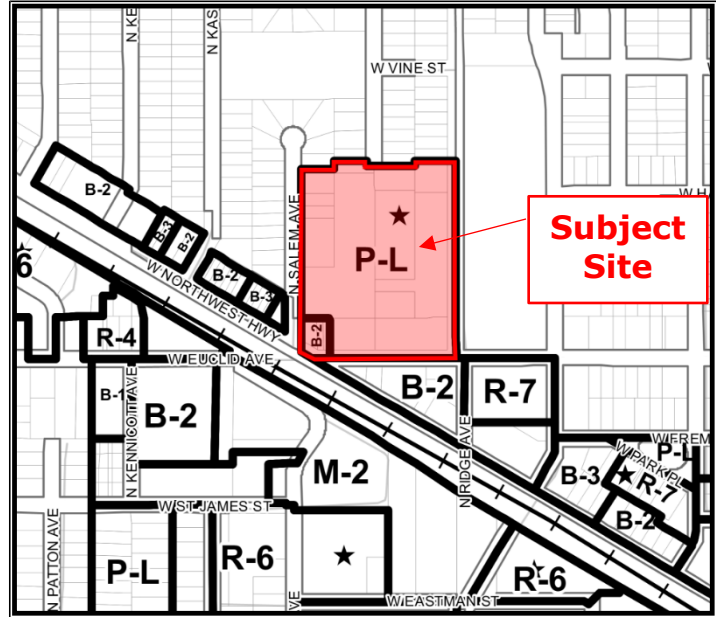
# VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

**PC File Number:** PC24-025  
**Project Title:** Arlington Ridge Center (ARC)  
**Address:** 660 N. Ridge Avenue  
**PINs:** Multiple (Reference Exhibits A & B)

**To:** Plan Commission  
**Prepared By:** Dan Osoba, Planner I  
**Meeting Date:** April 23, 2025  
**Date Prepared:** April 11, 2025

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

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



## SURROUNDING LAND USES

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

### Requested Action:

1. Planned Unit Development (PUD) Amendment to Arlington Ridge Center PUD
2. Special Use Permit Amendment to amend the original "Community Center, Recreation Building" SUP

### Variations Required:

1. Variation from Chapter 28, Section 6.12-1.3 to waive the requirement for a traffic study.
2. Variation from Chapter 28, Section 10.4-4 to reduce the required parking from 807 spaces to 291 spaces.
3. Variation from Chapter 28, Section 6.13-b.3 to permit an 8-foot-high fence where the maximum fence height is 6 feet.
4. Variation from Chapter 28, Section 6.5-2 to permit two accessory structures in the western side yard where accessory structures are required to be in the rear yard.

### **Project Background:**

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

The ARC was originally approved and rezoned to the P-L Public Lands District in 1978 along with all other Arlington Heights Park District owned properties within the Village (Ord. 78-019). A Planned Unit Development and Special Use Permit for a "Community Center, Recreation Building" was approved in 2003 per Ord. 03-036 and subsequently amended in 2018 per Ord. 18-009.

The Petitioner is proposing a 6,150 square-foot, two-story building addition on the northwest corner of the building. The building addition will require the existing outdoor basketball court to be relocated from the northwest corner of the building to the southwest corner of the building adjacent to the parking lot. The existing playground will also be removed and reinstalled on the site in the same location but with playground equipment upgrades. Reference Exhibit C – Project Description for additional details.

### **Zoning and Comprehensive Plan**

The property is currently zoned P-L Public Lands District. The proposed building addition requires an amendment to the existing PUD and SUP on the property. The existing Special Use Permit is for "Community Center, Recreation Building". The Petitioner provided a written response to the criteria for approval for Special Use Permits which are listed below. The SDC is in agreement with the Petitioner's response to these criteria (reference Exhibit C – SUP and Variance Criteria Responses).

- **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. This proposal is consistent with the Parks designation in the Comprehensive Plan.

### **Building Improvements**

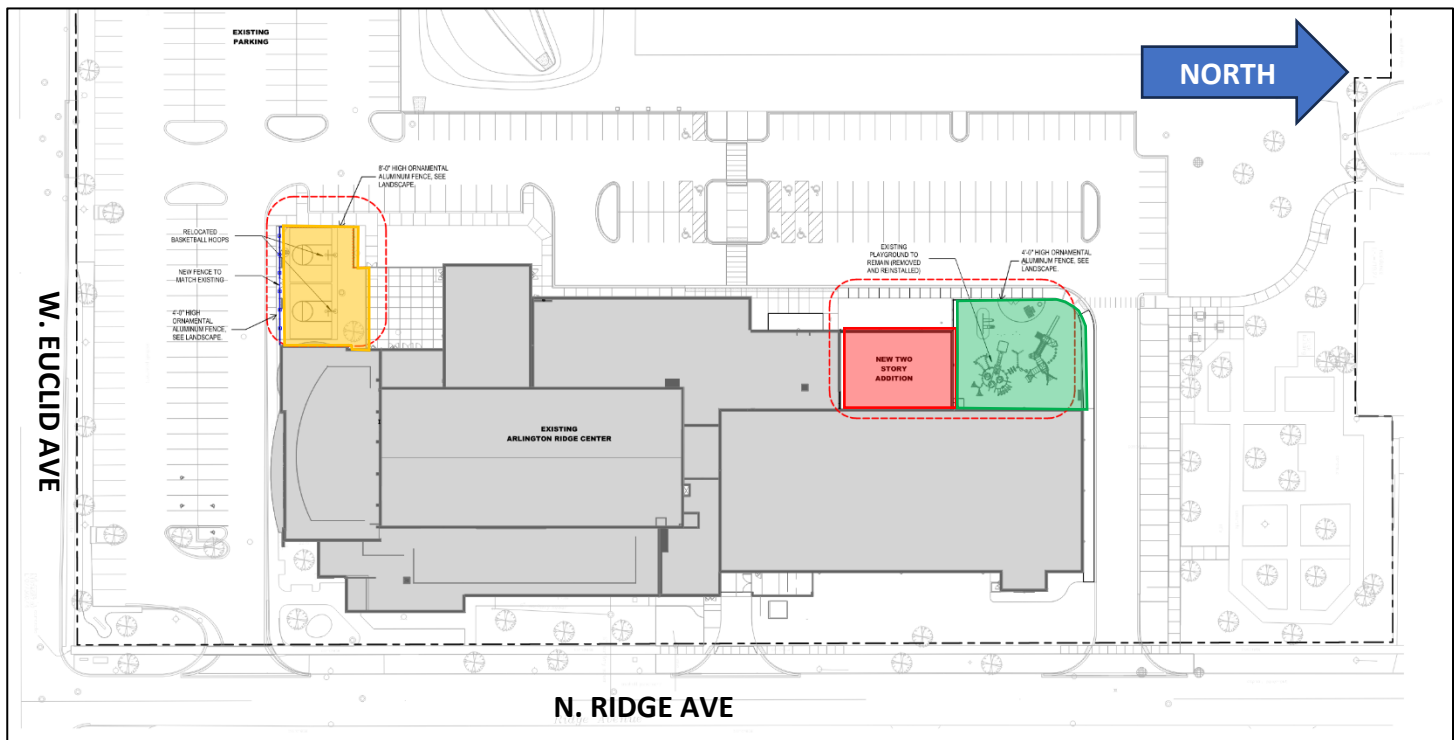
The Petitioner provided information on the occupancy of the existing facility and the proposed addition to calculate parking demand for the site (see the Parking Section below). The addition is intended to improve existing member experience as some fitness classes and children's programming currently use one of the courts in the open gym. The addition will provide a multipurpose room on the first floor and a private fitness room on the second floor. In addition to the added programming space, the pool locker rooms are intended to be reconfigured to include additional changing space and new private family changing rooms near the pool.

A Design Commission application has been reviewed by Village Staff and received a recommendation of approval for the proposed building addition. The addition is designed to appear as an extension of the existing building as it will include the same material palette of brick and glass. This Design Commission recommendation will be included in the recommendation to Village Board.

### **Site Improvements & Landscaping**

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





The basketball court and playground are considered accessory structures, which are only permitted in the rear of the property. On this property, the front yard is along W. Euclid Avenue since it is the shorter of the two corner yards. The rear of the property is to the north of the building. Therefore, the two accessory structures are located in the exterior side yard and a variance is required. The Petitioner has requested a variance from Chapter 28, Section 6.5-2 to permit two accessory structures in the side yard where accessory structures are required to be in the rear yard. The Petitioner has provided justification for this request indicating the structures are internal to the site to keep these activities off the street frontage and away from surrounding neighbors. The SDC has reviewed this request and concurs with the Petitioner's justification. The SDC recommends approval of this variance.

The fence around the basketball court is proposed at 8-feet; therefore, the Petitioner has requested a variance from Chapter 28, Section 6.13-3.b to allow a fence height of 8 feet where 6 feet is the maximum height. The proposed fence is only 8 feet tall on the north and west sides as the basketball hoops face that direction. The fence lowers to 4 feet tall on the south side to maintain drive aisle visibility in the parking lot. The fence is an open style, ornamental aluminum fence to match the playground. The SDC has reviewed this request and concurs with the Petitioner's justification as the fence is functional to reduce basketballs from entering the adjacent parking lot.

### **Parking and Traffic:**

As part of the amendment to the Planned Unit Development in 2018 (Ord. 18-009), a parking variation was requested and approved to reduce the required off-site parking from 757 spaces to 291 spaces. This building addition further increases the required parking to 807 spaces; therefore, the Petitioner is requesting a variance from Chapter 28, Section 10.4-4 to reduce the required parking from 807 spaces to 291 spaces, which is the total parking on-site plus landbanked spaces allocated per Ord. 18-009 (reference Exhibit D – Landbanked Parking).

A parking and traffic study is required by code for all PUDs and PUD amendments. The Petitioner has requested a variance to waive the requirement to provide a traffic study as the site access is not changing and traffic impacts would be minimal. The SDC concurs with this variance request. A parking study was prepared by Eriksson Engineering Associates, LTD and submitted by the Petitioner that includes evaluation of the land banked parking spaces included in the previous PUD approval, a parking survey of the property, parking surveys at Christian Liberty Academy (immediately adjacent to the east of the

subject property), parking demand based on ITE models, and peak parking demand for the property. Reference Exhibit F – Parking Study for the full parking study submitted by the Petitioner.

The parking study found that the Arlington Ridge Center would require a total of 807 spaces by code, which requires parking spaces equal to 30% of the total occupancy. Table 1 shows the breakdown of occupancy based on the use within the building and outdoor sports fields.

Table 1 – ARC Parking Requirements

| Use                               | Size          | Occupancy    | Parking Requirement | Spaces       |
|-----------------------------------|---------------|--------------|---------------------|--------------|
| Multi-Purpose Rooms               | 2,105         | 140          | 30% of Occupancy    | 42.0         |
| Storage, Mechanical, Other        | 12,696        |              |                     |              |
| <b>Lower-Level Total</b>          | <b>14,801</b> | <b>140</b>   |                     | <b>42.0</b>  |
| Multi-Purpose Rooms               | 2,956         | 197          | 30% of Occupancy    | 59.1         |
| Daycare                           | 581           | 2            | 3 spaces per staff  | 6.0          |
| Office/Administrative             | 1,222         |              | 1 space per 300     | 4.0          |
| Leisure Pool                      | 6,076         | 291          | 30% of Occupancy    | 87.3         |
| Lap/Diving Pool                   | 11,040        | 505          | 30% of Occupancy    | 151.5        |
| Warm Water Pool                   | 3,563         | 168          | 30% of Occupancy    | 50.4         |
| Bleachers                         |               | 412          | 30% of Occupancy    | 123.6        |
| Gym                               | 19,133        | 382          | 30% of Occupancy    | 114.6        |
| Concession                        | 350           |              | 1 space per 300     | 1.2          |
| Storage, Mechanical, Other        | 14,465        |              |                     |              |
| <b>Ground Level Total</b>         | <b>59,386</b> | <b>1,957</b> |                     | <b>597.7</b> |
| Control Deck                      | 107           |              | 1 space per 300     | 0.4          |
| Fitness Room                      | 5,049         | 101          | 30% of Occupancy    | 30.3         |
| Assessment Rooms                  | 271           |              | 1 space per 250     | 1.1          |
| Track                             | 6,339         | 127          | 30% of Occupancy    | 38.1         |
| Storage, Mechanical, Other        | 3,312         |              |                     |              |
| <b>Second Floor Total</b>         | <b>15,078</b> | <b>228</b>   |                     | <b>69.9</b>  |
| Multi-Purpose Rooms               | 4,362         | 89           | 30% of Occupancy    | 26.7         |
| <b>Addition Total</b>             | <b>4,362</b>  | <b>89</b>    |                     | <b>26.7</b>  |
| Basketball Court                  | 1             | 15           | 30% of Occupancy    | 4.5          |
| Playground                        | 1             | 80           | 30% of Occupancy    | 24.0         |
| Safety Town                       | 1             | 20           | 30% of Occupancy    | 6.0          |
| Soccer                            | 4             | 120          | 30% of Occupancy    | 36.0         |
| <b>Outdoor Facilities</b>         |               | <b>235</b>   |                     | <b>70.5</b>  |
| <b>ARC Totals</b>                 | <b>93,627</b> | <b>2,649</b> |                     | <b>807</b>   |
| <b>Existing Spaces</b>            |               |              |                     | <b>274</b>   |
| <b>Landbank Spaces</b>            |               |              |                     | <b>17</b>    |
| <b>Total Spaces</b>               |               |              |                     | <b>291</b>   |
| <b>Parking Variation Required</b> |               |              |                     | <b>516</b>   |

The study also conducted parking surveys of the existing parking capacity (274 off-street spaces) on Thursday, March 13<sup>th</sup>, Friday, March 14<sup>th</sup>, Saturday, March 15<sup>th</sup>. The survey found that Saturday mornings were the peak demand with 131 spaces occupied (48%). The parking study also surveyed spaces along Ridge Avenue where there are 40 spaces available on school days and 60 spaces available after 4:00 pm

and non-school days. Parking on Ridge Avenue remains very minimal with the peak parking occurring on the east side of the street on Thursday evening.

The previous parking variance recommended that the Park District explore the possibility of a shared parking agreement with the Christian Liberty Academy. This parking study evaluated that option by taking a parking survey of the existing utilization of the Christian Liberty parking lot when school was not in session. During the survey, there were unused parking spaces in the lot that could be used for overflow parking; however, the schools parking demand varies greatly due to events scheduled at different days of the week. The Petitioner has indicated that as a practical matter, the school is not available for use as overflow parking due to the inconsistency of the available spaces that could be utilized.

The parking study provides national parking data for recreation centers and soccer fields to compare to Village requirements and what is realistically occupied at any given time. The parking data from the Institute for Transportation Engineers (ITE) indicates the peak demand would be 269 spaces based on the uses within the building and the soccer field, basketball court, playground, and children's safety town area.

The SDC concurs with the conclusions of the parking study that find that the increased parking due to the building addition will not have an adverse impact on the existing development and there are adequate parking spaces on-site and on-street to accommodate the various activities within the recreation center. The SDC recommends approval of the parking variance with conditions of approval relating to the construction of the landbanked parking and continuing to work with the Village to adjust scheduling of major events so there are no overlaps. The Village has not received complaints regarding parking at the ARC facility since the previous parking variance approval.

### **RECOMMENDATION**

The Staff Development Committee (SDC) reviewed the proposed amendment to the Arlington Ridge Center Planned Unit Development and Special Use Permit Amendment for a "Community Center, Recreation Building", along with the following variations to Chapter 28 of the Municipal Code:

1. Variation from Section 6.12-1.3 to waive the requirement for a traffic study.
2. Variation from Section 10.4-4 to reduce the required parking from 807 spaces to 291 spaces.
3. Variation from Section 6.13-b.3 to permit an 8-foot-high fence where the maximum fence height is 6 feet.
4. Variation from Section 6.5-2 to permit two accessory structures in the western side yard where accessory structures are required to be in the rear yard.

The Staff Development Committee recommends **APPROVAL** of the petition subject to the following conditions:

1. The Arlington Heights Park District shall construct all landbanked parking stalls as identified in the plan prepared by Gewalt Hamilton Associates, Inc. within 90 days upon request of the Village if it is determined, at the sole discretion of the Village, that there is a shortage of on-site parking spaces on the subject property.
2. The Arlington Heights Park District shall work with the Village to adjust scheduling so that major events do not overlap. This may include a reduction in the amount of programming that is allowed on the subject property. If it is determined, at the sole discretion of the Village, that there is a shortage of on-site parking spaces on the subject property, the Park District shall provide an operations plan for the Arlington Ridge Center to demonstrate a reduction in parking demand.
3. At the time of building permit submission, the Petitioner shall provide a stormwater summary, including the existing and proposed impervious coverage and information on if excess storage is available in the existing detention facility.
4. At the time of building permit submission, the Petitioner shall provide an MWRD determination letter.
5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

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 April 23, 2025, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 24-025, a request for approval of Planned Unit Development Amendment to the Arlington Ridge Center PUD, Special Use Permit Amendment to amend the original "Community Center, Recreation Building" SUP with the following variations to Chapter 28: Section 10.4-4 to reduce the required parking from 807 spaces to 291 spaces; Section 6.12-1.3 to waive the requirement for a traffic study; Section 6.13-3.b to allow a fence height of 8 feet where 6 feet is the maximum; and Section 6.5-2 to allow two accessory structures in the side yard where accessory structures are only allowed in the rear. The subject property is located at 660 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 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 4 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](http://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 April 8, 2025 (286115)

## CERTIFICATE OF PUBLICATION

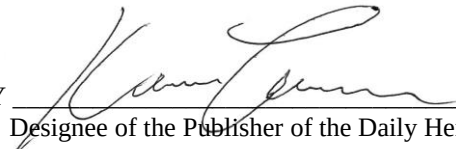
Paddock Publications, Inc.

### 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 04/08/2025 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 # 286115



REPORT OF THE PROCEEDINGS OF  
**THE CONCEPTUAL PLAN REVIEW COMMITTEE**

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON:

February 12, 2025

Project Title: Arlington Ridge Center (ARC)

Address: 660 N. Ridge Avenue

Petitioner: Arlington Heights Park District

Address: 410 N. Arlington Heights Road  
Arlington Heights, IL 60004

**Requested Action:**

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

**Variations Required:**

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

Attendees: John Kramer, Petitioner  
Lynn Jensen, Plan Commissioner  
Jay Cherwin, Plan Commissioner  
Bruce Green, Plan Commissioner

John Dzarnowski, FGM Architects  
Michael Lysicatos, Planning Department  
Rachael Hitzemann, Planning Department  
\*Dan Osoba, Planning Department

**Project Summary:**

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

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

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

**Meeting Discussion:**

Mr. Kramer – seeking to do a remodel inside and an addition, looking for amendments and variations based on the plans.

Mr. Osoba – the subject property here is located at the northeast corner of the intersection of Euclid and Ridge, and is zoned Public Lands district, the Park District owns the property. It is a recreational facility, the Arlington Ridge Center and located specifically at 660 N. Ridge. The overall site is about ten acres and it contains surface parking, outdoor fields, on site detention, and the recreation facility. It is within a planned unit development and there is an existing special use permit for a community center recreation building, which was approved in 2003, and then subsequently amended in 2018. Based on the petitioner's proposal, they are going to be requesting approval of a planned unit development amendment to the Arlington Ridge Center planned unit development. Plus, a special use amendment to amend the original community center recreation building special use permit. There are variations needed to exceed the parking variation, which was allowed per Ordinance 18-009, which allowed a parking reduction to 291 spaces, where 757 spaces are required. An additional variation would be required for a 12-foot-high fence around the basketball court, where the maximum is 6 feet.

The petitioner would need to provide us with information on the occupancy of the existing facility, as well as, the proposed addition. This would be used for to calculate parking and match future building permit submittals. The petitioner would be encouraged to discuss those occupancies with the Building and Life Safety Department prior to submittal to make sure everybody is on board with the occupancy designations. A Design Commission application has been reviewed by Village staff and received a recommendation of approval for the proposed building addition that would go with the entitlements that we are discussing. Part of the planned unit development amendment in 2018, the parking variation went from 757 to 291 spaces, this building would further increase that variation that we'd have to verify that amount based on the occupancy of the building. There are specific requirements and conditions of approval relative to parking in the ordinance, staff will be evaluating those parking conditions with this application, and a parking survey on the property over a five-day period, including Saturday and Sunday. Staff is interested in any events that will be occurring at the ARC and those events should be noted in the report. A projected demand analysis for the park based on the parking survey and ITE demand models for recreation facilities, so that we have an idea of what the actual parking demand is. And an evaluation of the parking related conditions that were mentioned from the prior approval. The staff development committee has reviewed the proposed amendment to the PUD and SUP, and is generally supportive of the application.

Commissioner Jensen – clarified that the number of parking spaces is not going down, the number of uses is going up.

Mr. Osoba – the parking requirement is going up, so therefore the variation is increasing in percentage. That justification for a parking variation in what was used last time that the ARC and Park District would not operate at full capacity, and would stagger events if needed.

Mr. Dzarnowski – we are not adding bathrooms, we are remodeling bathrooms.

Commissioner Cherwin – I have used the facility and the parking remains to be pretty good on a Saturday morning.

Mr. Kramer – staggered programming will be in place to accommodate the capacity. This renovated multi-purpose space will allow for classes and move them off the gym floor.

Commissioner Cherwin – inquired about the increase in fence height to 12 feet.

Mr. Kramer – due to the area being adjacent to the parking lot and not having the balls go over the fence. Proposing a 12-foot chain link fence for safety.

Commissioner Green – this project will be great, keep moving forward.

Public Comment – None

#### RECOMMENDATION

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

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

## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

**Project Name:** Arlington Ridge Center  
**Project Address:** 660 N. Ridge Center  
**Prepared By:** Steve Hautzinger

**Date Prepared:** January 22, 2025

### PETITION INFORMATION:

**DC Number:** 24-089  
**Petitioner Name:** John Kramer  
**Petitioner Address:** Arlington Heights Park District  
410 N. Arlington Heights Rd.  
Arlington Heights, IL 60004  
**Meeting Date:** January 28, 2025

### Requested Action(s):

Approval of the proposed architectural design for an addition to the existing Arlington Heights Park District, Arlington Ridge Center.

### Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval to amend the existing Planned Unit Development (PUD). Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

*"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission **for building and signage only.**"*

### Summary:

The petitioner is proposing a new two-story addition to the existing Arlington Ridge Center. The new addition is approximately 6,150 sf, with a multipurpose space on the first floor and a fitness room on the second floor.

### Architectural Design:

Overall, the proposed addition is very nicely designed to fit seamlessly with the existing building, which was recently expanded in 2018. All of the materials and detailing of the proposed addition will match existing.

### Equipment Screening:

The new addition includes two new rooftop mechanical units which are required to be screened from view. The two mechanical units are setback on the roof which will minimize their visibility, but they will also have unit mounted screens which will match numerous other mechanical screens that are already on this building.

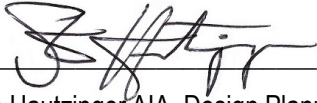
### RECOMMENDATION:

It is recommended that the Design Commission **approve** the design of the addition to the Arlington Ridge Center located at 660 N. Ridge Avenue. This recommendation is based on the plans received on 12/6/24, Site Plan received on 12/13/24, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to



comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



January 22, 2025

Steve Hautzinger AIA, Design Planner  
Department of Planning & Community Development

Cc: Emily Rodman, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Dan Osoba, Planner,  
Petitioner, DC File 24-089

# APPROVED

## MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING  
33 S. ARLINGTON HEIGHTS RD.  
JANUARY 28, 2025

Chair Kubow called the meeting to order at 6:30 p.m.

Members Present: Jonathan Kubow, Chair  
Ted Eckhardt  
Kirsten Kingsley  
Scott Seyer

Members Absent: John Fitzgerald

Also Present: Paul Rogner, PAR Craft Ltd for 615 N. Belmont Ave.  
John Anstadt, J. Anstadt Architecture for 635 S. Belmont Ave.  
Cynthia & Doug Hiskes, Owners of 635 S. Belmont Ave.  
Kamil Kapica, K/K Architecture for 923 N. Dunton Ave.  
Catherine & James Hommer, Owners of 923 N. Dunton Ave.  
John Kramer, AH Park District for Arlington Ridge Center  
Maggie Krieger, FGM Architects for Arlington Ridge Center  
John Dzarnowski, FGM Architects for Arlington Ridge Center  
Steve Hautzinger, Planning Staff

### REVIEW OF MEETING MINUTES FOR DECEMBER 10, 2024

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF DECEMBER 10, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

**ITEM 4. COMMERCIAL REVIEW****DC#24-089 – Arlington Ridge Center – 660 N. Ridge Ave.**

**Maggie Krieger & John Dzarnowski**, representing *FGM Architects*, and **John Kramer**, representing *The AH Park District*, were present on behalf of the project.

**Mr. Hautzinger** presented Staff comments. The Park District is here tonight seeking approval of the architectural design for an addition to the existing Arlington Ridge Center building. The project requires Plan Commission review and Village Board approval to amend the existing Planned Unit Development, and the Design Commission should review building and signage only.

The petitioner is proposing a new two-story addition to the existing Arlington Ridge Center that is approximately 6,150 sf, with a multipurpose space on the first-floor and a fitness room on the second-floor. Overall, the proposed addition is very nicely designed to fit seamlessly with the existing building, which was recently expanded in 2018. All of the materials and detailing of the proposed addition will match existing. Staff has no concerns about the architectural design being proposed. The new addition includes two new rooftop mechanical units which are required to be screened from view. The two mechanical units are setback on the roof which will minimize their visibility, but they will also have unit mounted screens which will match numerous other mechanical screens that are already on this building.

Staff recommends approval of the design as submitted.

**Maggie Krieger** said what they are looking to accomplish with this small addition is to give the Park District more flexibility in how they are able to program the Rec Center. The second-floor will be an extension of their fitness classes, and the lower level will allow them some flexibility with after school CAP and other day programs. The intent with the window placement is to translate the windows on the gym to have a seamless addition without taking away from the main entry having too much glass. The entire addition will be brick and curtain wall to match the existing building. The playground will remain in place, the swings relocated within the playground area, and the basketball courts moved to the southwest corner.

**Chair Kubow** asked if there was any public comment on the project and there was no response from the audience.

The commissioners summarized their comments. **Commissioner Kingsley** noted that this building received the Design Commission Design Award in 2020 after the last addition that was completed. She felt the current addition will be great and makes sense with everything being presented. She said the brick shown in the photos looks like 3 different colors, and she pointed to the brick at the north end of the gym space. **Ms. Krieger** clarified that the material at the north end of the gym is painted pre-cast and not brick. **Commissioner Kingsley** referred to the rendering presented and said that it seems like the addition is missing something; either the brick has to continue around, it has to be two different colors of brick, or there has to be a façade change, just to give it a little relief. Otherwise, she felt the addition looked nice.

**Commissioner Eckhardt** liked the elevation, it looks seamless, and the right side is more monolithic and improved with the three bands of windows; it looks like it has been there all the time. He liked the addition and would not change it.

**Commissioner Seyer** liked what is being proposed, and he agreed with **Commissioner Kingsley** that the top band can be changed to brick instead of glass. Spandrel glass never looks like glass, and it does not happen anywhere else on the building, other than at the side of the building where it feels more like a complete change between two massings. He felt it would feel more cohesive as a singular mass if this change was made, otherwise the brick wall at the end just feels thin and flimsy. He would make this a recommendation.

**Chair Kubow** said the addition looks great and is consistent with what is there. With regards to Commissioner Kingsley & Seyer's comments, he said that either way it is very nicely designed, although he was unsure which option he preferred with regards to the spandrel.

**Commissioner Eckhardt** said the existing building and proposed addition look like two different buildings in the rendering, and he questions if that is okay. The mass on the right with the white surround is a very strong element that holds it all together cohesively with glass panels underneath it; there is a big solid mass on the left side that is existing, with windows that do not go all the way up; and the center portion has 3 vertical window panels that do go all the way up. If the vertical panels were changed to brick, it could be reflective of the white headwall next to it, which may or may not bring the two buildings together. This building is now a collection of different mini buildings, which could be okay. He understood the other commissioner's comments about the masonry over the windows, and he asked the architect to respond to that.

**Ms. Krieger** referred to the existing photo and explained that the condition where the curtain wall is taken all the way up to the parapet is an existing condition being replicated on the new addition. This language was a continuation of that with the repetition of pulling those lines through the pre-cast wall. The reason the windows at the existing gym do not go all the way up is because of the structural system, and because the addition is steel, they have flexibility with what they can do with the curtain wall and how fenestration can be used as a language and in the materiality of the building. The intent was to not try to fight the interesting metal panel wrapping piece that emphasizes the entrance to the building, but be more of a connection to the language of the curtain wall coming across. **Mr. Dzarnowski** added that they looked at many different concepts including masonry on top of the glass, and it just looked too heavy. The design shown tonight wound up being an elevation that seemed to stand on its own fairly well and not mimic the existing white portion.

**Commissioner Kingsley** asked if the petitioner looked at a solution with just masonry in the top six spandrel panels. **Mr. Dzarnowski** said that was one of the concepts they considered, but it looked very heavy, and when it was taken around the corner, it started looking odd. **Commissioner Seyer** presented a sketch rendering that he created to illustrate this option. **Commissioner Eckhardt** preferred the original design being proposed; however, he liked the rendering created by Commissioner Seyer.

**A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE ARCHITECTURAL DESIGN FOR ARLINGTON RIDGE CENTER LOCATED AT 660 N. RIDGE AVENUE, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH ARCHITECTURAL PLANS RECEIVED 12/6/24, SITE PLAN RECEIVED 12/13/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:**

- 1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE**

**OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF PROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**

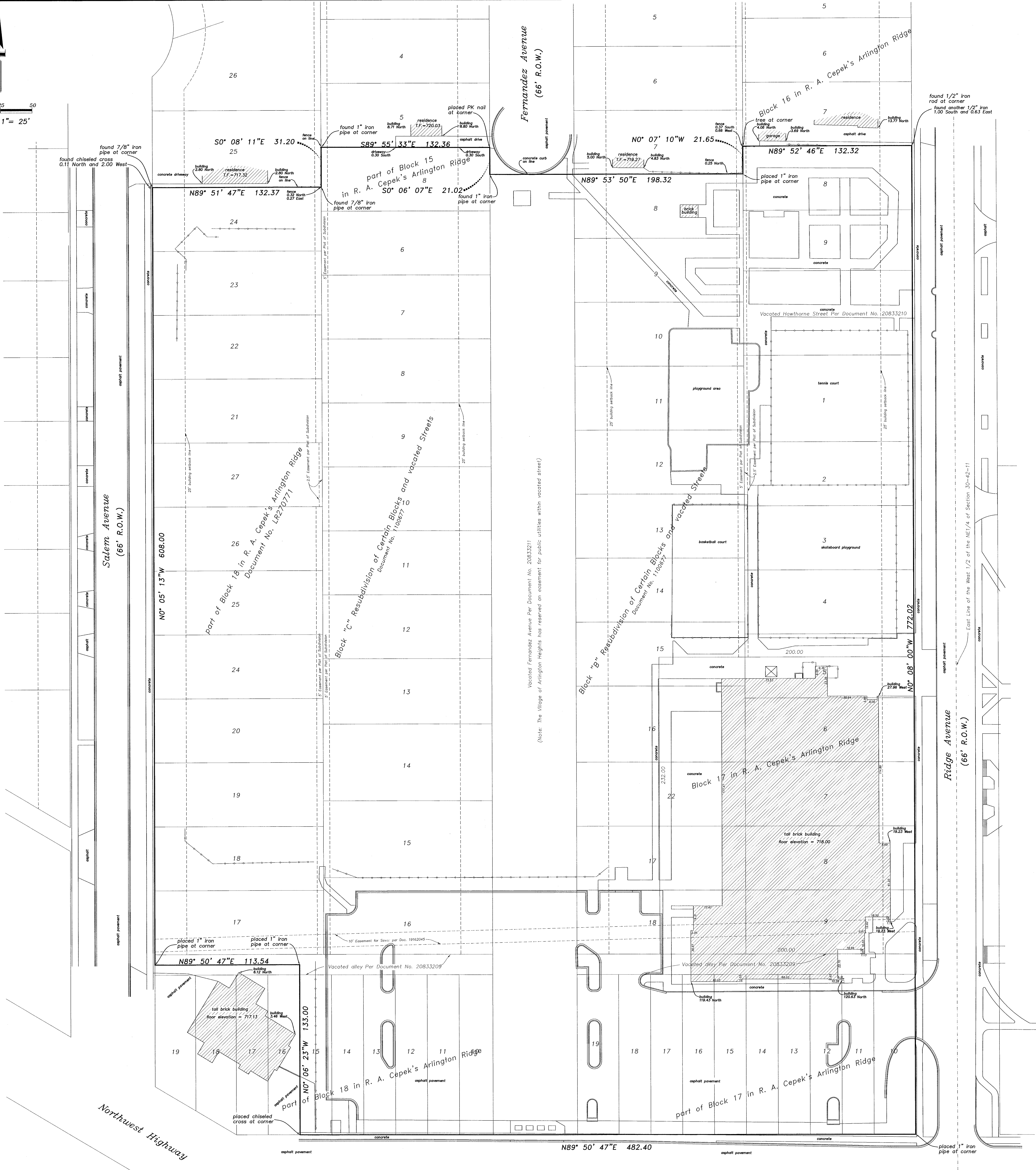
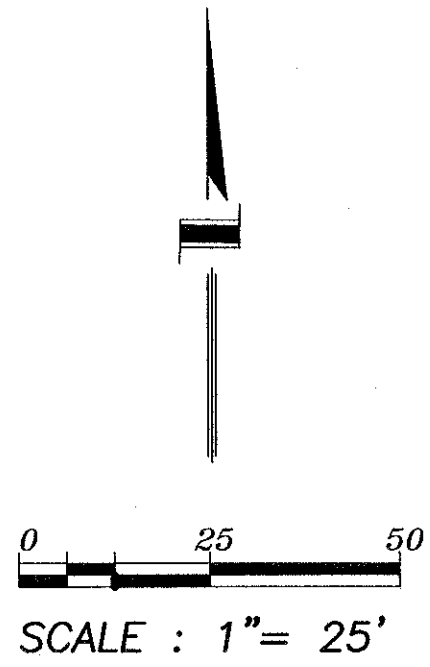
- 2. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.**

**KINGSLEY, AYE; SEYER, AYE; ECKHARDT, AYE; KUBOW, AYE.  
ALL WERE IN FAVOR. MOTION CARRIED.**









# Plat of Survey

of

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

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

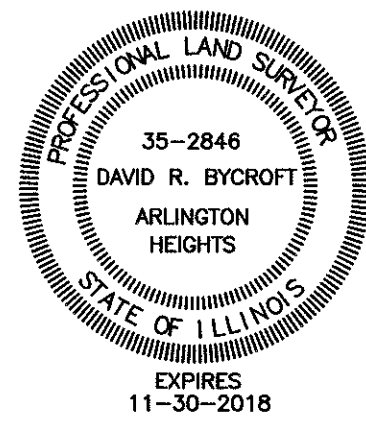
State of Illinois }  
County of Cook } ss.  
I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described in the caption of this plat and that this plat is a correct representation of said survey.

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

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

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

Design Firm #184-005910  
Expires April 30, 2019



FILE NO. 17-6751

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

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



# PROJECT DESCRIPTION

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Date: 12/13/24

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

FGMA Project Number: 23-3791.02

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## Remarks

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

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

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

The addition will incorporate the following sustainable initiatives:

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

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





March 24, 2025

Daniel Osoba  
Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, Illinois 60005

Subject: Special Use Permit & Variations Requests  
Arlington Heights Park District  
Arlington Ridge Center Addition & Locker Room Renovation  
660 North Ridge Avenue,  
Arlington Heights, Illinois 60004  
PC24-025

Dear Mr. Osoba,

Please see below for the Special Use Permit Justification along with the Variation Requests for the project referenced above.

#### SPECIAL USE PERMIT JUSTIFICATION

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

- That said special use is deemed necessary for the public convenience at this location.
- That said 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.

**Response: The addition and renovations planned at the Arlington Ridge Center (ARC) were based on resident feedback and space needs with fitness membership growth.**

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

**In addition to the added programming, AHPD intends to reconfigure the pool locker rooms to include additional changing space and incorporate private changing rooms near the pool.**

AHPD has received feedback from current members that additional changing space is needed in the pool locker rooms.

The proposed addition and renovations will not be a detriment to residents living adjacent or near the center. As a result of the new addition, the basketball courts are being relocated farther south away from the surrounding houses to the north. The playground will remain in the same location.

The proposed improvements will comply with the regulations, conditions and stipulations set forth by the Village Board of Trustees upon project authorization.

#### VARIATION REQUESTS

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

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

#### Variations Requested:

- I. A Variation to exceed the parking variation allowed per ORD. 18-009 which allowed 291 parking spaces where 757 spaces were required.

**Response:** AHPD desires to maintain as much green space as possible. The additional parking spaces required per Village ordinance would restrict the Park District's ability to maintain green space and further impact the present use of the park site. In addition, the Park District will continue to coordinate facility programming to prevent multiple large participant events from occurring at the same time.

The requirement of additional parking spaces would place parking closer to adjacent homes and would negatively impact their views or experience in relation to the park site.

If granted, the variation will improve the character and appearance of the site by allowing additional green space to be maintained.

- II. Variation to permit a 8-foot-high fence where the maximum fence height is 6 feet.  
**Response:** The new fence around the playground will match the existing portion at 4'-0" high. The new fence around the relocated basketball courts will be 8'-0" high on

the north and west sides and 4'-0" high on the south side. Since the basketball hoops are located on the north side of the courts, the 8'-0" high portion of the fence will keep balls from entering the parking lot. The fence drops in height at the southwest corner in order to maintain visibility for drivers in the parking lot. The 8'-0" fence height is a safety measure to prevent basketballs (and residents retrieving basketballs) from entering the parking lot.

**If granted, the variation will provide a safe environment for patrons, while maintaining the character and appearance of the site.**

- III. Variation to waive Traffic Study requirement.

**Response: The access to the site is not changing therefore a Traffic Study is not necessary. Per Staff Memo dated 2/12/2025, "Planning Staff would be amenable to this variation request."**

- IV. Variation to permit two accessory structures in the side yard (western yard) where accessory structures are required to be in the rear yard.

**Response: The new addition to the Arlington Ridge Center is located internal to the site where the current playground exists. As a result the playground area is reduced and the basketball hoops are being relocated. Both the playground and basketball hoops are located on the western side of the building in order to keep these activities off of the street front and away from any surrounding neighbors.**

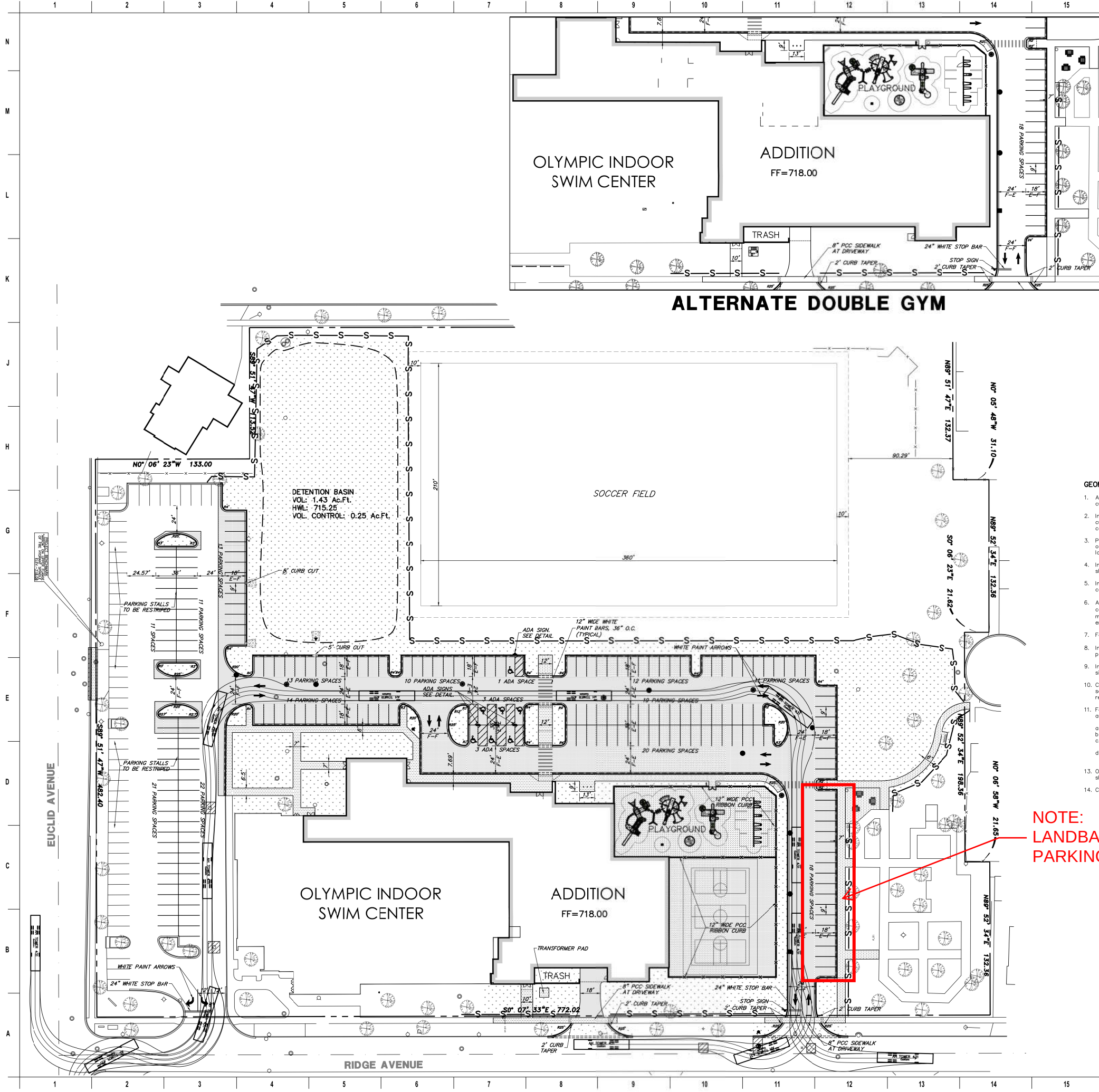
**If granted, the variation will provide space for exterior activities while maintaining the character and appearance of the site by keeping the accessory structures internal to the property.**

Sincerely,



**Maggie Krieger, AIA | Senior Associate**

[maggiekrieger@fgmarchitects.com](mailto:maggiekrieger@fgmarchitects.com)

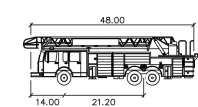


PROPOSED LEGEND

- |                                             |                                                      |
|---------------------------------------------|------------------------------------------------------|
| HEAVY DUTY PAVEMENT<br>1.5\"/>              | DETECTABLE WARNINGS<br>B6.12 CURB & GUTTER (REGULAR) |
| NORMAL DUTY PAVEMENT<br>1.5\"/>             | B6.12 CURB & GUTTER (DEPRESSED)                      |
| PCC PAVEMENT<br>8\"/>                       | B6.12 CURB & GUTTER (REVERSE PITCH)                  |
| PCC SIDEWALK<br>8\"/>                       | BARRIER CURB                                         |
| ARTIFICIAL TURF<br>SEE DETAIL               | BARRIER CURB (DEPRESSED)                             |
| CLASS D PATCH<br>MATCH EX. PAVEMENT SECTION | INTEGRATED SIDEWALK/CONCRETE CURB                    |
| 6\"/>                                       | FENCE                                                |
| STONE RIP RAP, CLASS A1                     | TREE TRUNK PROTECTION FENCE                          |
|                                             | PERIMETER EROSION BARRIER                            |
|                                             | CONSTRUCTION FENCE                                   |
|                                             | RETAINING WALLS                                      |
|                                             | SUMMITS                                              |
|                                             | SLOPES                                               |
|                                             | SWALES                                               |
|                                             | OVERLAND FLOW ROUTE                                  |
|                                             | PROPOSED TREE                                        |

GEOMETRIC AND PAVING PLAN

- All pavement dimensions are to edge of pavement, unless otherwise noted. E=edge of pavement, B=back of curb, F=face of curb. Radii dimensions are to back of curb.
- Install all curb and sidewalk as shown. Note some curbs require reverse pitch gutter. Dowel new sidewalk and curb to existing and proposed curbs per general notes. When constructing a carriage walk, the proposed sidewalk contraction and expansion joints shall align with existing curb joints.
- Provide 1.90% cross slope and 4.5% maximum longitudinal slope on all sidewalks and pedestrian path ways unless otherwise indicated. Illinois accessibility code requires a maximum constructed cross slope of 2.00% and longitudinal slope of 5.00%.
- Install bituminous pavement as shown. Refer to detail sheet for specific pavement sections and general note sheet for construction, testing and compaction requirements.
- Install PCC pavement as shown. Refer to detail sheet for specific pavement section and general notes for construction, testing and compaction requirements.
- All parking lot stall markings shall be 4" Yellow paint and all other parking lot pavement markings shall be paint, color as noted, in accordance with Section 780 of the IDOT Standard Specifications. (Two single applications, 16 mils each required). Site pavement marking shall be coordinated with Site engineer. Contractor shall notify site engineer 48 hrs prior to installing pavement marking. Re-stripping of entire existing parking lot is required.
- For handicapped stall markings, refer to Handicapped Parking Std and Sign Dimensioning Detail.
- Install new signs and handicapped parking signs using 2" galvanized square tube post and telescoping post sleeve per IDOT standard. If posts are within pavement, core pavement accordingly.
- Install transformer pad as shown. Pad shall be set 6" above finished grade. Refer to MEP plans for final pad size and design requirements.
- Contractor shall install temporary erosion control seed and blanket as necessary to meet soil erosion and sediment control requirements. Refer to notes and details throughout the plan set for specific material requirements.
- For final restoration, the contractor shall be responsible for restoring all disturbed turf areas and proposed turf areas as follows:
  - Refer to Landscape plans and specifications for plant and tree material and installation requirements.
  - Refer to Landscape plans for topsoil, seed and sod material and restoration requirements.
  - Prior to placement of topsoil restoration area subgrade material shall be rototilled and re-compacted to a maximum of 80% standard proctor to a depth of 6".
  - Spread a minimum of 6" of existing site salvaged screened topsoil or new pulverized topsoil on all disturbed areas. Compact to 80% standard proctor.
- Once restoration has been completed, the contractor shall remove erosion control devices. Silt fence trenches shall be backfilled and restored in kind. Storm structures shall be cleaned of debris.
- Coordinate Playground Equipment installation with underdrain and infill material.



AH TOWER 431 feet

|                   |        |
|-------------------|--------|
| Width             | : 8.50 |
| Track             | : 8.00 |
| Lock to Lock Time | : 6.0  |
| Steering Angle    | : 40.0 |

Exhibit 8

LANDBANKED PARKING EXHIBIT

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

**FGM ARCHITECTS**  
CHICAGO OAK BROOK OF FALLON ST. LOUIS  
**GHA ASSOCIATES, INC.**  
635 E. Main, Suite 200 • Naperville, IL 60563  
TEL 630.478.9700 • FAX 630.478.9701  
GHA JOB # 5313.000

DATE: 01/08/17  
DRAWN: PHLES  
CHECKED: DBY  
APPROVED: JCD  
PROFESSIONAL DESIGN FIRM  
IL # 184-000350

OLYMPIC SWIM ADDITION AND RENOVATION  
ARLINGTON HEIGHTS PARK DISTRICT  
640 Ridge Ave  
Arlington Heights, IL 60004  
**LANDBANKED PARKING EXHIBIT**

SHEET NO.  
**C3**

JOB NO. 17-2408.01  
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# Memorandum

**TO:** John Kramer  
Arlington Heights Park District

**FROM:** Stephen B. Corcoran, P.E., PTOE  
Director of Traffic Engineering

**DATE:** March 24, 2025

**RE:** Arlington Ridge Center Addition  
Parking Study  
660 North Ridge Road  
Arlington Heights, Illinois

This memorandum summarizes the results of a parking study for the Arlington Ridge Center (ARC) located at 660 North Ridge Road in Arlington Heights, Illinois. This parking analysis was done on behalf of the Arlington Heights Park District (AHPD) at the request of the Village of Arlington Heights as part of their review process.

## Site Location

The Arlington Ridge Center site is bounded by Salem Avenue to the west, Euclid Avenue to the south, Ridge Avenue to the east and single-family homes to the north. Land uses around the site consist of single-family homes to the north and west, Christian Liberty Academy to the east, and commercial buildings along Euclid Avenue and Northwest Highway (US 14) to the south.

## Recreation Center Addition

The AHPD is proposing to add a two-story addition on the west side of their building to create two multi-purpose rooms totaling 4,362 square feet with the capacity to accommodate up to 89 total occupants. It will be located on the existing outdoor basketball court next to the outside playground. The playground will be temporarily removed for construction and reinstalled. The basketball court will be moved to the southwest corner of the building. Site access and parking will not be affected.

There are a total of 274 parking spaces including 7 accessible spaces in a single parking lot. There are 17 land banked parking spaces on the north side of the north entry drive to be constructed if warranted. The total on-site parking supply is 291 spaces. The accessible spaces meet the ADA requirements. AHPD has a shared parking agreement with Big Angles Eatery across Euclid Avenue for them to use 6 parking spaces.

## Traffic Study Waiver

Per the Arlington Heights Zoning Code, a traffic and parking study is required for an amendment to a Planned Unit Development (PUD). This report provides the required parking study. A waiver from the traffic study is requested for the following reasons:

1. The proposed addition will increase the occupancy of the building the ARC building by 3.3% and will not have a material impact on the ARC traffic volumes.
2. No changes are proposed to the two existing access drives for the parking lot and the existing service drive on Ridge Avenue.
3. Expansion of the parking lot is not proposed nor warranted.
4. The overall ARC and the surrounding neighborhood travel patterns will not change with the PUD amendment.

## On-Street Parking

On-street parking is permitted on portions of Ridge Avenue. On the west side of the street, parking is prohibited between Vine Street and Euclid Avenue. Parking is allowed between Vine Street and Elm Street. There is only room for about 12 vehicles in this section due to number of driveways and two fire hydrants.

On the east side of Ridge Avenue, between the school service drive and Euclid Avenue, student drop-off and pick-up is permitted in this zone from 8:00 AM to 4:00 PM on school days (capacity for 20 vehicles). Parking is permitted at during non-school days and in the evenings. The on-street parking counts did not include any parent vehicles in the loading zone before 4:00 PM. North of the service area to Elm Street, two-hour parking is permitted. Approximately 40 vehicles can park along this curb front. There was minimal usage of on-street parking on the east side except for Thursday night. No vehicles were observed parking on the west side of the street.

Salem Avenue is a residential cul-de-sac located on the west side of the playing fields with access on Northwest Highway. Parking is prohibited on the east or park side of the street. The west or residential side of the street allows parking with the capacity for approximately 17 vehicles. Parking counts were not conducted with no scheduled use of the fields.

## Municipal Parking Requirements

EEA reviewed the Arlington Heights Zoning Code and the existing and proposed use of Arlington Ridge Center with the addition and the outside facilities. **Table 1** summarizes the programming inside and outside of the building and the spaces required by code. The majority of the required parking is based on the occupancy of the building space times 30%. A total of 807 parking spaces are required and 291 spaces provided. A parking variation of 516 spaces is required. Please note that the zoning code is based on the maximum occupancy of each area on a concurrent basis.

## National Parking Requirements

EEA reviewed the national parking data for similar uses found in the Institute of Transportation Engineers *Parking Generation Manual*, 6<sup>th</sup> Edition. **Table 2** summarizes ITE parking demand results. No data was found for the basketball court, the playground, or the safety town so the village requirement was used for those activities. The peak demand was found on a weekday with 269 vehicles that can be accommodated by the 274 existing spaces (291 spaces with land bank).

## Parking Survey

EEA conducted parking surveys at the ARC on Thursday, Friday, and Saturday March 13<sup>th</sup> thru 15<sup>th</sup>, 2025. The counts started at 6:00 AM, a half hour after opening until closing at 9:00 PM on Thursday, 8:00 PM on Friday, and 7:00 PM on Saturday. **Table 3** summarizes the survey results. Most of the parking occurred in the parking spaces along the west side of the building. The peak demand was on Saturday at 10:00 AM with 131 vehicles or 48% of the capacity of the lot.

The multi-purpose room addition would add 26.7 required parking spaces and increase the peak surveyed demand from 131 to 158 vehicles which can be accommodated on-site.

The Ridge Avenue on-street parking surveys are summarized in **Table 4**. Except for Thursday evening, there was minimal usage of on-street parking. The peak demand was 14 vehicles or 19% of the available spaces.

## Christian Liberty Academy Parking

At the request of village staff, EEA also surveyed the usage of Christian Liberty Academy's main parking lot on the northeast corner of Euclid Avenue and Walnut Avenue. Staff identified this lot as a possible overflow lot for the ARC. The Arlington Heights Park District and Christian Liberty Academy do not have an agreement to share their parking lots.

EEA surveyed the lots concurrently with the ARC parking surveys (see **Table 5**). Counts were not conducted during the school day on Thursday or Friday. The lot has a total of 159 parking spaces. During the surveys, there were unused parking spaces in the lot that theoretically could be used for overflow



parking. However, the school's parking demand varies due to events scheduled at different days of the week. For example, there was an evening event(s) on Thursday using more than half the available spaces with less activity on Friday. Events vary from week to week. As a practical matter, the school lot is not available for use as overflow parking for the ARC.

**Table 1**  
**Arlington Ridge Center Parking Requirements**

| Use                               | Size          | Occupancy    | Parking Requirement | Spaces       |
|-----------------------------------|---------------|--------------|---------------------|--------------|
| Multi-Purpose Rooms               | 2,105         | 140          | 30% of Occupancy    | 42.0         |
| Storage, Mechanical, Other        | 12,696        |              |                     |              |
| <b>Lower-Level Total</b>          | <b>14,801</b> | <b>140</b>   |                     | <b>42.0</b>  |
| Multi-Purpose Rooms               | 2,956         | 197          | 30% of Occupancy    | 59.1         |
| Daycare                           | 581           | 2            | 3 spaces per staff  | 6.0          |
| Office/Administrative             | 1,222         |              | 1 space per 300     | 4.0          |
| Leisure Pool                      | 6,076         | 291          | 30% of Occupancy    | 87.3         |
| Lap/Diving Pool                   | 11,040        | 505          | 30% of Occupancy    | 151.5        |
| Warm Water Pool                   | 3,563         | 168          | 30% of Occupancy    | 50.4         |
| Bleachers                         |               | 412          | 30% of Occupancy    | 123.6        |
| Gym                               | 19,133        | 382          | 30% of Occupancy    | 114.6        |
| Concession                        | 350           |              | 1 space per 300     | 1.2          |
| Storage, Mechanical, Other        | 14,465        |              |                     |              |
| <b>Ground Level Total</b>         | <b>59,386</b> | <b>1,957</b> |                     | <b>597.7</b> |
| Control Deck                      | 107           |              | 1 space per 300     | 0.4          |
| Fitness Room                      | 5,049         | 101          | 30% of Occupancy    | 30.3         |
| Assessment Rooms                  | 271           |              | 1 space per 250     | 1.1          |
| Track                             | 6,339         | 127          | 30% of Occupancy    | 38.1         |
| Storage, Mechanical, Other        | 3,312         |              |                     |              |
| <b>Second Floor Total</b>         | <b>15,078</b> | <b>228</b>   |                     | <b>69.9</b>  |
| Multi-Purpose Rooms               | 4,362         | 89           | 30% of Occupancy    | 26.7         |
| <b>Addition Total</b>             | <b>4,362</b>  | <b>89</b>    |                     | <b>26.7</b>  |
| Basketball Court                  | 1             | 15           | 30% of Occupancy    | 4.5          |
| Playground                        | 1             | 80           | 30% of Occupancy    | 24.0         |
| Safety Town                       | 1             | 20           | 30% of Occupancy    | 6.0          |
| Soccer                            | 4             | 120          | 30% of Occupancy    | 36.0         |
| <b>Outdoor Facilities</b>         |               | <b>235</b>   |                     | <b>70.5</b>  |
| <b>ARC Totals</b>                 | <b>93,627</b> | <b>2,649</b> |                     | <b>807</b>   |
| <b>Existing Spaces</b>            |               |              |                     | <b>274</b>   |
| <b>Landbank Spaces</b>            |               |              |                     | <b>17</b>    |
| <b>Total Spaces</b>               |               |              |                     | <b>291</b>   |
| <b>Parking Variation Required</b> |               |              |                     | <b>516</b>   |

**Table 2**  
**Arlington Ridge Center ITE Parking Demand**

| Use                           | Size          | ITE LUC          | Weekday    | Saturday   |
|-------------------------------|---------------|------------------|------------|------------|
| Recreational Community Center | 93,627        | 495              | 168        | 167        |
| Basketball Court              | 1             | 30% of Occupancy | 4.5        | 4.5        |
| Playground                    | 1             |                  | 24         | 24         |
| Safety Town                   | 1             |                  | 6          | 6          |
| Soccer                        | 4             | 488              | 66         | 65         |
| <b>ARC Totals</b>             | <b>93,527</b> |                  | <b>269</b> | <b>268</b> |

**Table 3**  
**Arlington Ridge Center Parking Lot Surveys**

| Time             | Thursday<br>March 13 <sup>th</sup> | Friday<br>March 14 <sup>th</sup> | Saturday<br>March 15 <sup>th</sup> |
|------------------|------------------------------------|----------------------------------|------------------------------------|
| <b>Inventory</b> | <b>274 parking spaces</b>          |                                  |                                    |
| Operating Hours  | 5:30 AM - 9:00 PM                  | 5:30 AM - 8:00 PM                | 5:30 AM - 7:00 PM                  |
| 6:00 AM          | 53                                 | 63                               | 20                                 |
| 7:00 AM          | 64                                 | 64                               | 53                                 |
| 8:00 AM          | 47                                 | 64                               | 80                                 |
| 9:00 AM          | 87                                 | 66                               | 80                                 |
| 10:00 AM         | 115                                | 86                               | <b>131 (48%)</b>                   |
| 11:00 AM         | 94                                 | 69                               | 84                                 |
| Noon             | 76                                 | 75                               | 71                                 |
| 1:00 PM          | 68                                 | 80                               | 53                                 |
| 2:00 PM          | 46                                 | 49                               | 59                                 |
| 3:00 PM          | 52                                 | 49                               | 92                                 |
| 4:00 PM          | 98                                 | 92                               | 89                                 |
| 5:00 PM          | 93                                 | <b>97 (35%)</b>                  | 96                                 |
| 6:00 PM          | <b>118 (43%)</b>                   | 75                               | 96                                 |
| 7:00 PM          | 104                                | 35                               | 52                                 |
| 8:00 PM          | 59                                 | 25                               |                                    |
| 9:00 PM          | 22                                 |                                  |                                    |

**Table 4**  
**Ridge Avenue On-street Parking Surveys**

| Time        | Thursday<br>March 13 <sup>th</sup> |                        | Friday<br>March 14 <sup>th</sup> |                        | Saturday<br>March 15 <sup>th</sup> |                        |
|-------------|------------------------------------|------------------------|----------------------------------|------------------------|------------------------------------|------------------------|
| Street Side | West                               | East                   | West                             | East                   | West                               | East                   |
| Capacity    | 12                                 | 40 (60) <sup>(1)</sup> | 12                               | 40 (60) <sup>(1)</sup> | 12                                 | 40 (60) <sup>(1)</sup> |
| 6:00 AM     | 0                                  | 0                      | 0                                | 0                      | 0                                  | 1                      |
| 7:00 AM     | 0                                  | 0                      | 0                                | 0                      | 0                                  | 1                      |
| 8:00 AM     | 0                                  | 2                      | 0                                | 0                      | 0                                  | 2                      |
| 9:00 AM     | 0                                  | 3                      | 0                                | 0                      | 0                                  | 1                      |
| 10:00 AM    | 0                                  | 2                      | 0                                | 1                      | 0                                  | 2                      |
| 11:00 AM    | 0                                  | 3                      | 0                                | 1                      | 1                                  | 6                      |
| Noon        | 0                                  | 3                      | 0                                | 1                      | 0                                  | 3                      |
| 1:00 PM     | 0                                  | 1                      | 0                                | 1                      | 0                                  | 2                      |
| 2:00 PM     | 0                                  | 1                      | 0                                | 0                      | 0                                  | 3                      |
| 3:00 PM     | 0                                  | 2                      | 0                                | 1                      | 0                                  | 2                      |
| 4:00 PM     | 0                                  | 4                      | 0                                | 5                      | 0                                  | 0                      |
| 5:00 PM     | 0                                  | 0                      | 0                                | 3                      | 0                                  | 0                      |
| 6:00 PM     | 0                                  | 2                      | 0                                | 4                      | 0                                  | 0                      |
| 7:00 PM     | 0                                  | 8                      | 0                                | 3                      | 0                                  | 0                      |
| 8:00 PM     | 0                                  | 14                     | 0                                | 1                      |                                    |                        |
| 9:00 PM     | 0                                  | 13                     |                                  |                        |                                    |                        |

(1) 40 spaces available on school days / 60 spaces available after 4 PM and non-school days

## Conclusion

This study reviewed the need for a traffic study and the parking requirements for Arlington Ridge Center in Arlington Heights, Illinois. The results of the analyses are:

1. A waiver from the traffic study requirement is warranted based on a small change in the maximum occupancy of the building, the size of the addition, and no changes to the access and traffic patterns around the center.
2. The existing on-site parking lot has a total of 274 parking spaces including 7 accessible spaces in a single parking lot. There are 17 land banked parking spaces on the north side of the north entry drive. The total on-site parking supply is 291 spaces.
3. There are 52 to 72 on-street parking spaces available on Ridge Avenue.
4. Based on the maximum possible occupancy of the building and grounds, 807 on-site parking spaces are required by the zoning code. A parking variation of 516 parking spaces is required.
5. The multi-purpose room addition would add 26.7 required parking spaces and increase the peak surveyed demand from 131 to 158 vehicles which can be accommodated on-site.
6. National parking data for recreation centers and soccer fields indicates the peak demand would be 269 vehicles that can be accommodated on-site.
7. The combined on-site and on-street parking supply provides 343 to 363 parking spaces which is twice the peak surveyed demand with the addition.

8. Providing the required 516 parking spaces would cover about 2.1 acres of pavement which would significantly increase storm water runoff and decrease landscaping/green areas. This area is slightly smaller than the green space dedicated for the four soccer fields.
9. The parking surveys at the Christian Liberty Academy main parking lot indicates it would not be recommended to use it as an ARC overflow lot.

**Table 5**  
**Christian Liberty Academy Main Parking Lot Surveys**

| Time             | Thursday<br>March 13 <sup>th</sup>                             | Friday<br>March 14 <sup>th</sup> | Saturday<br>March 15 <sup>th</sup> |
|------------------|----------------------------------------------------------------|----------------------------------|------------------------------------|
| <b>Inventory</b> | <b>159 parking spaces</b>                                      |                                  |                                    |
| 6:00 AM          | <b>No<br/>Parking<br/>Counts<br/>During<br/>School<br/>Day</b> |                                  | 6                                  |
| 7:00 AM          |                                                                |                                  | 6                                  |
| 8:00 AM          |                                                                |                                  | 11                                 |
| 9:00 AM          |                                                                |                                  | 27                                 |
| 10:00 AM         |                                                                |                                  | 59                                 |
| 11:00 AM         |                                                                |                                  | <b>65 (41%)</b>                    |
| Noon             |                                                                |                                  | 58                                 |
| 1:00 PM          |                                                                |                                  | 47                                 |
| 2:00 PM          |                                                                |                                  | 18                                 |
| 3:00 PM          |                                                                |                                  | 15                                 |
| 4:00 PM          |                                                                |                                  | 20                                 |
| 5:00 PM          | 27                                                             | <b>55 (34%)</b>                  | 15                                 |
| 6:00 PM          | 40                                                             | 37                               | 6                                  |
| 7:00 PM          | <b>95 (60%)</b>                                                | 21                               | 6                                  |
| 8:00 PM          | 93                                                             | 19                               |                                    |
| 9:00 PM          | 36                                                             |                                  |                                    |

# Soccer Field - Non-Tournament

## (488)

Peak Period Parking Demand vs: Fields

On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 2

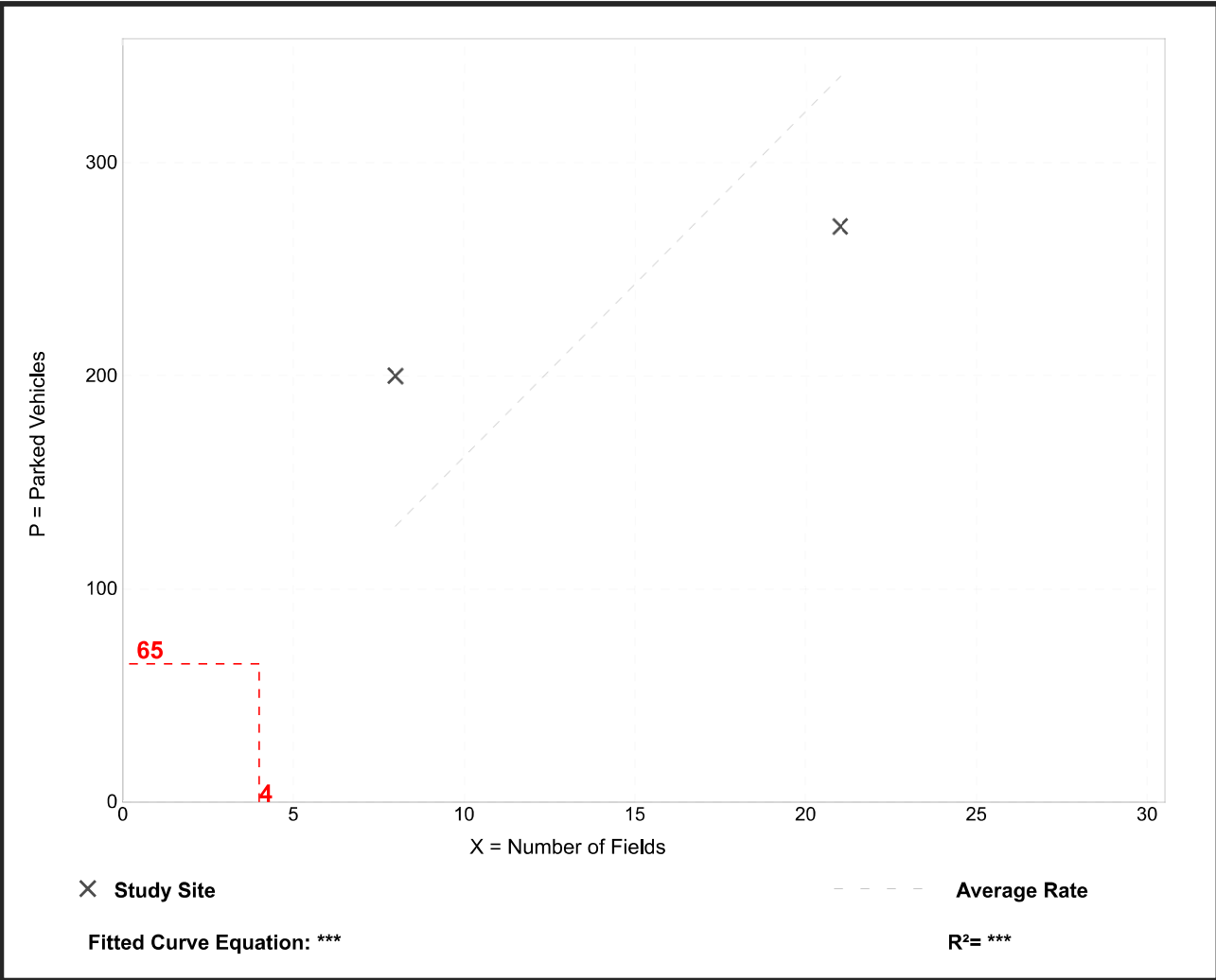
Avg. Num. of Fields: 15

### Peak Period Parking Demand per Field

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|--------------|----------------|------------------------|-------------------------|------------------------------------------|
| 16.21        | 12.86 - 25.00  | *** / ***              | ***                     | ***                                      |

### Data Plot and Equation

Caution – Small Sample Size



# Soccer Field - Non-Tournament

## (488)

Peak Period Parking Demand vs: Fields

On a: Weekday (Monday - Thursday)

Setting/Location: General Urban/Suburban

Number of Studies: 4

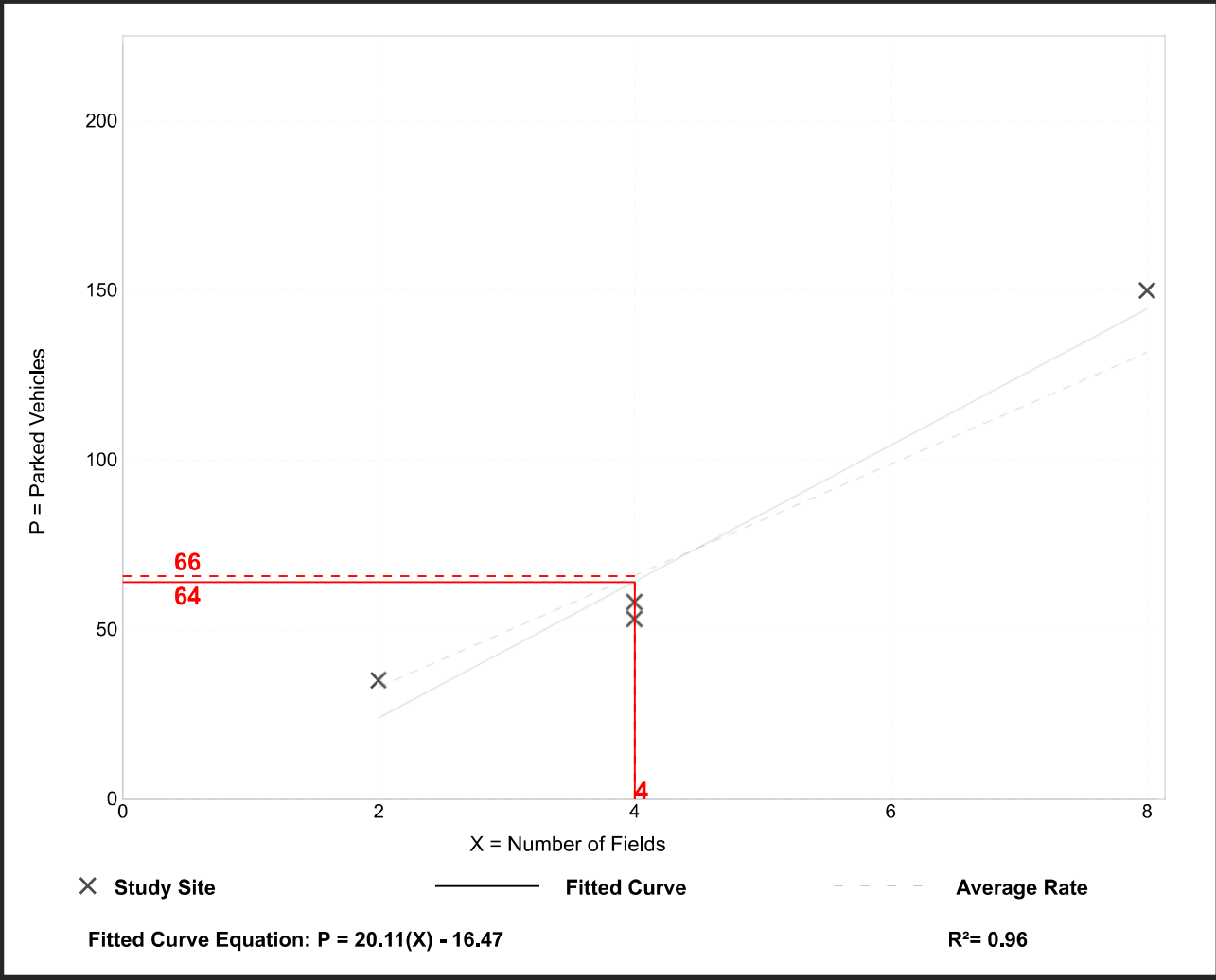
Avg. Num. of Fields: 4.5

### Peak Period Parking Demand per Field

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|--------------|----------------|------------------------|-------------------------|------------------------------------------|
| 16.44        | 13.25 - 18.75  | 14.06 / 18.75          | ***                     | 2.73 (17%)                               |

### Data Plot and Equation

Caution – Small Sample Size





# Recreational Community Center

## (495)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 3

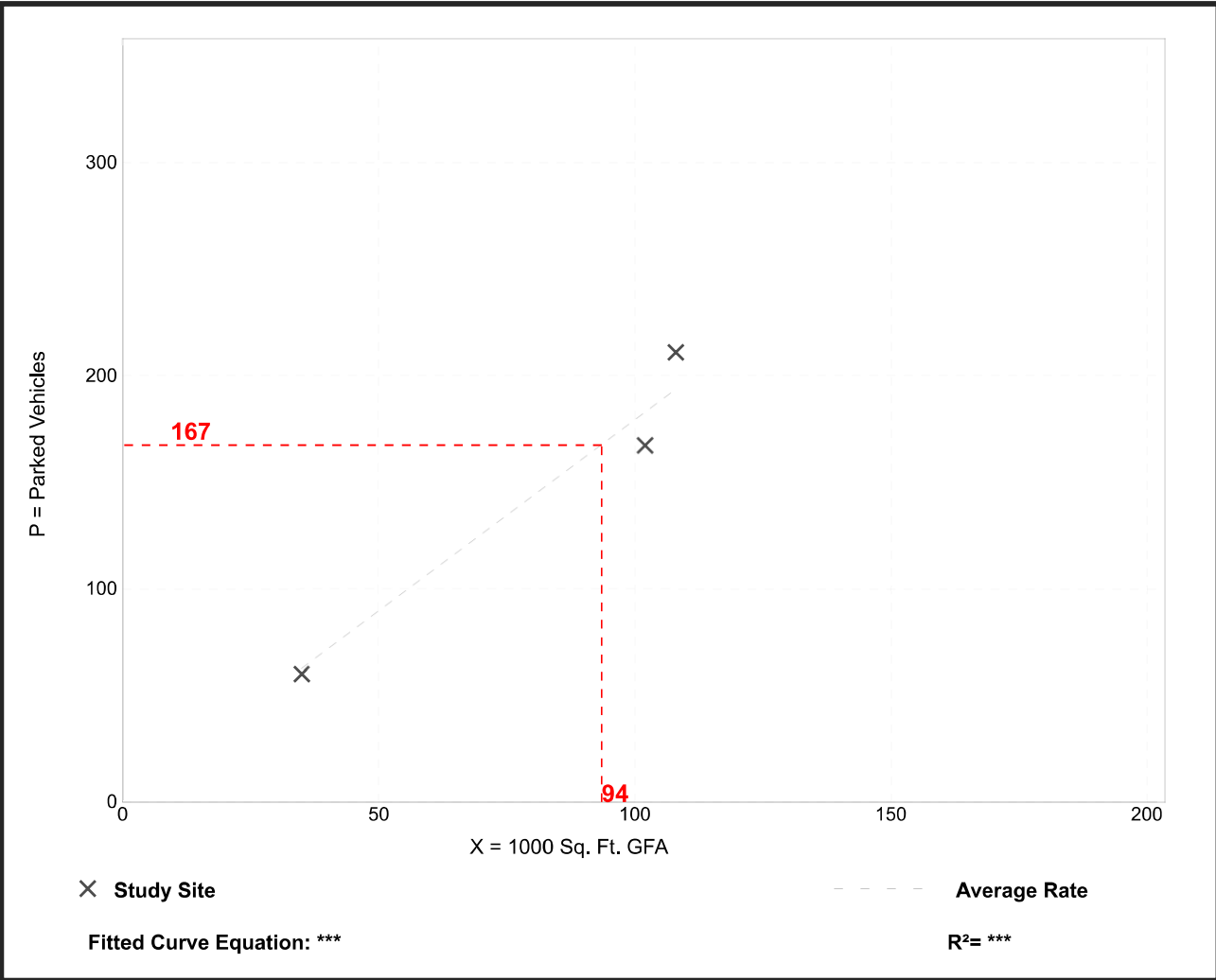
Avg. 1000 Sq. Ft. GFA: 82

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|--------------|----------------|------------------------|-------------------------|------------------------------------------|
| 1.79         | 1.64 - 1.95    | 1.66 / 1.95            | ***                     | 0.18 (10%)                               |

Data Plot and Equation

Caution – Small Sample Size



# Recreational Community Center

## (495)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

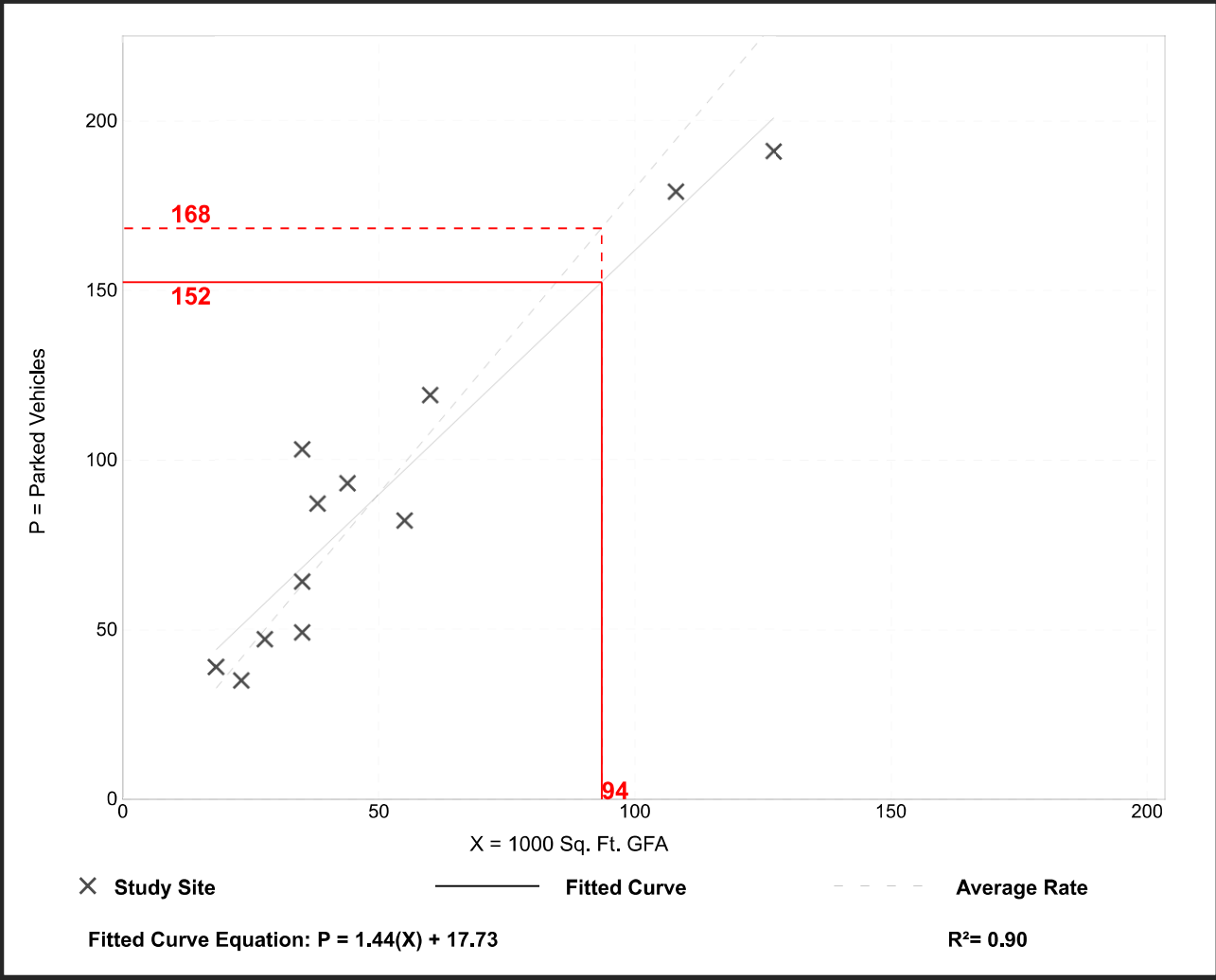
Number of Studies: 12

Avg. 1000 Sq. Ft. GFA: 51

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|--------------|----------------|------------------------|-------------------------|------------------------------------------|
| 1.80         | 1.40 - 2.94    | 1.56 / 2.32            | ***                     | 0.40 (22%)                               |

### Data Plot and Equation





660 Ridge Avenue  
Arlington Heights, Illinois

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



## INDEX OF SHEETS

- |      |                                |
|------|--------------------------------|
| C0.0 | CIVIL ENGINEERING COVER SHEET  |
| C1.0 | SITE DEMOLITION PLAN           |
| C2.0 | SITE GEOMETRY AND UTILITY PLAN |
| C3.0 | GRADING AND PAVING PLAN        |
| C4.0 | SITE WORK DETAILS              |

The contractor shall defend, indemnify, keep and save harmless the municipality, owner and engineer, and their respective boards members, representatives, agents and employees, in both individual and official capacities, from all claims, damages, losses and expenses, including attorney's fees, caused by, growing out of or incidental to the performance of the work under the contract by the contractor or its subcontractors, independent contractors, agents or employees of the State of Illinois and not beyond any extent which would render these provisions void or unenforceable. This obligation includes but is not limited to the liability of the contractor for work done in violation of applicable law, such as the Public Works Law [Ill. Rev. Stat. Ch. 68, Part 60 at Sec.] and regarding the protection of adjacent landowners [Ill. Rev. Stat. Ch. 17-1/2, Part 51 Et. Seq.]. In the event of any such injury [including death or disability] to the contractor or its subcontractor, therefore, the contractor shall give prompt notice to the owner.

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

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

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

[illegible]

**ISSUE FOR BID & PERMIT**

# CO.0

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## LEGEND

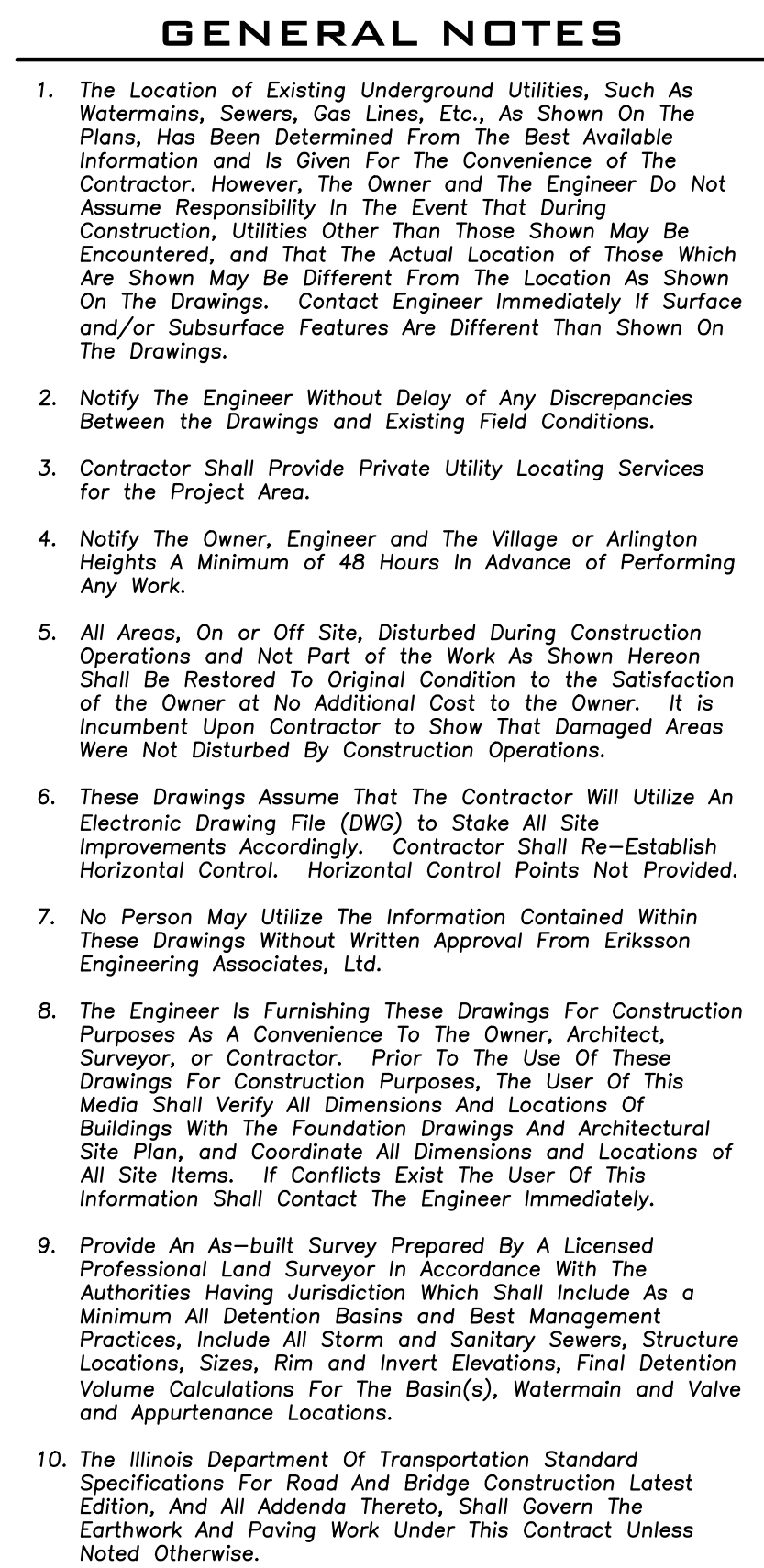
| EXISTING |                                         | PROPOSED |
|----------|-----------------------------------------|----------|
|          | Manhole                                 |          |
|          | Drainage Structure                      |          |
|          | Drainage Structure     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

1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Drawings. The Engineer Detains No Liability For The Accuracy Of The Information And Is Given For The Convenience Of The Contractor. The Engineer Does Not Assume Responsibility For The Accuracy Of The Information. The Engineer Does Not Assume Responsibility In The Event That During Construction, The Location Of The Utilities May Be Encountered, and That The Actual Location of These Utilities May Differ From The Location Shown On The Drawings. Contact Engineer Immediately If Surface And/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay Of Any Discrepancies Between The Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services For The Project Area.
4. Notify The Owner, Engineer and The Village or Arlington Heights At Least Minimum of 48 Hours In Advance Of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Herein Shall Be Restored To The Original Condition, To The Satisfaction Of The Owner at No Additional Cost To The Owner. It is Incumbent On Contractor To Obtain All Necessary Permits And Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) To Stake All Site Information. The Contractor Shall Establish Horizontal Control. Horizontal Control Points Not Provided, Shall Be Established By The Contractor.
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Erikson Engineering Associates, Ltd.
8. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Engineer, Contractor, And Subcontractors. The Engineer's Drawings For Construction Purposes, The User Of This Drawings Shall Verify All Dimensions, Etc., Against The Existing Buildings With The Foundation Drawings And Architectural Site Plan. The Contractor Shall Coordinate All Dimensions Of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
9. Provide An As-built Survey Prepared By A Licensed Professional Engineer And Surveyor. The Engineer Provides Having Jurisdiction Which Shall Include As A Minimum: Retention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basins(s), Watermains And Valve and Appurtenance Locations.
10. The Illinois Department of Transportation Standard Specifications For Roadway Construction, 2006, 11th Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work This Contract Unless Otherwise Indicated.

1. All Signs to be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
2. Keep All Village Streets Dry and Clear of Construction Related Dirt/Dust/Debris.
3. Coordinate Existing Utility Removal with Local Authorities and Neighboring Properties.
4. The Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Completed Prior to the Commencement of Construction Operations.
5. All Sawcutting Shall Be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Conditions at Joints. Coordinate with City of Chicago, Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shall Be Marked with Orange Safety Cones. Conditions to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of New Pavement Improvements.
6. Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Right-of-Way.
7. All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appendages. Coordinate Abandonment of Electrical Lines with Electrical Engineer and Owner Prior to Demolition.
8. Perform Tree Pruning in All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Right-of-Way. The Use of Tree Removal, All Tree Trimming Within The Drip Line Of Existing Trees To Remove Shall Be Limited To One Way To Remove Tree Trunk To 12" Diameter Area Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Firm For Any Transverse Trimming. Coordinate With City Of Chicago Prior To Operations For A Variance From This Procedure.
9. Coordinate Tree Removal with Landscape Architect. Trees to Be Removed Shall Be Removed in Their Entirety. Coordinate Removal of Trees with City of Chicago. Use As Much for Proposed Landscaping Where Applicable and Coordinate Removal to Architectural Firm.
10. Provide Tree Protection Fencing Prior to Construction Operations. Maintain Throughout Construction.

|                                                                                       |                                             |
|---------------------------------------------------------------------------------------|---------------------------------------------|
|  | Bituminous Pavement Removal<br>(Full Depth) |
|  | Concrete Pavement Removal<br>(Full Depth)   |
|  | Basketball Court Removal<br>(Full Depth)    |
|  | Artificial Turf Removal<br>(Full Depth)     |
|  | Pavement Sawcut                             |
|  | Curb & Gutter Removal                       |
|  | Structure Removal                           |
|  | Tree Removal                                |
|  | Project Area                                |



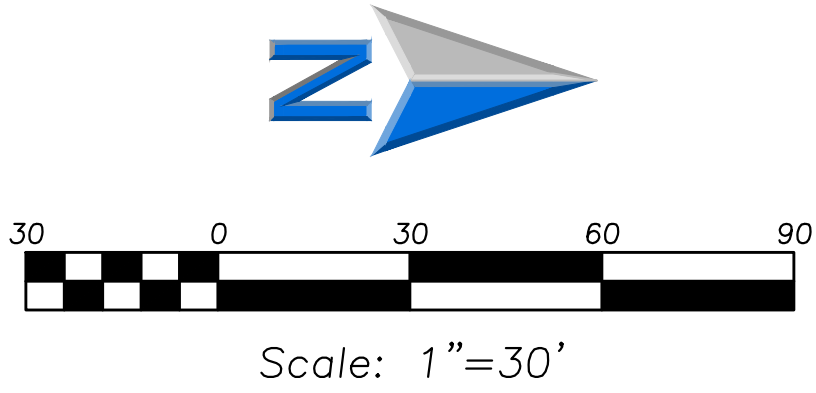
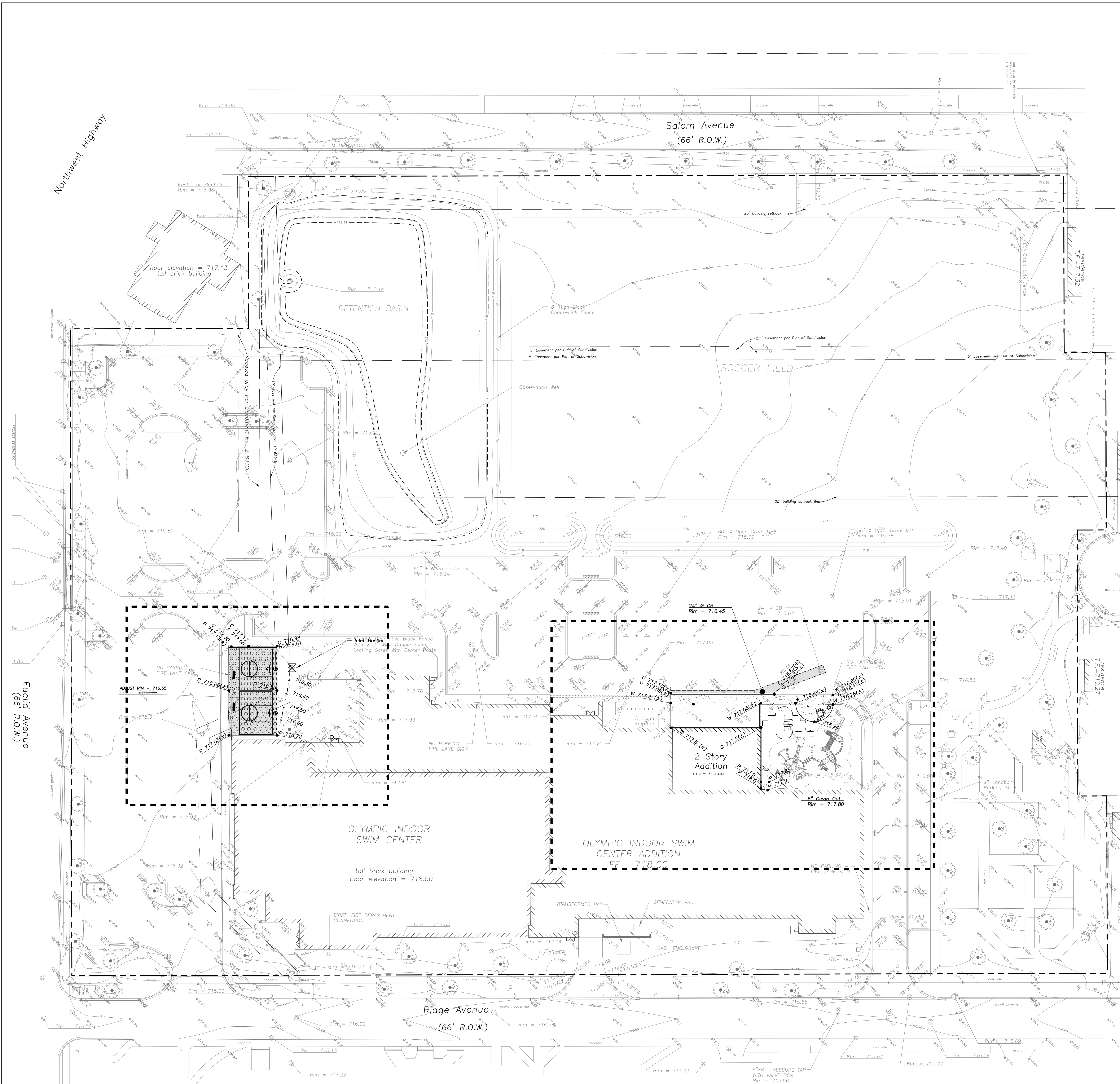


1. All Dimensions Contained Herein Represent Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
2. All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats For Latex Paints. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.
3. Refer to Architectural Drawings for Exact Locations of All Buildings.
4. Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.
5. Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-1/2" x 1/4", 11 Gauge Steel, Embedded 42" Minimum Into Ground.

2. This Project Is Located In A Combined Sewer Area.
3. Utility Service Lines as Shown Herein are Approximate. Coordinate The Exact Locations With The Plumbing Inspector Prior To Installation Of The Sewer Main. The Plumbing Inspector and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
3. Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
4. Field Verify Inlet & Locations of Existing Utility Mains. Plot All Existing Utilities or Structures. All Elevations and Inlets Referencing Said Utility Shall Be As Shown On The Existing Plans. If No Existing Structures or Utilities, and Adjustments Shall Be Made as Directed by Civil Engineer Prior to Installation if Discrepancy Exists Between Plans.
5. Coordinate the Relocation of Any Utilities Encountered Any Relocation of Any Utilities Damaged. Within Influence Zone of New Construction. Contact Engineer if The Relocation or Repair is Beyond the Influence Zone.
6. Protection of Water Supplies Shall Be As Described in Section 370.350 of The Illinois Recommended Standards For Sewage Works Or Section 411-2.01 of The Standard Specification for Sewer and Water Main Construction in Illinois, Latest Edition.
7. Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
8. The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work on this Project.
9. Adjust Frame Elevations of All Structures Located Within The Limits of The Project To Match Proposed Elevations. Also Remove Adjacent Structures if Necessary and Install New Mounds At Ramps As Directed. Install New Seals On Existing Structures Being Adjusted.
10. Obtain As-Built Information For All Pipes, in Accordance with the Standard Specifications for Sewer and Water Main Installation of Any Inlet Hoods Or Trash Racks.

1. The Location of Existing Underground Utilities, Such As Waterlines, Sewers, Gas Lines, Etc., As Shown On The Existing Conditions Drawings. The Contractor Shall Be Responsible For Obtaining All Necessary Information and is Given For The Convenience of The Owner, The Engineer, The Owner's Representative, And The Authority Having Jurisdiction, The Right To Not Assume Responsibility In The Event That During Construction, The Contractor Discovers Any And/or Subsurface Features Are Different Than Shown On The Existing Conditions Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for the Project Area.
4. Notify The Owner, Engineer and the Village or Arlington Heights, in Minimum of 48 Hours in Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Returned To The Original Condition, To The Satisfaction of the Owner at No Additional Cost to the Owner. It is the Contractor's Responsibility To Establish and Maintain Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Work. The Contractor Shall Accurately Establish Horizontal Control. Horizontal Control Points Not Provided.
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
8. The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Engineer, Contractor, Construction Manager, And Other Agencies For Construction Purposes. The User Of This Information And Coordination With The Owner, Architect, Drawings With The Foundation Drawings And Architectural Drawings and Coordinates All Work and Locations of All Site Work. If Any Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
9. Provides An As-built Survey Prepared By A Licensed Professional Land Surveyor To The Owner, Architect, Engineer, Construction Manager, And Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Elevation and Elevation of the Basin(s), Waterways and Vowels and Appurtenance Locations.
10. The Illinois Department of Transportation Standard Specifications for Road and Bridge Construction, 2018 Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.





LEGEND

| EXISTING | PROPOSED |
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GRADING NOTES

- The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
- All Landscaped Areas Disturbed By Construction Shall Be Respread In Accordance With The Landscape Drawings.
- Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
- Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.
- Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar All Rings And Frames. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.

PAVING & SURFACE LEGEND

- Asphalt Pavement Section
  - 1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, NSD
  - 2 1/2" Hot Mix Asphalt, IL-19.0, NSD
  - Prime Coat (0.25 gal/sq yd)
  - 8" Aggregate Base Course, Type B, Crushed, CA-6
- Concrete Sidewalk Section
  - 5" Portland Cement Concrete
  - Curing and Sealing Compound
  - 6"x6" W1.4xW1.4 Welded Wire Fabric
  - 2" Aggregate Base Course, Type B, Crushed
- Light-Duty Asphalt Pavement Section
  - 3" Hot Mix Asphalt, Mix D, IL-9.5, NSD
  - 6" Aggregate Base Course, Type B, Crushed
- Playground Surface, Refer to Landscape Drawings

GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermain, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- Contractor Shall Provide Private Utility Locating Services for the Project Area.
- Notify The Owner, Engineer and the Village or Arlington Heights A Minimum of 48 Hours in Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.
- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

| ISSUANCE |          |
|----------|----------|
| NO       | DATE     |
| 01       | 01/23/25 |

| DESCRIPTION            |  |
|------------------------|--|
| ISSUE FOR BID & PERMIT |  |

ARC ADDITION & LOCKER ROOM RENOVATION

ARLINGTON HEIGHTS PARK DISTRICT

660 Ridge Avenue

Arlington Heights, Illinois 60004

ISSUE FOR BID & PERMIT

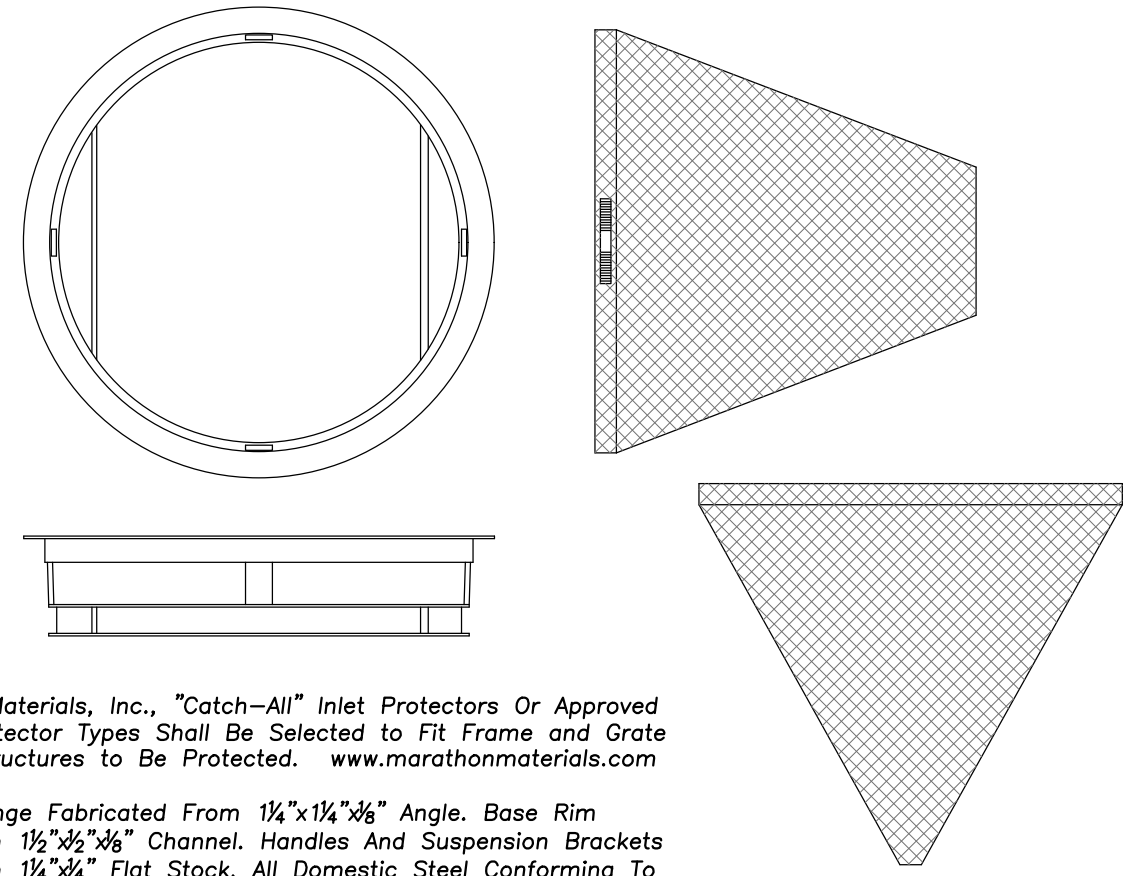
GRADING AND PAVING  
PLAN

SHEET NO.

C3.0

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General Notes:

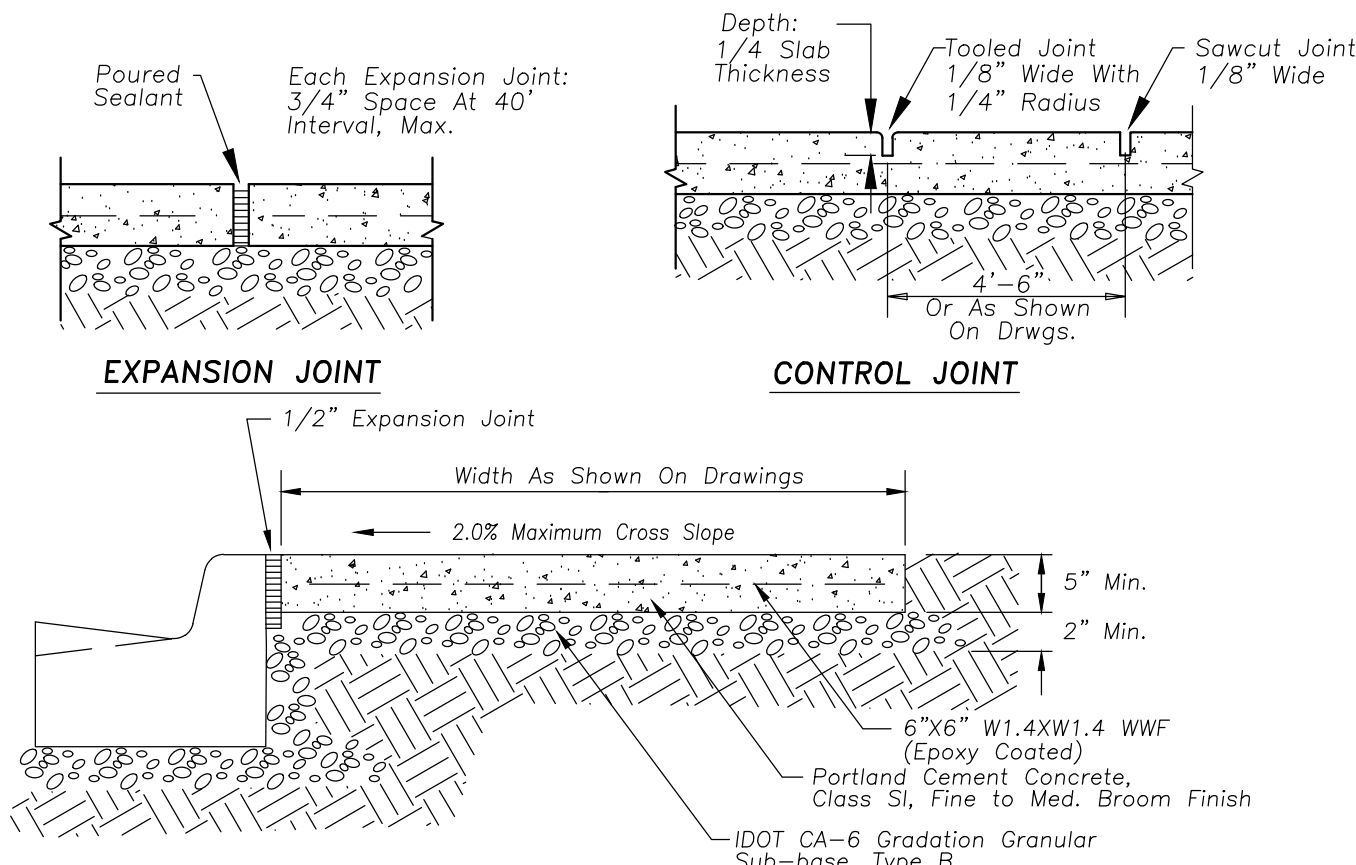
Use Marathon Materials, Inc., "Catch-All" Inlet Protectors Or Approved Equal. Inlet Protector Types Shall Be Selected to Fit Frame and Grate of Open Lid Structures to Be Protected. [www.marathonmaterials.com](http://www.marathonmaterials.com)

Frame: Top Flange Fabricated From  $1\frac{1}{4} \times 1\frac{1}{4} \times \frac{1}{8}$ " Angle. Base Rim Fabricated From  $1\frac{1}{2} \times \frac{1}{2} \times \frac{1}{8}$ " Channel. Handles And Suspension Brackets Fabricated From  $1\frac{1}{4} \times \frac{1}{4}$ " Flat Stock. All Domestic Steel Conforming To ASTM-A36.

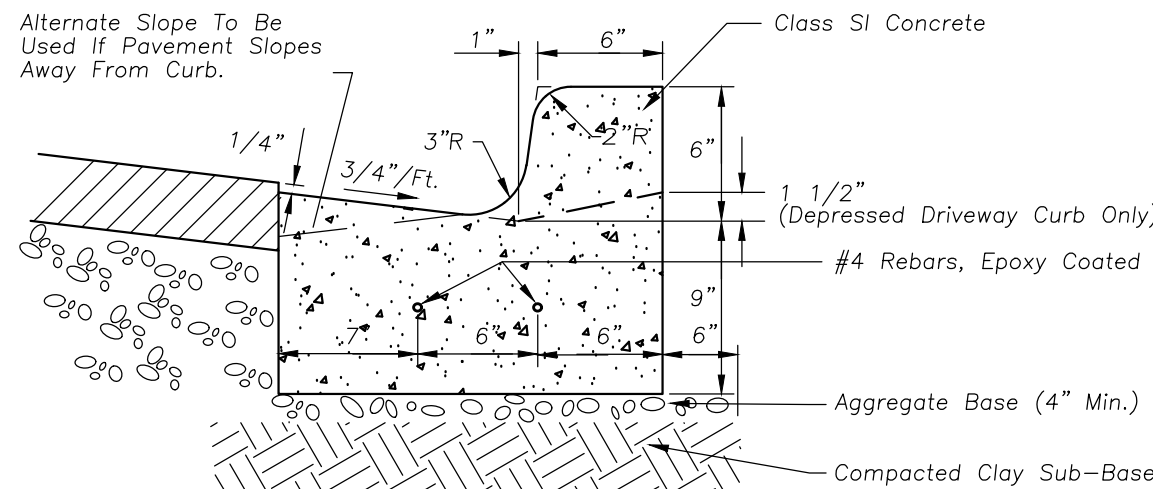
Sediment Bag: Bag Fabricated From 4 Oz./sq.yd. Non-woven Polypropylene Geotextile Reinforced With Polyester Mesh. Bag Secured To Base Rim With A Stainless Steel Strap And Lock.

*Install Baskets In All Existing Storm Inlets Prior To Construction And All New Storm Inlets Immediately After Installation. Contractor Shall Maintain Throughout Construction Activities.*

## INLET PROTECTORS - SEDIMENT BAG



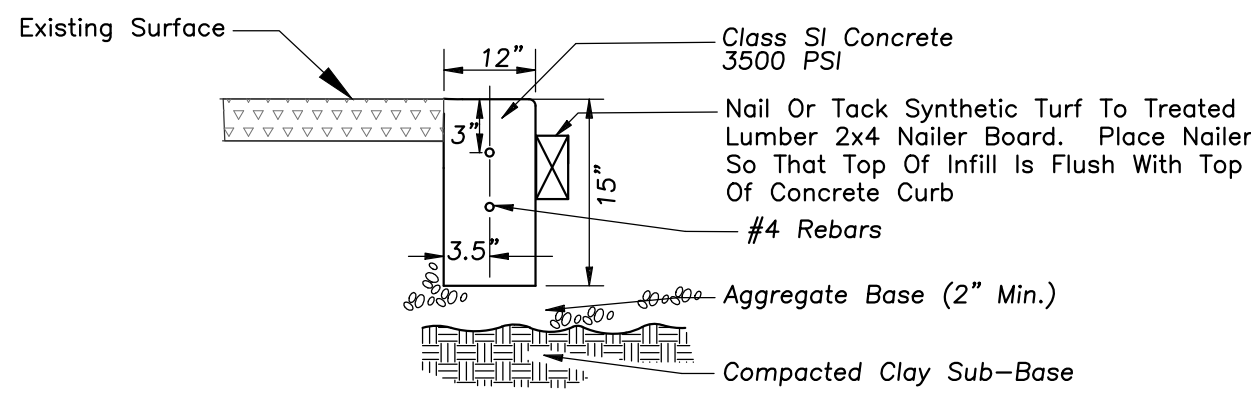
PORTLAND CEMENT CONC. SIDEWALK



Notes:

1. A 1" Expansion Joint Shall Be Installed At All Points of Curvature For Short Radius (under 25 ft ) Curves. Maximum Expansion Joint Spacing is 50'. Expansion Joints Shall Be Constructed With 1" Thick Preformed Expansion Joint Filler Conforming To The Curb And Gutter Cross Section And Shall Be Provided With One 1/4" 18" Cold Rolled Steel Strap Bolt. The Strap Bolt Shall Be Fitted With A Cap With A Pinched Stop Which Provides A Minimum Of 1" Expansion.
2. Maximum Contraction (Control) Joint Spacing Shall Be 20'.

B-6.12 CURB & GUTTER



**Notes:**

1. Maximum Contraction/Control joint spacing shall be (20') twenty feet.

MODIFIED TYPE B CURB



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630.717.5399 (O)

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## ARC ADDITION & LOCKER ROOM RENOVATION

ARLINGTON HEIGHTS PARK DISTRICT

660 Ridge Avenue

Arlington Heights, Illinois 60004

# ISSUE FOR BID & PERMIT

## SITE WORK DETAILS

**SHEET NO.**

## C4.0

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BASKETBALL ENLARGEMENT  
SEE SHEET L2.1, ENLARGEMENT 1

### PROPOSED STORY ADDITION

PLAYGROUND ENLARGEMENT  
SEE SHEET L2.1, ENLARGEMENT 3

Ridge Avenue

1. Contractor responsible for field layout of all new improvements. Digital files of geometric information will be provided upon request in AutoCAD format. No additional payment will be made for adjustments necessary to construct the work as drawn.
2. Contractor responsible to coordinate work in order to obtain approval of layout by Owners Representative prior to construction. No additional payment will be made to correct work if constructed incorrectly without pre-approval by Owners Representative.
3. Contractor responsible to maintain all layout stakes during construction. No additional payment will be made to replace layout stakes.
4. Place stakes at edges of sport courts, fields, limits of playground, shelter, and every 25 feet on center along centerline of all pathways for review by the Owner's Representative prior to earthwork operations.

5. All walls are dimensioned to Face of Wall unless otherwise noted.
6. All dimensions from roadway are from Back of Curb unless otherwise noted.
7. All curves and radii to be smooth and not segmented.
8. Contractor to provide layout stakes every 10 feet minimum for large arcs where radius points are not accessible.
9. Adjustment to stake locations due to discrepancies between coordinates and dimensions is incidental to the contract. No additional payments will be made for this work.
10. All roadway widths are measured from edge of pavement to edge of pavement unless otherwise shown on the plans.
11. Contractor responsible to take delivery, assemble and install all materials and furnishings per manufacturer's instructions.
12. Place control and expansion joints as shown on plans and details at all curves, walks, walls, steps, and concrete paving. Where joints are not shown, place control joints a maximum of 10 feet on center, expansion joints a maximum of 30 feet on center, and between all separate pours.
13. Contractor will maintain use zone requirements within soft surfacing; no use zone will overlap or be tangent unless noted. Adjust playground barrier curb and/or adjacent paving as needed to accommodate play equipment fall zones.
14. Coordinate location of storm line with playground footings and obtain Owner's approval prior to installation.
15. Layout of soft surface shall be verified in field by landscape architect.
16. Refer to specifications for additional conditions, standards and notes.
17. Unless otherwise noted, for products/equipment to be purchased by contractor or by owner, contractor shall take delivery, verify, and install per manufacturers recommendations. Contractor is responsible for reaching out to product/equipment vendors to obtain a full and complete understanding of the installation requirements prior to submitting a bid.

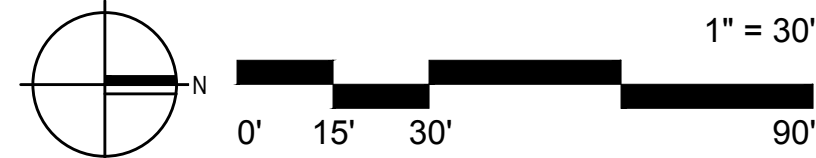
|                                                                                     |                                               |
|-------------------------------------------------------------------------------------|-----------------------------------------------|
|  | Existing Playground Artificial Turf Surfacing |
|  | Concrete Paving - Pedestrian                  |
|  | Sport Court Surfacing - Color A               |
|  | Sport Court Surfacing - Color B               |

| ISSUANCE |           |                   |
|----------|-----------|-------------------|
| NO       | DATE      | DESCRIPTION       |
| 01       | 3/25/2025 | ISSUED FOR PERMIT |

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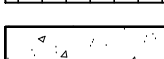
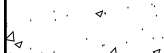
SHEET NO. **L2.0**

**JOB NO. 23-3791.02**  
**2024 FGM Architects**







- ### LAYOUT LEGEND
- |                                                                                      |                                               |
|--------------------------------------------------------------------------------------|-----------------------------------------------|
|   | Existing Playground Artificial Turf Surfacing |
|   | Concrete Paving - Pedestrian                  |
|   | Sport Court Surfacing - Color A               |
|  | Sport Court Surfacing - Color B               |





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

|                                                                                     |                       |
|-------------------------------------------------------------------------------------|-----------------------|
|  | Turf Seed and Blanket |
|  | Mulch Ring, typical.  |
|  | Item to be relocated  |

ILLINOIS PROFESSIONAL DESIGN  
FIRM #184-000350

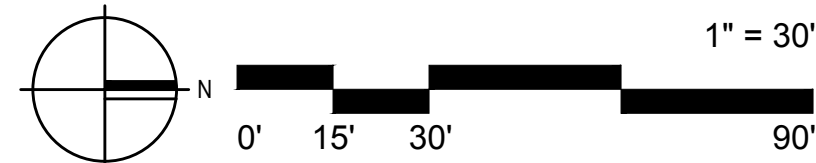
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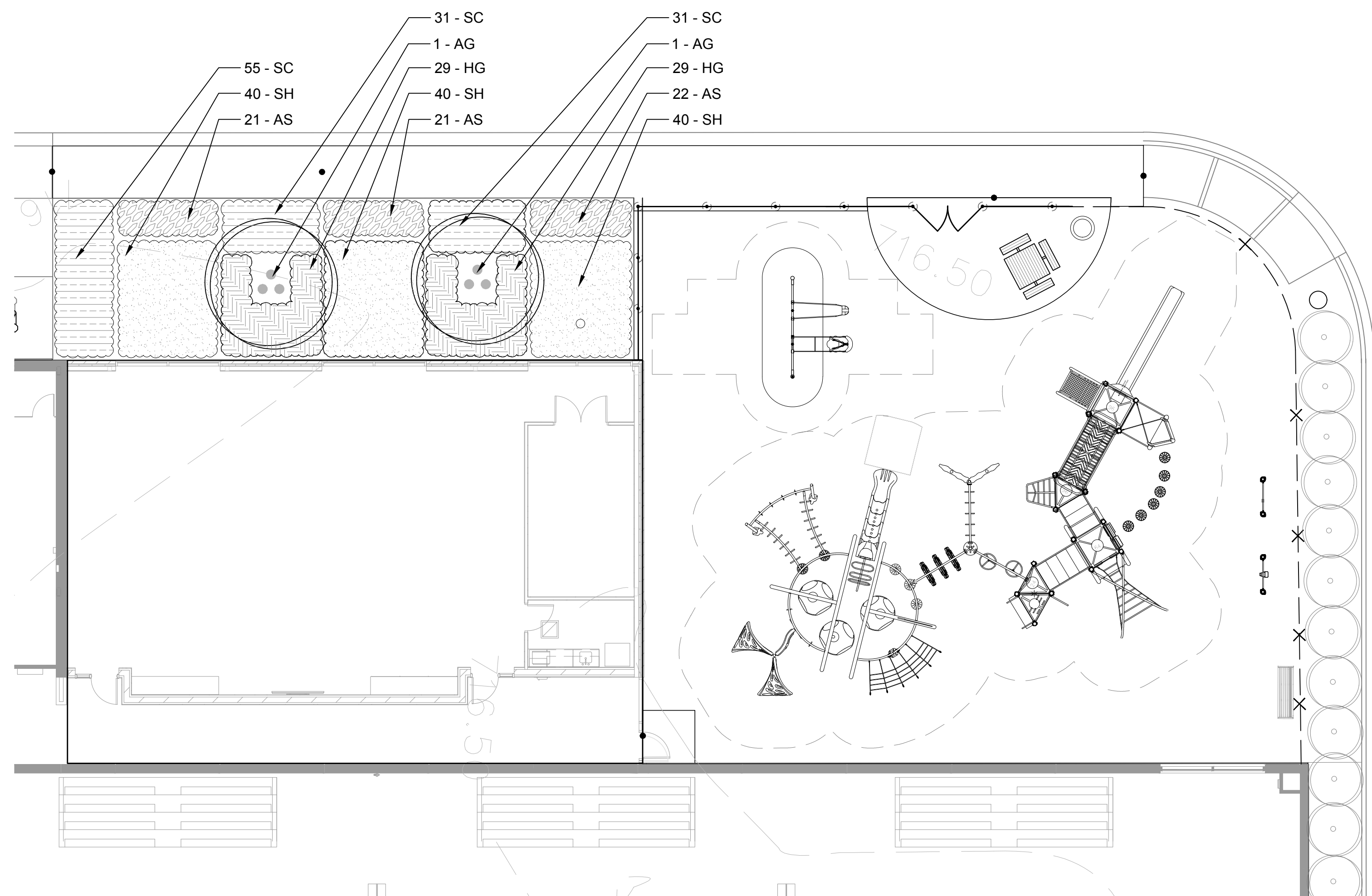
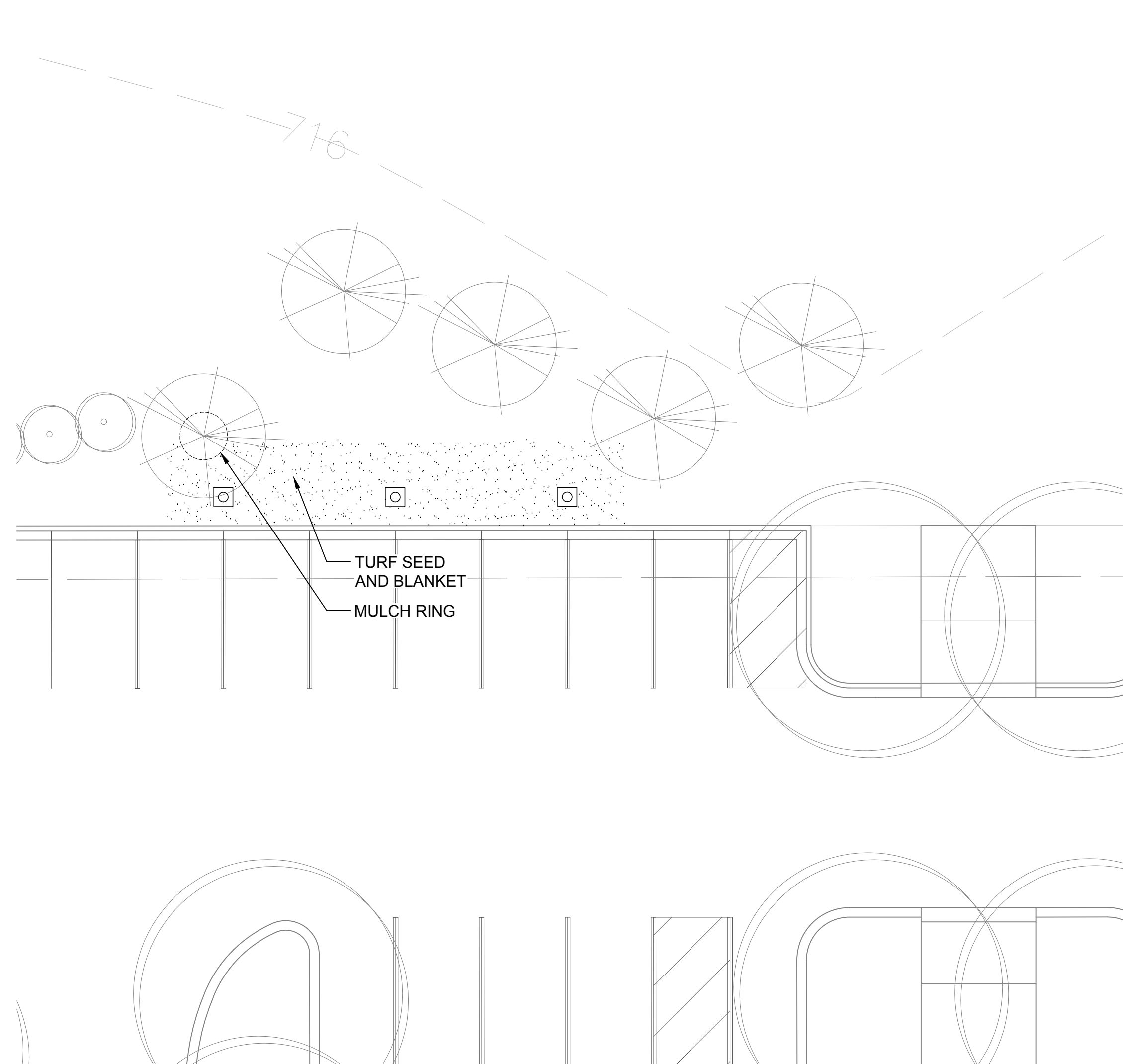
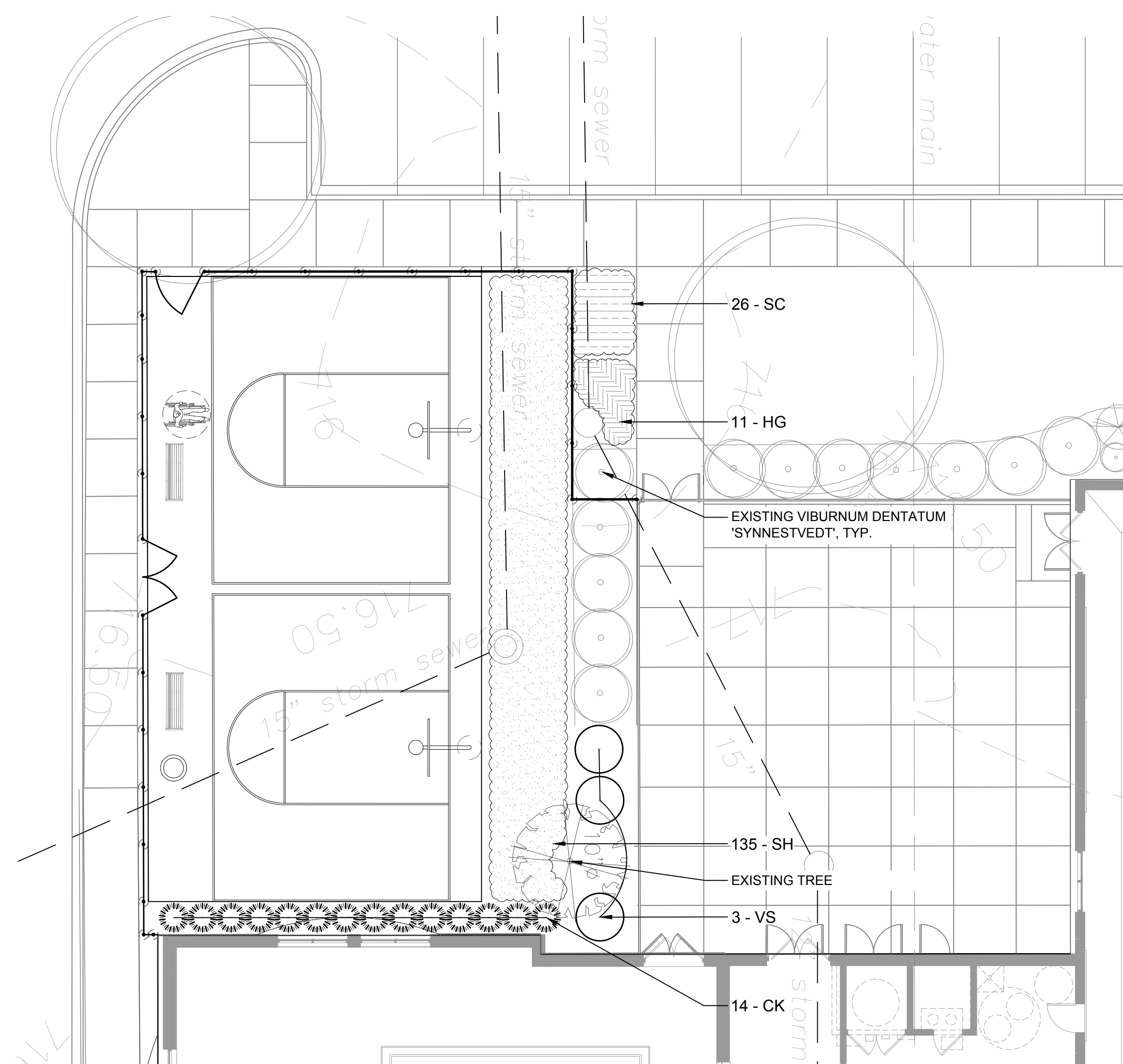
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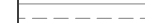
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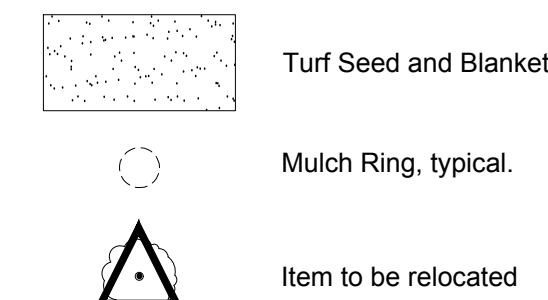


| PLANT SCHEDULE                                                                        |      |                                                                                       |                   |           |          |     |               |               |
|---------------------------------------------------------------------------------------|------|---------------------------------------------------------------------------------------|-------------------|-----------|----------|-----|---------------|---------------|
| SYMBOL                                                                                | CODE | BOTANICAL / COMMON NAME                                                               | SIZE              | CONTAINER |          | QTY | ENLARGEMENT 1 | ENLARGEMENT 2 |
| ORNAMENTAL TREE                                                                       |      |                                                                                       |                   |           |          |     |               |               |
|  | AG   | Amelanchier x grandiflora 'Autumn Brilliance'<br>Autumn Brilliance Apple Serviceberry | 8' Ht. Multi-Stem | B&B       |          | 2   |               | 2             |
| SHRUBS                                                                                |      |                                                                                       |                   |           |          |     |               |               |
|  | VS   | Viburnum dentatum 'Symmetvedt'<br>Chicago Lustre® Arrowwood Viburnum                  | 36" Ht.           | 5 Gal.    |          | 3   | 3             |               |
| ORNAMENTAL GRASSES                                                                    |      |                                                                                       |                   |           |          |     |               |               |
|  | CK   | Calamagrostis x acutiflora 'Karl Foerster'<br>Karl Foerster Feather Reed Grass        | 1 Gal.            |           |          | 14  | 14            |               |
| SYMBOL                                                                                | CODE | BOTANICAL / COMMON NAME                                                               | SIZE              |           | SPACING  | QTY | ENLARGEMENT 1 | ENLARGEMENT 2 |
| GRASSES                                                                               |      |                                                                                       |                   |           |          |     |               |               |
|  | SH   | Sporobolus heterolepis<br>Prairie Dropseed                                            | 1 Gal.            |           | 24" o.c. | 255 | 135           | 120           |
| PERENNIALS                                                                            |      |                                                                                       |                   |           |          |     |               |               |
|  | AS   | Allium x 'Summer Beauty'<br>Summer Beauty Ornamental Onion                            | 1 Gal.            |           | 18" o.c. | 64  |               | 64            |
|  | HG   | Hosta x 'Guacamole'<br>Guacamole Hosta                                                | 1 Gal.            |           | 24" o.c. | 69  | 11            | 58            |
|  | SC   | Salvia nemorosa 'Caradonna'<br>Cardonna Meadow Sage                                   | 1 Gal.            |           | 18" o.c. | 143 | 26            | 117           |

PLANTING NOTES

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6. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
7. Refer to specifications for additional conditions, standards and notes.

### PLANTING LEGEND



SCALE IN FEET

1" = 30'

0' 15' 30' 90'

fgma  
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## ARC ADDITION & LOCKER ROOM RENOVATION

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### PLANTING PLAN - ENLARGEMENT

SHEET NO.

### L3.1

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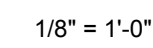
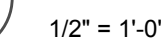
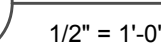
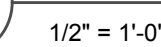
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**ARC ADDITION & LOCKER ROOM RENOVATION**  
ARLINGTON HEIGHTS PARK DISTRICT  
660 Ridge Avenue  
Arlington Heights, Illinois 60004

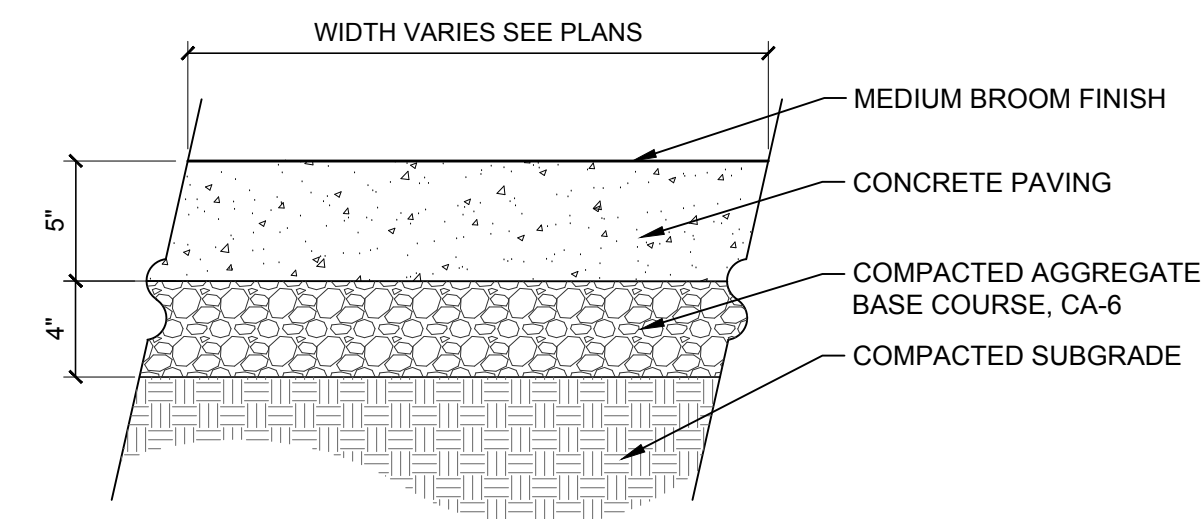
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## DETAILS - PLAYGROUND

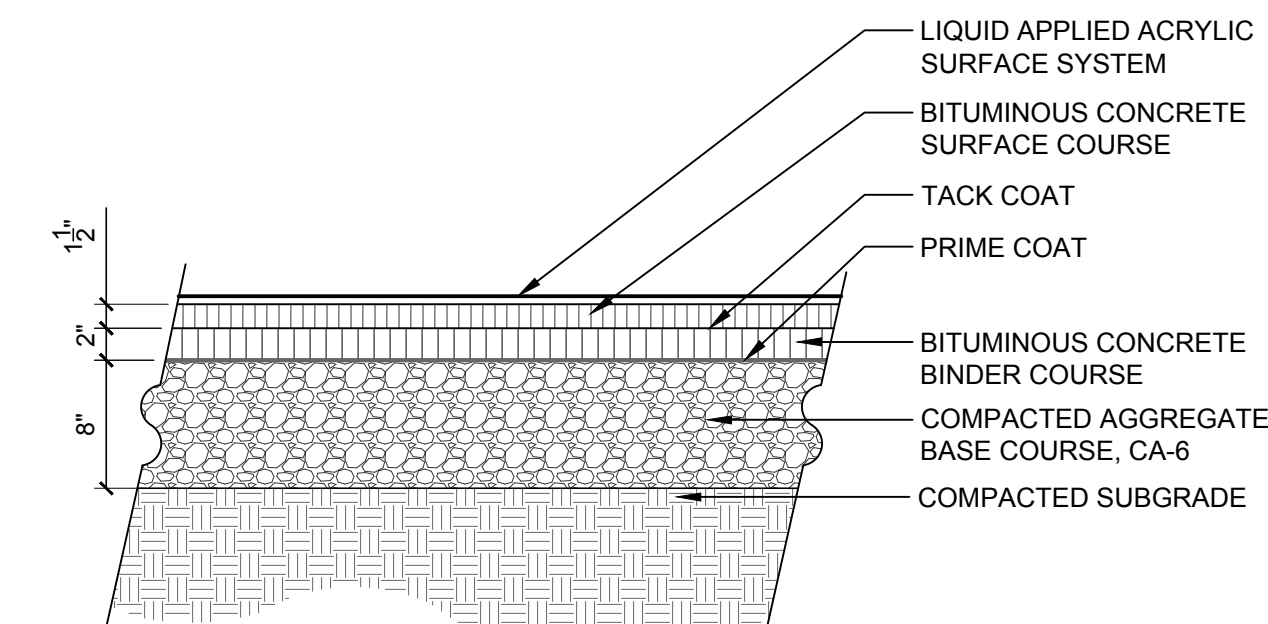
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## L4.1

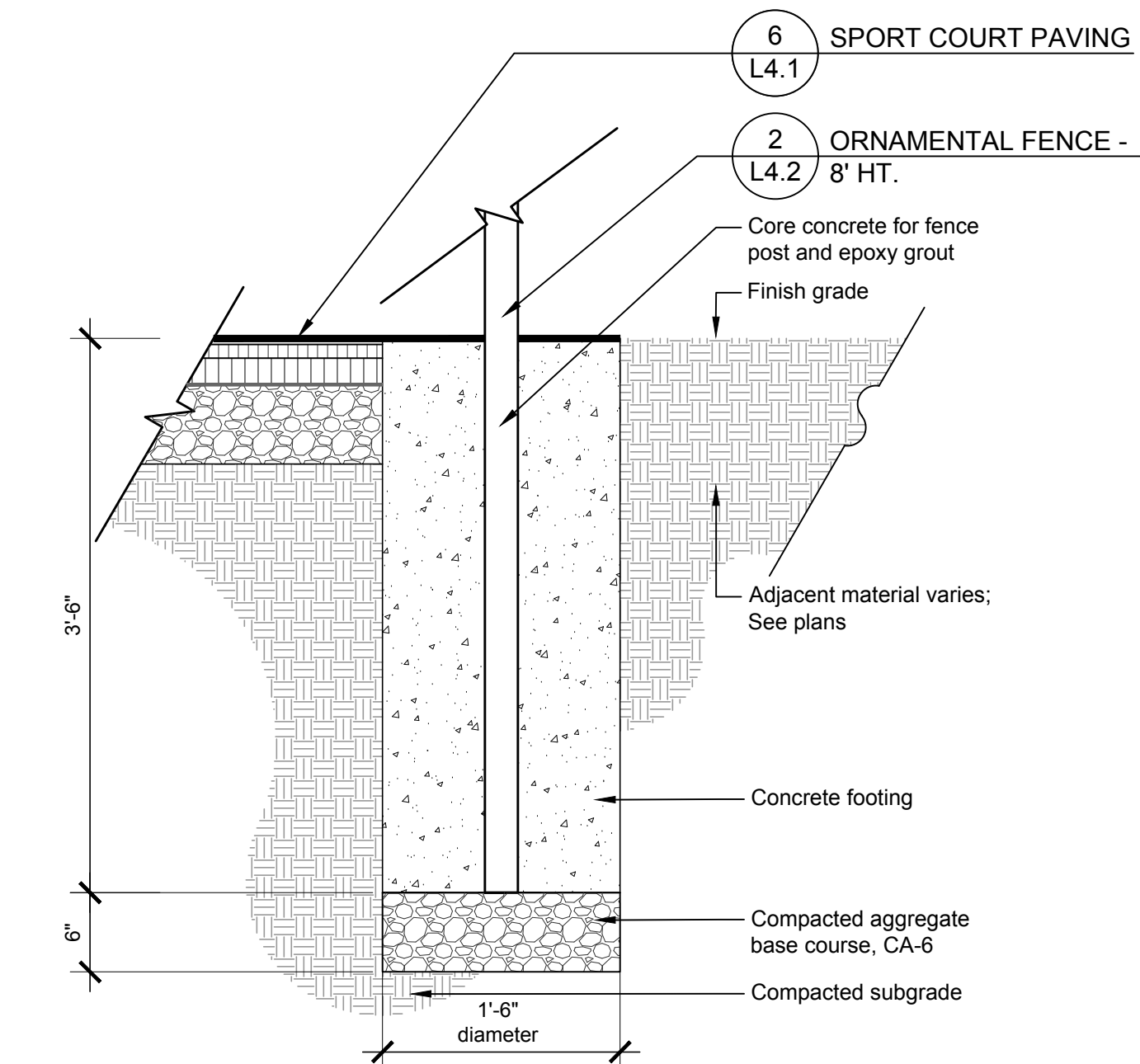
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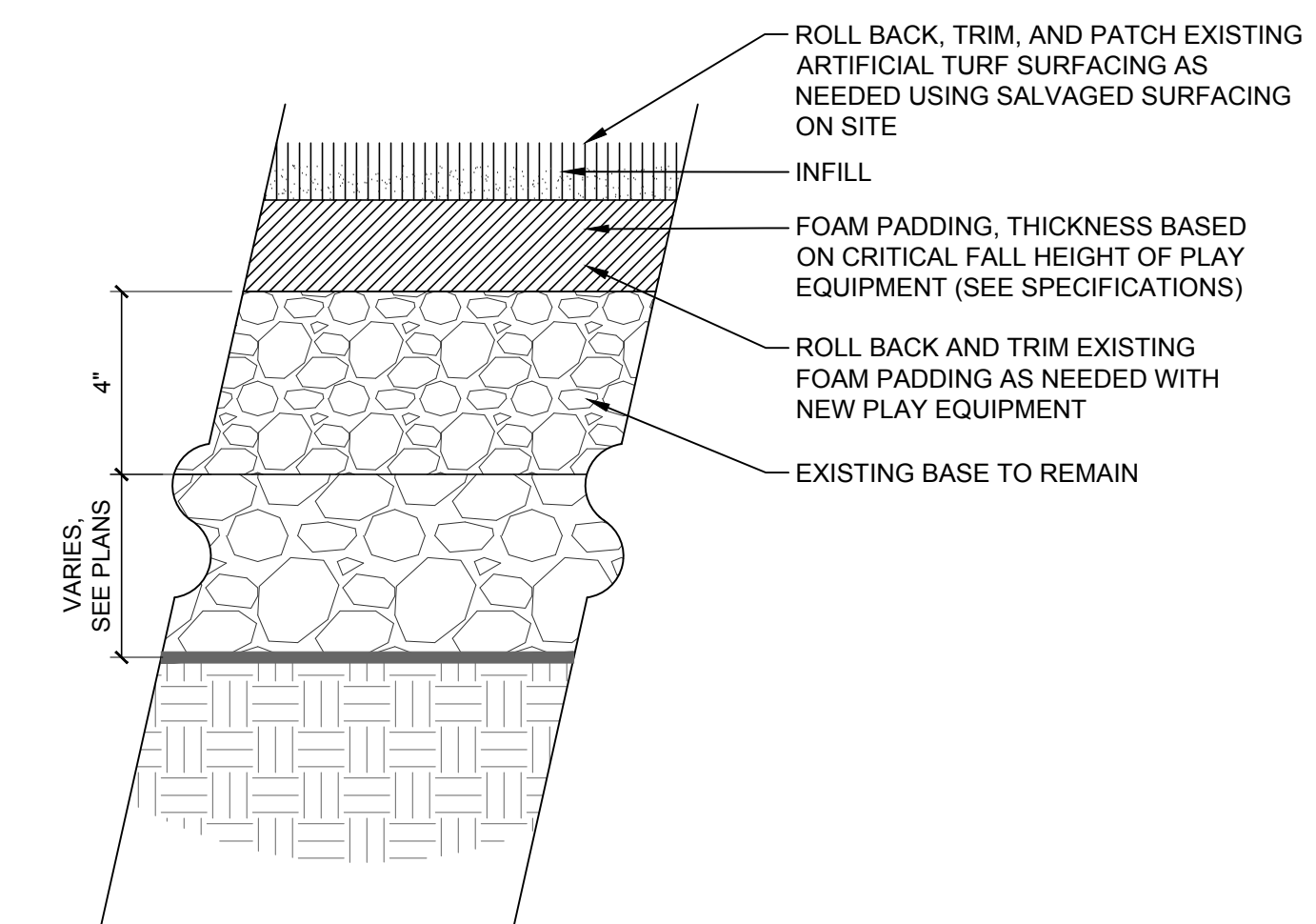
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1 1/2" = 1'-0"



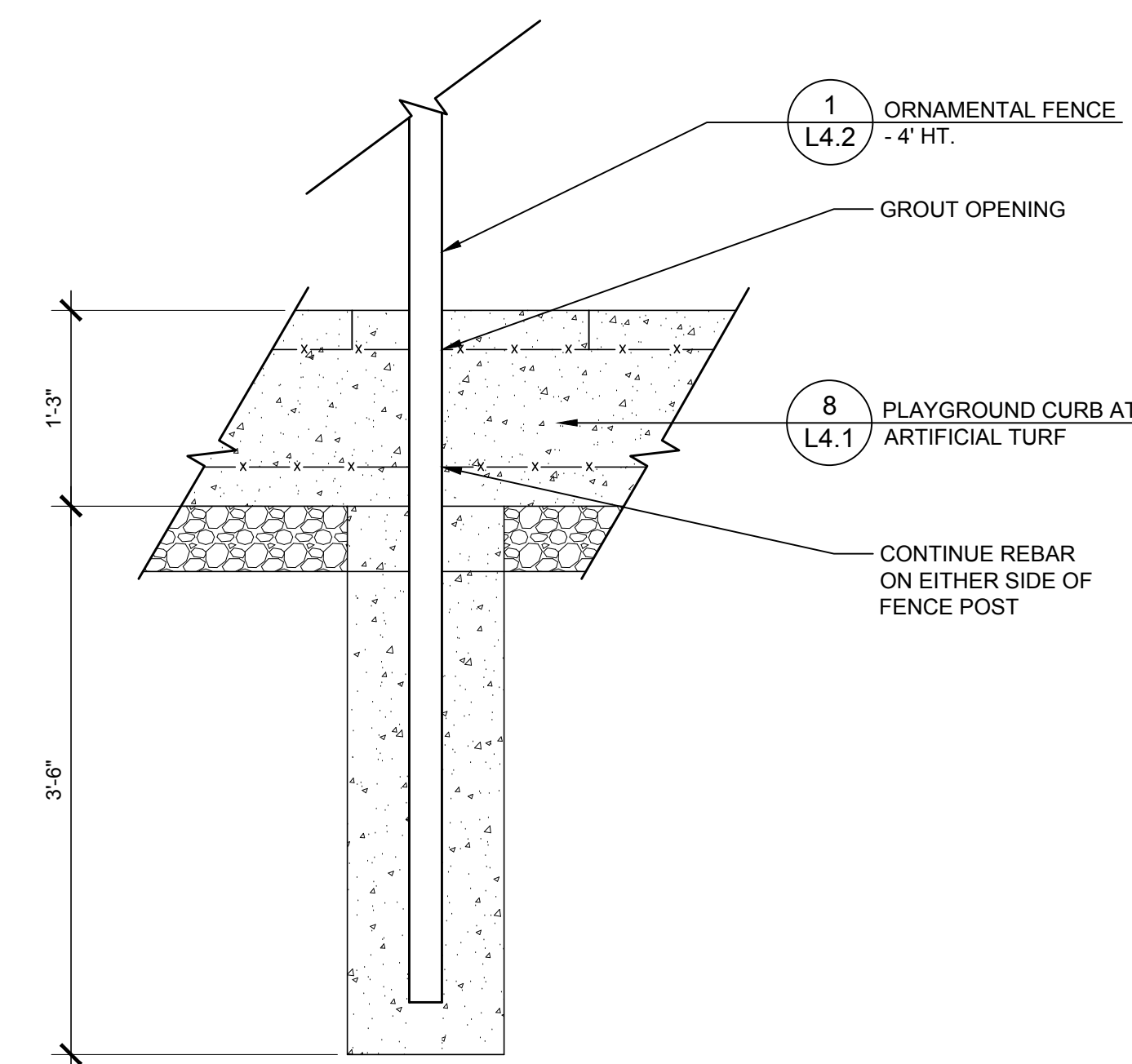
6 SPORT COURT PAVING  
1" = 1'-0"



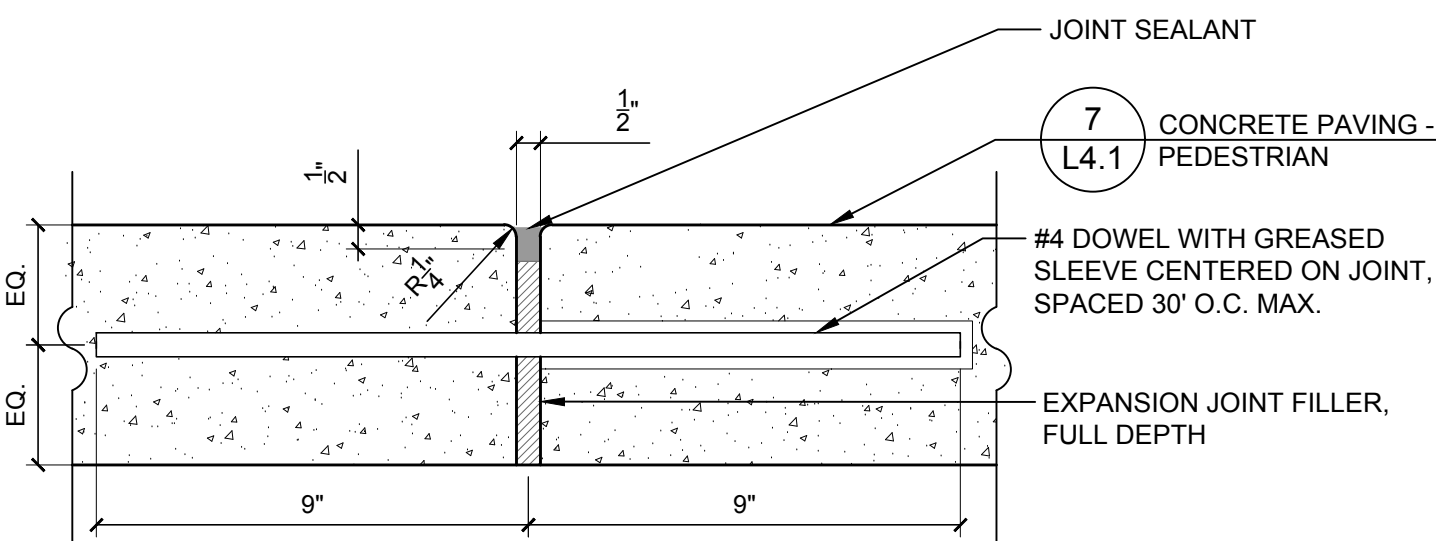
5 FENCE FOOTING - SPORT COURT  
1" = 1'-0"



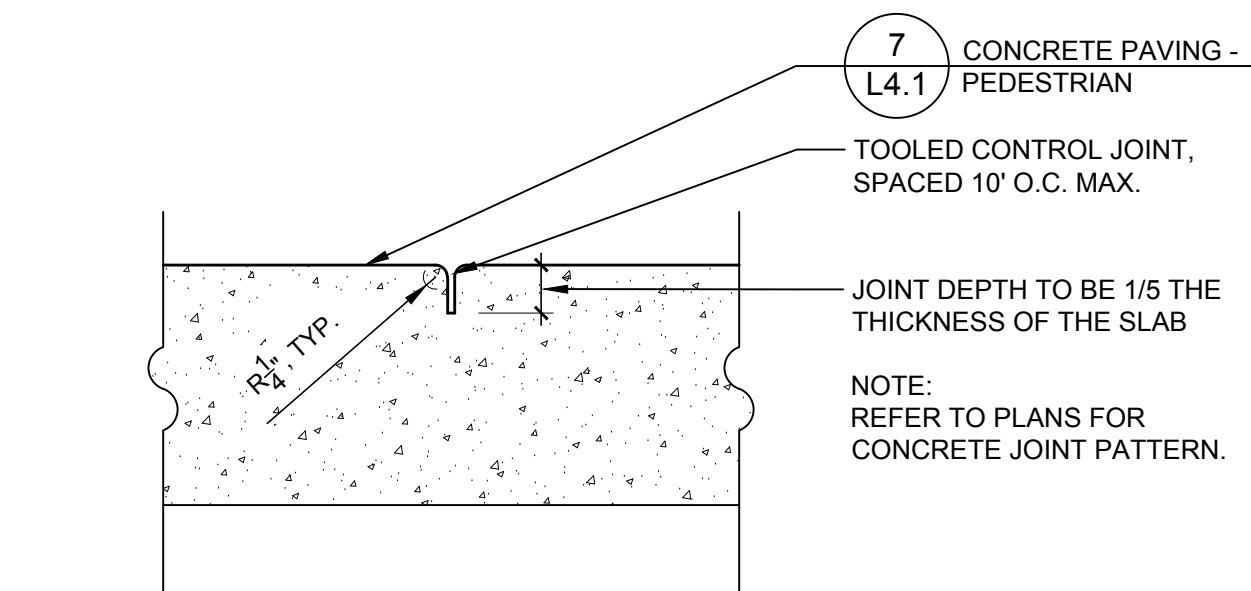
## 9 ARTIFICIAL TURF PLAYGROUND SURFACING



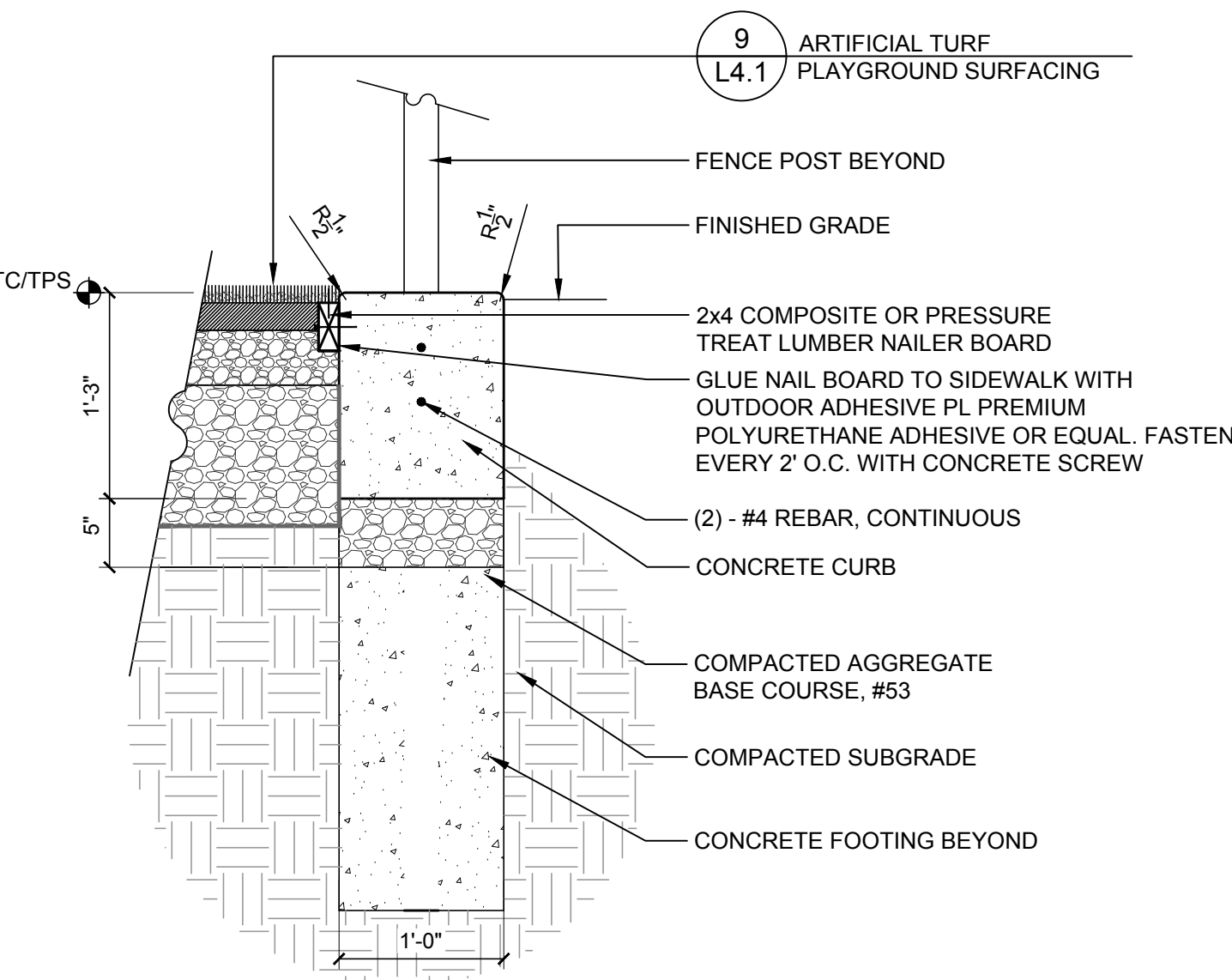
### 3 FENCE FOOTING IN CURB



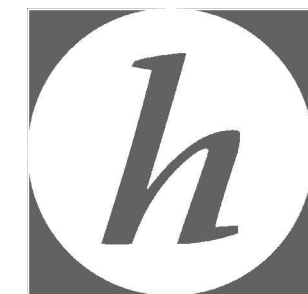
2 EXPANSION JOINT  
3" = 1'-0"



1 CONTROL JOINT  
3" = 1'-0"



8 PLAYGROUND CURB AT ARTIFICIAL TURF  
1" = 1'-0"



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Naperville, IL 60540  
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## SHEET NO.

## L4.2

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**LANDSCAPE  
HITCHCOCK DESIGN GROUP**  
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630.961.1787 (O)

**STRUCTURAL  
MCCLUSKEY ENGINEERING CORPORATION**  
1887 HIGH GROVE LN.  
NAPERVILLE, IL 60540  
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**M.E.P.**  
**BERG ENGINEERING CONSULTANTS, LTD.**  
801 W. WISE RD.  
SCHAUMBURG, IL 60193  
847.352.4500 (O)

[illegible]

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

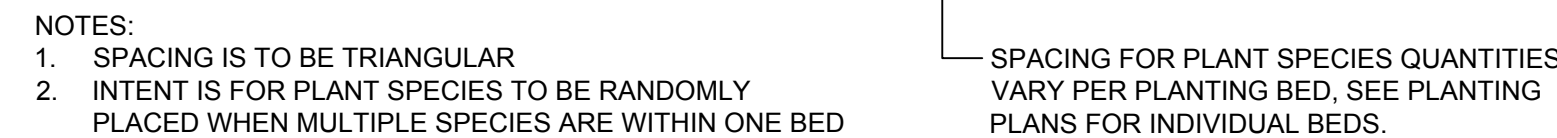
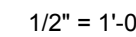
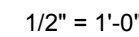
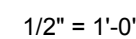
**ISSUED FOR BID AND PERMIT**

## DETAILS - PLANTING

SHEET NO.

## L4.3

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


$$1/2'' = 1'-0''$$




2/24/2025 8:24:34 AM  
C:\p\vt temp\2024\23-3791.02\_AHPD ARC Addition and Locker Reno\_Central\_2024\_DD.rvt\_JenniferFritz.rvt  
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VILLAGE OF ARLINGTON HEIGHTS APPLICABLE CODES:

- 2018 INTERNATIONAL BUILDING CODE
- 2014 ILLINOIS PLUMBING CODE (77 ILL. ADM. CODE 890)
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM. CODE 400)
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2015 NFPA LIFE SAFETY CODE
- 2017 NATIONAL ELECTRICAL CODE
- CURRENT ILLINOIS DEPARTMENT OF PUBLIC HEALTH POOL CODE
- CURRENT ILLINOIS ELEVATOR SAFETY AND REGULATION ACT

BUILDING AREAS:

|                                   | EXISTING  | ADDITION | TOTAL      |
|-----------------------------------|-----------|----------|------------|
| BASEMENT GROSS ENCLOSED AREA:     | 16,242 SF | 0 SF     | 16,242 SF  |
| FIRST FLOOR GROSS ENCLOSED AREA:  | 66,712 SF | 3,073 SF | 69,785 SF  |
| SECOND FLOOR GROSS ENCLOSED AREA: | 30,862 SF | 3,073 SF | 34,035 SF  |
| TOTAL:                            | 45,721 SF | 6,146 SF | 120,062 SF |

|                                   | BUILDING 1 | BUILDING 2 |
|-----------------------------------|------------|------------|
| BASEMENT GROSS ENCLOSED AREA:     | 16,242 SF  | 0 SF       |
| FIRST FLOOR GROSS ENCLOSED AREA:  | 33,863 SF  | 35,922 SF  |
| SECOND FLOOR GROSS ENCLOSED AREA: | 0 SF       | 34,035 SF  |
| TOTAL:                            | 50,105 SF  | 69,957 SF  |

CODE COMPLIANCE NOTES:

- BUILDING USES: ASSEMBLY A-3 (Section 303.1), SINGLE OCCUPANCY

- BUILDING TYPE: 2B (TABLE 601)
- FIRE PROTECTION SYSTEMS: AUTOMATIC SPRINKLER SYSTEM
- OCCUPANCY CLASSIFICATIONS: (SECTIONS 302.312-406)
- ACCESSORY OCCUPANCIES (SECTION 508.3.1): N/A
  - INCIDENTAL USE AREAS (TABLE 508.2): N/A
  - MIXED OCCUPANCY AND FIRE AREA SEPARATIONS (TABLE 508.4): FOR SPRINKLERED BUILDING: N/A

- HEIGHT CALCULATIONS (MIXED USE SEPARATED BY USE GROUPS)

| USE GROUP                                        | A-3               |
|--------------------------------------------------|-------------------|
| ALLOWABLE HEIGHT = # STORIES / HEIGHT (FT)       | 2 STORIES / 55 FT |
| INCREASE FOR AUTOMATIC SPRINKLERS (504.2)        | 1 STORY / 20 FT   |
| ADJUSTED ALLOW. HEIGHT = # STORIES / HEIGHT (FT) | 3 STORIES / 75 FT |
| ACTUAL HEIGHT = # STORIES / HEIGHT (FT)          | 2 STORY / 36 FT   |

- ALLOWABLE BUILDING AREA PER BUILDING: 28,500 SF/FLOOR  
INCREASE FOR OPEN SPACE: 75%  
TOTAL ALLOWABLE BUILDING AREA PER BUILDING (2 FLOORS): 99,750 SF  
TOTAL ALLOWABLE BUILDING AREA PER BUILDING FOR 1 FLOOR: 46,875 SF

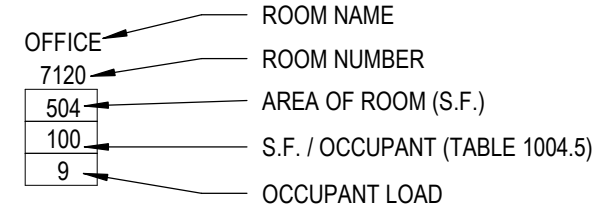
- FIRE-RESISTANCE LEGEND:

- 1-HR. FIRE SEPARATION ASSEMBLY
- 2-HR. FIRE SEPARATION ASSEMBLY

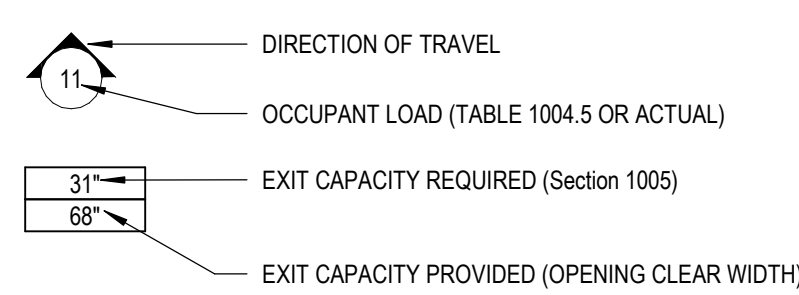
CODE PLAN LEGEND

- OCCUPANCY LEGEND:

OCCUPANT LOAD: CALCULATED BY ROOM SQUARE FOOTAGE OR  
ACTUAL OCCUPANT LOAD (\*INDICATES THAT THE ACTUAL OCCUPANT WAS USED)



- EXITING LEGEND:



- \* NOTE: EXIT CAPACITY: DOORS: 0.15 IN / PERSON

- MAXIMUM TRAVEL DISTANCE:

TO (TRAVEL DISTANCE TO EXIT) = 250'  
CD (COMMON PATH OF TRAVEL DISTANCE) = 75'

DISTANCE TO EXIT (TABLE 1017.2): ASSEMBLY A-3: 250 FEET

COMMON PATH OF TRAVEL:

MIN. # OF EXITS FOR OCCUPANT LOAD:

| OCCUPANT LOAD (PER STORY) | MIN. NO. OF EXITS (PER STORY) |
|---------------------------|-------------------------------|
| 1 - 500                   | 2                             |
| 500 - 1000                | 3                             |
| MORE THAN 1000            | 4                             |

DEAD END: MAX. 20 FEET (SECTION 1020.4)

- F.E.C.-X EXISTING FIRE EXTINGUISHER

F.E.C. FIRE EXTINGUISHER CABINET (1 PER 3,000 SF & 75 FT. MAX. TRAVEL)  
RECESSED - U.N.O.

F.E. SURFACE-MOUNTED FIRE EXTINGUISHER

- FLOOR AREA RATIO

BUILDING GROSS AREA: 120,062 SF  
SITE AREA: 436,474  
F.A.R.: 27.5%

- PARKING

PARKING REQUIRED FOR 30% OF BUILDING CAPACITY  
291 PARKING SPOTS PROVIDED (INCLUDING 17 LANDBANKED SPOTS)

FIRE-RESISTIVE REQUIREMENTS:

FOR TYPE 2B CONSTRUCTION

RATINGS FOR BUILDING ELEMENTS (IN HOURS):

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601):

- a. STRUCTURAL FRAME: 0 HR  
(COLUMNS, GIRDERS, BEAMS, JOISTS, SPANDRELS AND BRACING)  
b. EXTERIOR BEARING WALLS: N/A  
c. INTERIOR BEARING WALLS: 0 HR  
d. NON-BEARING WALLS AND PARTITIONS - EXTERIOR: 0 HR  
e. NON-BEARING WALLS AND PARTITIONS - INTERIOR: 0 HR  
f. FLOOR CONSTRUCTION, INCLUDING SUPPORTING BEAMS AND JOISTS: 0 HR  
g. ROOF CONSTRUCTION, INCLUDING SUPPORTING BEAMS AND JOISTS: 0 HR

FIRE WALLS AND PARTY WALLS: 2 HR

FIRE SEPARATION ASSEMBLIES:

- a. EXIT (STAIR) ENCLOSURES: 1 hr  
b. SHaft ENCLOSURE/ELEVATOR HOISTWAYS: 1 hr (Section 708)  
c. MIXED USE/FIRE SEPARATION ASSEMBLIES: N/A  
d. OTHER SEPARATION ASSEMBLIES: N/A  
e. SHAFTS: N/A

FIRE PARTITIONS:

- a. EXIT ACCESS CORRIDORS: 0 HR (TABLE 1017.2)  
b. COMBUSTIBILITY (SECTIONS 602.2, 602.3, 602.4, 602.5, 603)
  - EXTERIOR WALLS: NON-COMBUSTIBLE
  - INTERIOR ELEMENTS: NON-COMBUSTIBLE
  - ROOF: NON-COMBUSTIBLE

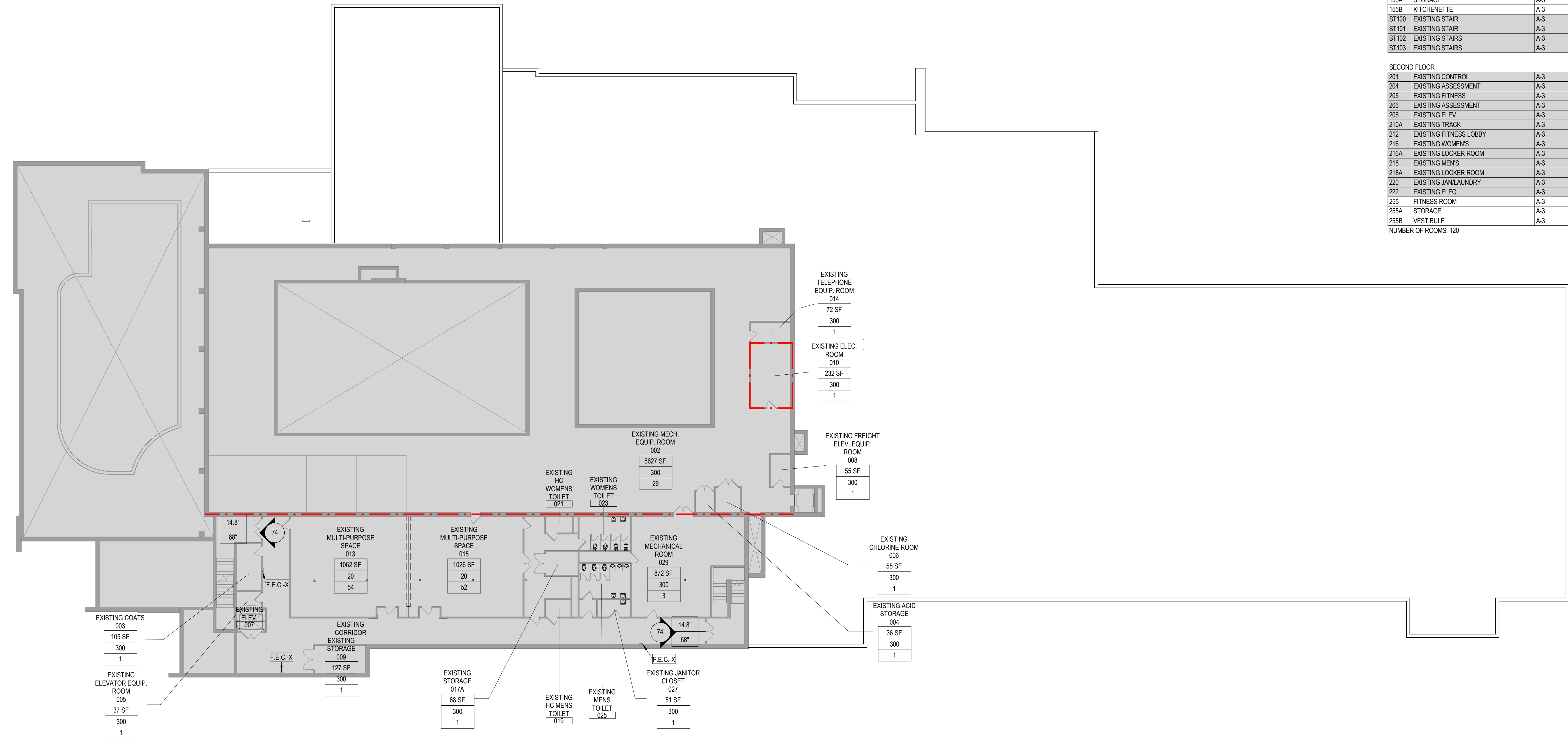
- OTHER REQUIREMENTS: INCIDENTAL USE AREAS (TABLE 508.2) / (TABLE 715.4):  
a. MECHANICAL/ELECTRICAL/PUMP: 1 HR / 45 MIN. DOORS

OCCUPANCY SCHEDULE

| ROOM NO. | ROOM NAME                          | OCCUPANCY GROUP | OCCUPANCY TYPE | ROOM AREA (S.F.) | SF PER PERSON | ROOM OCCUPANT LOAD (CALCULATED) | ROOM OCCUPANT LOAD (ACTUAL) | Comments |
|----------|------------------------------------|-----------------|----------------|------------------|---------------|---------------------------------|-----------------------------|----------|
| BASEMENT |                                    |                 |                |                  |               |                                 |                             |          |
| 002      | EXISTING MECH. EQUIP. ROOM         | A-3             | MECHANICAL     | 8627 SF          | 300           | 29                              | 0                           |          |
| 003      | EXISTING COATS                     | A-3             | STORAGE        | 105 SF           | 300           | 1                               | 0                           |          |
| 004      | EXISTING ACID STORAGE              | A-3             | STORAGE        | 36 SF            | 300           | 1                               | 0                           |          |
| 005      | EXISTING ELEVATOR EQUIP. ROOM      | A-3             | MECHANICAL     | 37 SF            | 300           | 1                               | 0                           |          |
| 006      | EXISTING CHLORINE ROOM             | A-3             | MECHANICAL     | 55 SF            | 300           | 1                               | 0                           |          |
| 007      | EXISTING ELEV.                     | A-3             | -              | 57 SF            | 0             | 0                               | 0                           |          |
| 008      | EXISTING FREIGHT ELEV. EQUIP. ROOM | A-3             | MECHANICAL     | 55 SF            | 300           | 1                               | 0                           |          |
| 009      | EXISTING STORAGE                   | A-3             | STORAGE        | 127 SF           | 300           | 1                               | 0                           |          |
| 010      | EXISTING ELEC. ROOM                | A-3             | MECHANICAL     | 232 SF           | 300           | 1                               | 0                           |          |
| 011      | EXISTING CORRIDOR                  | A-3             | -              | 1557 SF          | 0             | 0                               | 0                           |          |
| 012      | EXISTING FREIGHT ELEV.             | A-3             | -              | 44 SF            | 0             | 0                               | 0                           |          |
| 013      | EXISTING MULTI-PURPOSE SPACE       | A-3             | CLASSROOM      | 1062 SF          | 20            | 54                              | 54                          |          |
| 014      | EXISTING TELEPHONE EQUIP. ROOM     | A-3             | MECHANICAL     | 72 SF            | 300           | 1                               | 0                           |          |
| 015      | EXISTING MULTI-PURPOSE SPACE       | A-3             | CLASSROOM      | 1026 SF          | 20            | 52                              | 52                          |          |
| 017      | EXISTING CORRIDOR / SERVICE        | A-3             | -              | 285 SF           | 0             | 0                               | 0                           |          |
| 017A     | EXISTING STORAGE                   | A-3             | STORAGE        | 68 SF            | 300           | 1                               | 0                           |          |
| 019      | EXISTING HC MENS TOILET            | A-3             | -              | 39 SF            | 0             | 0                               | 0                           |          |
| 021      | EXISTING HC WOMENS TOILET          | A-3             | -              | 39 SF            | 0             | 0                               | 0                           |          |
| 023      | EXISTING WOMENS TOILET             | A-3             | -              | 158 SF           | 0             | 0                               | 0                           |          |
| 025      | EXISTING MENS TOILET               | A-3             | -              | 161 SF           | 0             | 0                               | 0                           |          |
| 027      | EXISTING JANITOR CLOSET            | A-3             | STORAGE        | 51 SF            | 300           | 1                               | 0                           |          |
| 029      | EXISTING MECHANICAL ROOM           | A-3             | MECHANICAL     | 872 SF           | 300           | 3                               | 0                           |          |

|              |                       |     |            |         |     |    |    |                                |
|--------------|-----------------------|-----|------------|---------|-----|----|----|--------------------------------|
| GROUND FLOOR |                       |     |            |         |     |    |    |                                |
| 100          | LOBBY                 | A-3 | BUSINESS   | 1990 SF | 100 | 20 | 20 |                                |
| 100A         | VESTIBULE             | A-3 | -          | 191 SF  | 0   | 0  | 0  | RECONFIGURED                   |
| 100B         | EXISTING VIEWING AREA | A-3 | BUSINESS   | 767 SF  | 100 | 8  | 8  |                                |
| 100C         | EXISTING CORRIDOR     | A-3 | -          | 648 SF  | 0   | 0  | 0  |                                |
| 100D         | CORRIDOR              | A-3 | -          | 527 SF  | 0   | 0  | 0  | NEW CORRIDOR                   |
| 101          | EXISTING COPY/WORK    | A-3 | OFFICE     | 150 SF  | 100 | 2  | 2  |                                |
| 102          | EXISTING BABYSITTING  | A-3 | CLASSROOM  | 583 SF  | 35  | 17 | 17 |                                |
| 102A         | EXISTING TOILET ROOM  | A-3 | -          | 53 SF   | 0   | 0  | 0  |                                |
| 102B         | EXISTING STORAGE      | A-3 | STORAGE    | 74 SF   | 300 | 1  | 0  |                                |
| 102C         | EXISTING ELEC.        | A-3 | MECHANICAL | 62 SF   | 300 | 1  | 0  |                                |
| 103          | EXISTING OFFICE       | A-3 | OFFICE     | 121 SF  | 100 | 2  | 1  |                                |
| 106          | EXISTING ELEV.        | A-3 | -          | 75 SF   | 0   | 0  | 0  |                                |
| 107          | MENS LOCKER ROOM      | A-3 | EXERCISE   | 791 SF  | 50  | 16 | 16 | PREVIOUSLY WOMEN'S LOCKER ROOM |
| 107A         | EXISTING ENTRY        | A-3 | -          | 76 SF   | 0   | 0  | 0  |                                |
| 107B         | EXISTING ENTRY        | A-3 | -          | 65 SF   | 0   | 0  | 0  |                                |
| 108          | EXISTING DATA         | A-3 | MECHANICAL | 84 SF   | 300 | 1  | 0  |                                |

| BUILDING PLUMBING FIXTURES                                  |                                         |        |          |        |        | POOL PLUMBING FIXTURES               |        |          |        |
|-------------------------------------------------------------|-----------------------------------------|--------|----------|--------|--------|--------------------------------------|--------|----------|--------|
| 2070 TOTAL ANTICIPATED OCCUPANTS: 1,035 MALE & 1,035 FEMALE |                                         |        |          |        |        | 693 EXISTING BATHER LOAD (TO REMAIN) |        |          |        |
| FIXTURE                                                     | REQUIRED                                |        | PROVIDED |        |        | REQUIRED                             |        | PROVIDED |        |
|                                                             | MALE                                    | FEMALE | MALE     | FEMALE | UNISEX | MALE                                 | FEMALE | MALE     | FEMALE |
| WATER CLOSETS                                               | 5                                       | 11     | 8        | 13     | 2      | 3                                    | 6      | 3        | 6      |
| URINAL                                                      | 6                                       | -      | 5        | -      | -      | 3                                    | -      | 3        | -      |
| LAVATORY                                                    | 4                                       | 4      | 8        | 8      | 2      | 2                                    | 2      | 3        | 3      |
| SHOWER (BASED ON 693 TOTAL BATHERS)                         | 4                                       | 4      | 8        | 8      | 3      | 6                                    | 6      | 6        | 3      |
| DRINKING FOUNTAIN OR WATER COOLER                           | 1 SET FOR EACH SET OF MEN/WOMEN TOILETS |        | 2        |        |        |                                      |        |          |        |
| SERVICE SINK                                                | 1 PER FLOOR                             |        | 2        |        |        |                                      |        |          |        |



GENERAL CODE COMPLIANCE NOTES

- PROVIDE FIRE WALLS, FIRE AND SMOKE PARTITIONS AT LOCATIONS INDICATED ON THESE G-Series DRAWINGS. PROVIDE CONSTRUCTION IN ACCORDANCE WITH UL-TEST NUMBERS FOR RATINGS INDICATED.

UNLESS OTHERWISE NOTED PROVIDE THE FOLLOWING UL-TEST DESIGNS:

- 2HR RATED CMU: UL-U905, UL-U906;  
3HR RATED CMU: UL-U904;  
1HR RATED GYPSUM BOARD: UL-U419, UL-U448;  
1-1/2HR RATED GYPSUM BOARD: UL-U449;  
2HR RATED GYPSUM BOARD: UL-U411, UL-U412, UL-U419;  
3HR RATED GYPSUM BOARD: UL-U419/UL-U435;  
1HR RATED SHAFTWALL: UL-U469;  
2HR RATED SHAFTWALL: UL-U467

- FIRE RATED WALLS AND PARTITIONS SHALL BE CONTINUOUS, WITHOUT GAPS IN HORIZONTAL AND VERTICAL DIRECTIONS. SEAL ALL PENETRATIONS ACCORDING TO SPECIFIED OR SELECTED UL TESTS.

- IN ADDITION TO SIGNS REQUIRED BY THE SPECIFICATIONS FOR EACH PENETRATION, PROVIDE STENCILLED SIGNS AT ALL ACCESSIBLE CONCEALED FLOOR, CEILING OR ATTIC SPACE WHICH INCORPORATES THE WORDS: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS". PROVIDE AT LEAST ONE OR MORE SIGNS ON BOTH SIDES OF EACH WALL SEGMENT SPACED AT LEAST 15' APART. LETTERING SHALL BE AT LEAST 2" IN HEIGHT.

|                      |                        |     |              |         |     |      |      |  |
|----------------------|------------------------|-----|--------------|---------|-----|------|------|--|
| 201                  | EXISTING CONTROL       | A-3 | OFFICE       | 114 SF  | 100 | 2    | 2    |  |
| 204                  | EXISTING ASSESSMENT    | A-3 | OFFICE       | 164 SF  | 100 | 2    | 2    |  |
| 205                  | EXISTING FITNESS       | A-3 | EXERCISE     | 5239 SF | 50  | 105  | 105  |  |
| 206                  | EXISTING ASSESSMENT    | A-3 | OFFICE       | 109 SF  | 100 | 2    | 2    |  |
| 208                  | EXISTING ELEV.         | A-3 | -            | 71 SF   | 0   | 0    | 0    |  |
| 210A                 | EXISTING TRACK         | A-3 | EXERCISE     | 6112 SF | 50  | 123  | 123  |  |
| 212                  | EXISTING FITNESS LOBBY | A-3 | BUSINESS     | 1830 SF | 100 | 19   | 19   |  |
| 216                  | EXISTING WOMENS        | A-3 | -            | 238 SF  | 0   | 0    | 0    |  |
| 216A                 | EXISTING LOCKER ROOM   | A-3 | LOCKER ROOMS | 291 SF  | 50  | 6    | 6    |  |
| 218                  | EXISTING MENS          | A-3 | LOCKER ROOMS | 274 SF  | 0   | 0    | 0    |  |
| 218A                 | EXISTING LOCKER ROOM   | A-3 | LOCKER ROOMS | 284 SF  | 50  | 6    | 6    |  |
| 220                  | EXISTING JAN/LAUNDRY   | A-3 | MECHANICAL   | 89 SF   | 300 | 1    | 0    |  |
| 222                  | EXISTING ELEC.         | A-3 | MECHANICAL   | 26 SF   | 300 | 1    | 0    |  |
| 255                  | FITNESS ROOM           | A-3 | EXERCISE     | 2382 SF | 50  | 48   | 48   |  |
| 255A                 | STORAGE                | A-3 | STORAGE      | 469 SF  | 300 | 2    | 0    |  |
| 255B                 | VESTIBULE              | A-3 | -            | 54 SF   | 0   | 0    | 0    |  |
| NUMBER OF ROOMS: 120 |                        |     |              |         |     | 2430 | 2070 |  |

| OCCUPANCY SCHEDULE |                    |                 |                |                  |               |                                 |                             |                             |
|--------------------|--------------------|-----------------|----------------|------------------|---------------|---------------------------------|-----------------------------|-----------------------------|
| ROOM NO.           | ROOM NAME          | OCCUPANCY GROUP | OCCUPANCY TYPE | ROOM AREA (S.F.) | SF PER PERSON | ROOM OCCUPANT LOAD (CALCULATED) | ROOM OCCUPANT LOAD (ACTUAL) | Comments                    |
| 108A               | WOMENS LOCKER ROOM | A-3             | EXERCISE       | 781 SF           | 50            | 16                              | 15                          | PREVIOUSLY MENS LOCKER ROOM |
| -                  |                    |                 | -              | 315 SF           | 0             | 0                               | 0                           |                             |
| -                  |                    |                 | -              | 68 SF            | 0             | 0                               | 0                           |                             |
| -                  |                    |                 | -              | 377 SF           | 0             | 0                               | 0                           |                             |
| STORAGE            |                    |                 |                | 64 SF            | 300           | 1                               | 0                           |                             |
| POOL DECK          |                    |                 |                | 2039 SF          | 15            | 136                             | 128                         | BATHER LOAD TO REMAIN       |
| POOL               |                    |                 |                | 1500 SF          | 50            | 30                              | 200                         | BATHER LOAD TO REMAIN       |
| -                  |                    |                 | -              | 1304 SF          | 0             | 0                               | 0                           |                             |
| STORAGE            |                    |                 |                | 414 SF           | 300           | 2                               | 0                           |                             |
| STORAGE            |                    |                 |                | 42 SF            | 300           | 1                               | 0                           |                             |
| STORAGE            |                    |                 |                | 40 SF            | 300           | 1                               | 0                           |                             |
| OFFICE             |                    |                 |                | 333 SF           | 100           | 4                               | 4                           |                             |
| -                  |                    |                 | -              | 574 SF           | 0             | 0                               | 0                           |                             |
| EXERCISE           |                    |                 |                | 19267 SF         | 50            | 386                             | 386                         |                             |
| FIXED SEATS        |                    |                 |                | 200 SF           | 1             | 200                             | 200                         |                             |
| MECHANICAL         |                    |                 |                | 260 SF           | 300           | 1                               | 0                           |                             |
| MECHANICAL         |                    |                 |                | 115 SF           | 300           | 1                               | 0                           |                             |
| STORAGE            |                    |                 |                | 227 SF           | 300           | 1                               | 0                           |                             |
| -                  |                    |                 | -              | 84 SF            | 0             | 0                               | 0                           |                             |
| -                  |                    |                 | -              | 450 SF           | 0             | 0                               | 0                           |                             |
| CLASSROOM          |                    |                 |                | 1162 SF          | 50            | 24                              | 24                          |                             |
| STORAGE            |                    |                 |                | 164 SF           | 300           | 1                               | 0                           |                             |
| MECHANICAL         |                    |                 |                | 77 SF            | 300           | 1                               | 0                           |                             |
| CLASSROOM          |                    |                 |                | 1179 SF          | 50            | 24                              | 24                          |                             |
| STORAGE            |                    |                 |                | 287 SF           | 300           | 1                               | 0                           |                             |
| -                  |                    |                 | -              | 103 SF           | 0             | 0                               | 0                           |                             |
| POOL DECK          |                    |                 |                | 6085 SF          | 15            | 406                             | 119                         |                             |
| POOL               |                    |                 |                | 3379 SF          | 50            | 68                              | 226                         |                             |
| POOL               |                    |                 |                | 1600 SF          | 50            | 32                              | 28                          |                             |
| FIXED SEATS        |                    |                 |                | 708 SF           | 4             | 178                             | 176                         |                             |
| STORAGE            |                    |                 |                | 31 SF            | 300           | 1                               | 0                           |                             |
| MECHANICAL         |                    |                 |                | 14 SF            | 300           | 1                               | 0                           |                             |
| STORAGE            |                    |                 |                | 148 SF           | 300           | 1                               | 0                           |                             |
| STORAGE            |                    |                 |                | 14 SF            | 300           | 1                               | 0                           |                             |
| EXERCISE           |                    |                 |                | 112 SF           | 50            | 3                               | 3                           |                             |
| -                  |                    |                 | -              | 790 SF           | 0             | 0                               | 0                           |                             |
| POOL DECK          |                    |                 |                | 3599 SF          | 15            | 240                             | 48                          | BATHER LOAD TO REMAIN       |
| POOL               |                    |                 |                | 2477 SF          | 50            | 50                              | 144                         | BATHER LOAD TO REMAIN       |
| STORAGE            |                    |                 |                | 22 SF            | 300           | 1                               | 0                           |                             |
| OFFICE             |                    |                 |                | 428 SF           | 100           | 5                               | 1                           |                             |
| LOCKER ROOMS       |                    |                 |                | 60 SF            | 50            | 2                               | 0                           |                             |
| LOCKER ROOMS       |                    |                 |                | 49 SF            | 50            | 1                               | 1                           |                             |
| LOCKER ROOMS       |                    |                 |                | 97 SF            | 50            | 2                               | 0                           |                             |
| LOCKER ROOMS       |                    |                 |                | 86 SF            | 50            | 2                               | 0                           |                             |
| -                  |                    |                 | -              | 615 SF           | 0             | 0                               | 0                           |                             |
| -                  |                    |                 | -              | 203 SF           | 0             | 0                               | 0                           |                             |
| -                  |                    |                 | -              | 51 SF            | 0             | 0                               | 0                           |                             |
| STORAGE            |                    |                 |                | 40 SF            | 300           | 1                               | 0                           | RECONFIGURED                |
| -                  |                    |                 | -              | 181 SF           | 0             | 0                               | 0                           | RECONFIGURED                |
| -                  |                    |                 | -              | 132 SF           | 0             | 0                               | 0                           |                             |
| OFFICE             |                    |                 |                | 306 SF           | 100           | 4                               | 4                           |                             |
| LOCKER ROOMS       |                    |                 |                | 97 SF            | 50            | 2                               | 0                           | RECONFIGURED                |
| OFFICE             |                    |                 |                | 170 SF           | 100           | 2                               | 1                           |                             |
| -                  |                    |                 | -              | 269 SF           | 0             | 0                               | 0                           |                             |
| OFFICE             |                    |                 |                | 143 SF           | 100           | 2                               | 1                           |                             |
| LOCKER ROOMS       |                    |                 |                | 88 SF            | 50            | 2                               | 0                           | RECONFIGURED                |
| CLASSROOM          |                    |                 |                | 691 SF           | 50            | 14                              | 14                          |                             |
| STORAGE            |                    |                 |                | 43 SF            | 300           | 1                               | 0                           |                             |
| LOCKER ROOMS       |                    |                 |                | 95 SF            | 50            | 2                               | 0                           |                             |
| EXERCISE           |                    |                 |                | 1980 SF          | 50            | 40                              | 40                          | NEW MULTIPURPOSE SPACE      |
| STORAGE            |                    |                 |                | 239 SF           | 300           | 1                               | 0                           | NEW STORAGE                 |
| OFFICE             |                    |                 |                | 93 SF            | 100           | 1                               | 1                           | NEW KITCHENETTE             |
| -                  |                    |                 | -              | 139 SF           | 0             | 0                               | 0                           |                             |
| -                  |                    |                 | -              | 113 SF           | 0             | 0                               | 0                           |                             |
| -                  |                    |                 | -              | 270 SF           | 0             | 0                               | 0                           |                             |
| -                  |                    |                 | -              | 244 SF           | 0             | 0                               | 0                           |                             |



VILLAGE OF ARLINGTON HEIGHTS APPLICABLE CODES:

- 2018 INTERNATIONAL BUILDING CODE
- 2014 ILLINOIS PLUMBING CODE (77 ILL. ADM. CODE 890)
- 2021 ILLINOIS ENERGY CONSERVATION CODE
- 2018 ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM. CODE 400)
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2015 NFPA LIFE SAFETY CODE
- 2017 NATIONAL ELECTRICAL CODE
- CURRENT ILLINOIS DEPARTMENT OF PUBLIC HEALTH POOL CODE
- CURRENT ILLINOIS ELEVATOR SAFETY AND REGULATION ACT

BUILDING AREAS:

|                                   | EXISTING  | ADDITION | TOTAL      |
|-----------------------------------|-----------|----------|------------|
| BASEMENT GROSS ENCLOSED AREA:     | 16,242 SF | 0 SF     | 16,242 SF  |
| FIRST FLOOR GROSS ENCLOSED AREA:  | 66,712 SF | 3,073 SF | 69,785 SF  |
| SECOND FLOOR GROSS ENCLOSED AREA: | 30,862 SF | 3,073 SF | 33,935 SF  |
| TOTAL:                            | 45,721 SF | 6,146 SF | 120,062 SF |

|                                   | BUILDING 1 | BUILDING 2 |
|-----------------------------------|------------|------------|
| BASEMENT GROSS ENCLOSED AREA:     | 16,242 SF  | 0 SF       |
| FIRST FLOOR GROSS ENCLOSED AREA:  | 33,863 SF  | 35,922 SF  |
| SECOND FLOOR GROSS ENCLOSED AREA: | 0 SF       | 34,035 SF  |
| TOTAL:                            | 50,105 SF  | 69,957 SF  |

CODE COMPLIANCE NOTES:

- BUILDING USES: ASSEMBLY A-3 (Section 303.1), SINGLE OCCUPANCY  
BUILDING TYPE: 2B (TABLE 601)  
FIRE PROTECTION SYSTEMS: AUTOMATIC SPRINKLER SYSTEM  
OCCUPANCY CLASSIFICATIONS: (SECTIONS 302.312-406)  
1. ACCESSORY OCCUPANCIES (SECTION 508.3.1): N/A  
2. INCIDENTAL USE AREAS (TABLE 508.2): N/A  
3. MIXED OCCUPANCY AND FIRE AREA SEPARATIONS (TABLE 508.4):  
FOR SPRINKLED BUILDING: N/A
- HEIGHT CALCULATIONS (MIXED USE SEPARATED BY USE GROUPS)  

| USE GROUP                                        | A-3               |
|--------------------------------------------------|-------------------|
| ALLOWABLE HEIGHT = # STORIES / HEIGHT (FT)       | 2 STORIES / 55 FT |
| INCREASE FOR AUTOMATIC SPRINKLERS (504.2)        | 1 STORY / 20 FT   |
| ADJUSTED ALLOW. HEIGHT = # STORIES / HEIGHT (FT) | 3 STORIES / 75 FT |
| ACTUAL HEIGHT = # STORIES / HEIGHT (FT)          | 2 STORY / 36 FT   |
- ALLOWABLE BUILDING AREA PER BUILDING: 28,500 SF/FLOOR  
INCREASE FOR OPEN SPACE: 75%  
TOTAL ALLOWABLE BUILDING AREA PER BUILDING (2 FLOORS): 99,750 SF  
TOTAL ALLOWABLE BUILDING AREA PER BUILDING FOR 1 FLOOR: 46,875 SF
- FIRE-RESISTANCE LEGEND:  
1-HR. FIRE SEPARATION ASSEMBLY  
2-HR. FIRE SEPARATION ASSEMBLY

CODE PLAN LEGEND

- OCCUPANCY LEGEND:  
OCCUPANT LOAD: CALCULATED BY ROOM SQUARE FOOTAGE OR  
ACTUAL OCCUPANT LOAD ("O" INDICATES THAT THE ACTUAL OCCUPANT WAS USED)  

| ROOM NAME | ROOM NUMBER | AREA OF ROOM (S.F.) | S.F. / OCCUPANT (TABLE 1004.5) |
|-----------|-------------|---------------------|--------------------------------|
| OFFICE    | 7120        | 504                 | 100                            |
| 100       | 100         | 100                 | 100                            |
| 9         | 9           | 9                   | 9                              |
- EXITING LEGEND:  
DIRECTION OF TRAVEL  
OCCUPANT LOAD (TABLE 1004.5 OR ACTUAL)  
EXIT CAPACITY REQUIRED (Section 1005)  
EXIT CAPACITY PROVIDED (OPENING CLEAR WIDTH)  
NOTE: EXIT CAPACITY: DOORS: 0.15 IN / PERSON
- MAXIMUM TRAVEL DISTANCE:  
TD (TRAVEL DISTANCE TO EXIT) = 250'  
CD (COMMON PATH OF TRAVEL DISTANCE) = 75'  
DISTANCE TO EXIT (TABLE 1017.2): ASSEMBLY A-3: 250 FEET  
COMMON PATH OF TRAVEL: 75 FEET  
MIN. # OF EXITS FOR OCCUPANT LOAD:  

| OCCUPANT LOAD (PER STORY) | MIN. NO. OF EXITS (PER STORY) |
|---------------------------|-------------------------------|
| 1 - 500                   | 2                             |
| 500 - 1000                | 3                             |
| MORE THAN 1000            | 4                             |
- DEAD END: MAX. 20 FEET (SECTION 1020.4)
- F.E.C.-X EXISTING FIRE EXTINGUISHER  
F.E.C. FIRE EXTINGUISHER CABINET (1 PER 3,000 SF & 75 FT. MAX. TRAVEL)  
RECESSED - U.N.O.  
F.E. SURFACE-MOUNTED FIRE EXTINGUISHER
- FLOOR AREA RATIO  
BUILDING GROSS AREA: 120,062 SF  
SITE AREA: 436,474  
P.A.R.: 27.5%
- PARKING  
PARKING REQUIRED FOR 30% OF BUILDING CAPACITY  
291 PARKING SPOTS PROVIDED (INCLUDING 17 LANDBANKED SPOTS)  
EXISTING WARM WATER POOL DECK  
115  
2039 SF  
0  
168  
16.8"  
68"

FIRE-RESISTIVE REQUIREMENTS:

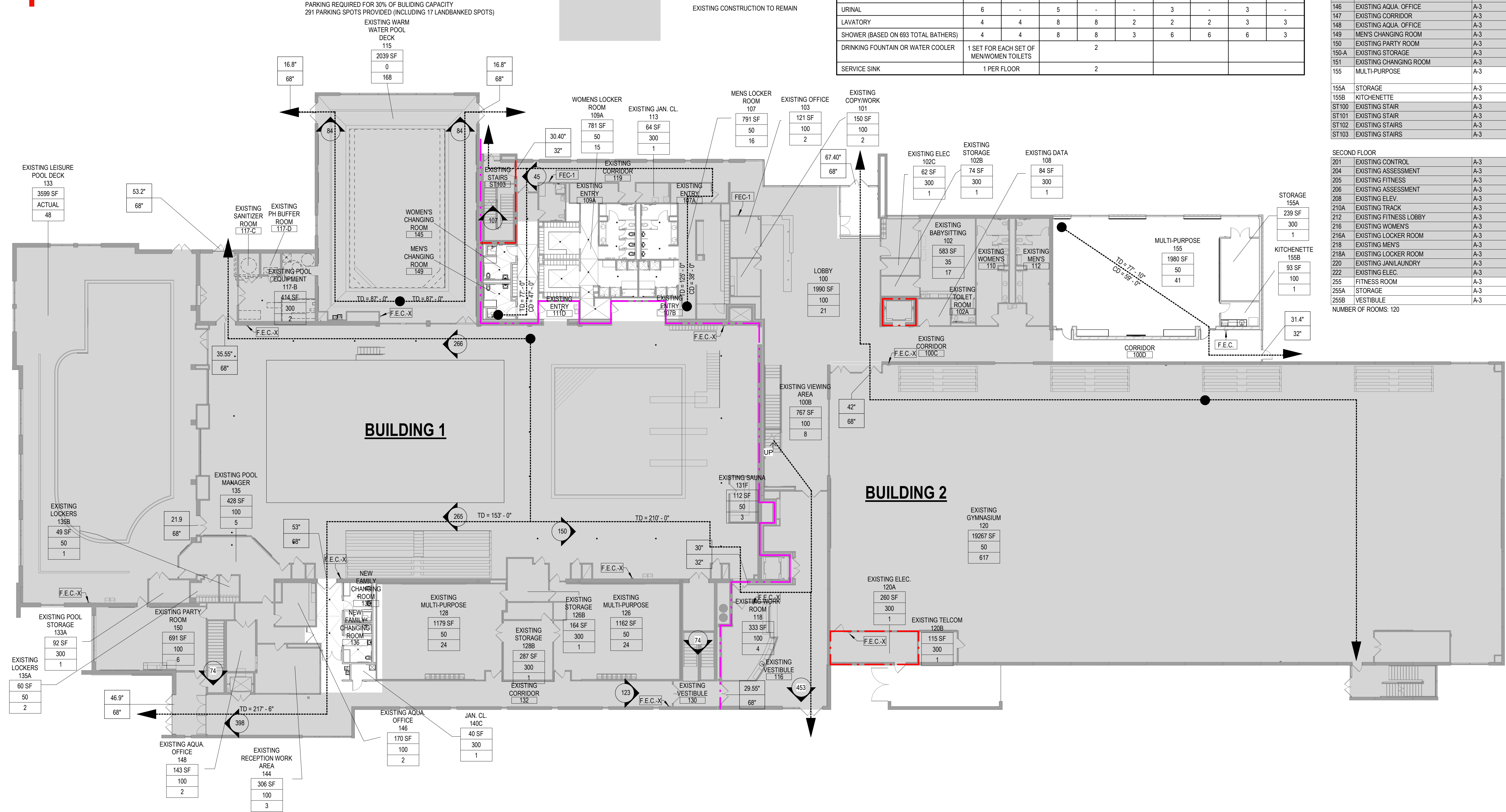
- FOR TYPE 2B CONSTRUCTION  
RATINGS FOR BUILDING ELEMENTS (IN HOURS):  
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601):
- a. STRUCTURAL FRAME: 0 HR  
b. EXTERIOR BEARING WALLS: N/A  
c. INTERIOR BEARING WALLS: 0 HR  
d. NON-BEARING WALLS AND PARTITIONS - EXTERIOR: 0 HR  
e. NON-BEARING WALLS AND PARTITIONS - INTERIOR: 0 HR  
f. FLOOR CONSTRUCTION, INCLUDING SUPPORTING BEAMS AND JOISTS: 0 HR  
g. ROOF CONSTRUCTION, INCLUDING SUPPORTING BEAMS AND JOISTS: 0 HR  
FIRE WALLS AND PARTY WALLS: 2 HR  
FIRE SEPARATION ASSEMBLIES:  
a. EXIT (STAIR) ENCLOSURES: 1 hr  
b. SHaft ENCLOSURE/ELEVATOR HOISTWAYS: 1 hr (Section 708)  
c. MIXED USE/FIRE SEPARATION ASSEMBLIES: N/A  
d. OTHER SEPARATION ASSEMBLIES: N/A  
e. SHAFTS: N/A  
FIRE PARTITIONS:  
a. EXIT ACCESS CORRIDORS: 0 HR (TABLE 1017.2)  
b. COMBUSTIBILITY (SECTIONS 602.3, 602.4, 602.5, 603)  
1. EXTERIOR WALLS: NON-COMBUSTIBLE  
2. INTERIOR ELEMENTS: NON-COMBUSTIBLE  
3. ROOF: NON-COMBUSTIBLE  
2. OTHER REQUIREMENTS: INCIDENTAL USE AREAS (TABLE 508.2) / (TABLE 715.4):  
a. MECHANICAL/ELECTRICAL/PUMP: 1 HR / 45 MIN. DOORS

OCCUPANCY SCHEDULE

| ROOM NO. | ROOM NAME                          | OCCUPANCY GROUP | OCCUPANCY TYPE | ROOM AREA (S.F.) | SF PER PERSON | ROOM OCCUPANT LOAD (CALCULATED) | ROOM OCCUPANT LOAD (ACTUAL) | Comments |
|----------|------------------------------------|-----------------|----------------|------------------|---------------|---------------------------------|-----------------------------|----------|
| BASEMENT |                                    |                 |                |                  |               |                                 |                             |          |
| 002      | EXISTING MECH. EQUIP. ROOM         | A-3             | MECHANICAL     | 8627 SF          | 300           | 29                              | 0                           |          |
| 003      | EXISTING COATS                     | A-3             | STORAGE        | 105 SF           | 300           | 1                               | 0                           |          |
| 004      | EXISTING ACID STORAGE              | A-3             | STORAGE        | 36 SF            | 300           | 1                               | 0                           |          |
| 005      | EXISTING ELEVATOR EQUIP. ROOM      | A-3             | MECHANICAL     | 37 SF            | 300           | 1                               | 0                           |          |
| 006      | EXISTING CHLORINE ROOM             | A-3             | MECHANICAL     | 55 SF            | 300           | 1                               | 0                           |          |
| 007      | EXISTING ELEV.                     | A-3             | -              | 57 SF            | 0             | 0                               | 0                           |          |
| 008      | EXISTING FREIGHT ELEV. EQUIP. ROOM | A-3             | MECHANICAL     | 55 SF            | 300           | 1                               | 0                           |          |
| 009      | EXISTING STORAGE                   | A-3             | STORAGE        | 127 SF           | 300           | 1                               | 0                           |          |
| 010      | EXISTING ELEC. ROOM                | A-3             | MECHANICAL     | 232 SF           | 300           | 1                               | 0                           |          |
| 011      | EXISTING CORRIDOR                  | A-3             | -              | 1557 SF          | 0             | 0                               | 0                           |          |
| 012      | EXISTING FREIGHT ELEV.             | A-3             | -              | 44 SF            | 0             | 0                               | 0                           |          |
| 013      | EXISTING MULTI-PURPOSE SPACE       | A-3             | CLASSROOM      | 1062 SF          | 20            | 54                              | 54                          |          |
| 014      | EXISTING TELEPHONE EQUIP. ROOM     | A-3             | MECHANICAL     | 72 SF            | 300           | 1                               | 0                           |          |
| 015      | EXISTING MULTI-PURPOSE SPACE       | A-3             | CLASSROOM      | 1026 SF          | 20            | 52                              | 52                          |          |
| 017      | EXISTING CORRIDOR / SERVICE        | A-3             | -              | 285 SF           | 0             | 0                               | 0                           |          |
| 017A     | EXISTING STORAGE                   | A-3             | STORAGE        | 68 SF            | 300           | 1                               | 0                           |          |
| 019      | EXISTING HC MENS TOILET            | A-3             | -              | 39 SF            | 0             | 0                               | 0                           |          |
| 021      | EXISTING HC WOMENS TOILET          | A-3             | -              | 39 SF            | 0             | 0                               | 0                           |          |
| 023      | EXISTING WOMENS TOILET             | A-3             | -              | 158 SF           | 0             | 0                               | 0                           |          |
| 025      | EXISTING MENS TOILET               | A-3             | -              | 161 SF           | 0             | 0                               | 0                           |          |
| 027      | EXISTING JANITOR CLOSET            | A-3             | STORAGE        | 51 SF            | 300           | 1                               | 0                           |          |
| 029      | EXISTING MECHANICAL ROOM           | A-3             | MECHANICAL     | 872 SF           | 300           | 3                               | 0                           |          |

|              |                       |     |            |         |     |    |    |                                |
|--------------|-----------------------|-----|------------|---------|-----|----|----|--------------------------------|
| GROUND FLOOR |                       |     |            |         |     |    |    |                                |
| 100          | LOBBY                 | A-3 | BUSINESS   | 1990 SF | 100 | 20 | 20 |                                |
| 100A         | VESTIBULE             | A-3 | -          | 191 SF  | 0   | 0  | 0  | RECONFIGURED                   |
| 100B         | EXISTING VIEWING AREA | A-3 | BUSINESS   | 767 SF  | 100 | 8  | 8  |                                |
| 100C         | EXISTING CORRIDOR     | A-3 | -          | 648 SF  | 0   | 0  | 0  |                                |
| 100D         | CORRIDOR              | A-3 | -          | 527 SF  | 0   | 0  | 0  | NEW CORRIDOR                   |
| 101          | EXISTING COPY/WORK    | A-3 | OFFICE     | 150 SF  | 100 | 2  | 2  |                                |
| 102          | EXISTING BABY SITTING | A-3 | CLASSROOM  | 583 SF  | 35  | 17 | 17 |                                |
| 102A         | EXISTING TOILET ROOM  | A-3 | -          | 53 SF   | 0   | 1  | 0  |                                |
| 102B         | EXISTING STORAGE      | A-3 | STORAGE    | 74 SF   | 300 | 1  | 0  |                                |
| 102C         | EXISTING ELEC         | A-3 | MECHANICAL | 62 SF   | 300 | 1  | 0  |                                |
| 103          | EXISTING OFFICE       | A-3 | OFFICE     | 121 SF  | 100 | 2  | 1  |                                |
| 106          | EXISTING ELEV.        | A-3 | -          | 75 SF   | 0   | 0  | 0  |                                |
| 107          | MENS LOCKER ROOM      | A-3 | EXERCISE   | 791 SF  | 50  | 16 | 16 | PREVIOUSLY WOMEN'S LOCKER ROOM |
| 107A         | EXISTING ENTRY        | A-3 | -          | 76 SF   | 0   | 0  | 0  |                                |
| 107B         | EXISTING ENTRY        | A-3 | -          | 65 SF   | 0   | 0  | 0  |                                |
| 108          | EXISTING DATA         | A-3 | MECHANICAL | 84 SF   | 300 | 1  | 0  |                                |

| BUILDING PLUMBING FIXTURES                                  |                                         |        |          |        | POOL PLUMBING FIXTURES               |          |      |          |          |
|-------------------------------------------------------------|-----------------------------------------|--------|----------|--------|--------------------------------------|----------|------|----------|----------|
| 2070 TOTAL ANTICIPATED OCCUPANTS: 1,035 MALE & 1,035 FEMALE |                                         |        |          |        | 693 EXISTING BATHER LOAD (TO REMAIN) |          |      |          |          |
| FIXTURE                                                     | REQUIRED                                |        | PROVIDED |        | REQUIRED                             | PROVIDED |      | REQUIRED | PROVIDED |
|                                                             | MALE                                    | FEMALE | MALE     | FEMALE | MALE                                 | FEMALE   | MALE | FEMALE   | FEMALE   |
| WATER CLOSETS                                               | 5                                       | 11     | 8        | 13     | 2                                    | 3        | 6    | 3        | 6        |
| URINAL                                                      | 6                                       | -      | 5        | -      | -                                    | 3        | -    | 3        | -        |
| LAVATORY                                                    | 4                                       | 4      | 8        | 8      | 2                                    | 2        | 2    | 3        | 3        |
| SHOWER (BASED ON 693 TOTAL BATHERS)                         | 4                                       | 4      | 8        | 8      | 3                                    | 6        | 6    | 6        | 3        |
| DRINKING FOUNTAIN OR WATER COOLER                           | 1 SET FOR EACH SET OF MEN/WOMEN TOILETS |        | 2        |        |                                      |          |      |          |          |
| SERVICE SINK                                                | 1 PER FLOOR                             |        | 2        |        |                                      |          |      |          |          |



OCCUPANCY SCHEDULE

| ROOM NO.                | ROOM NAME                       | OCCUPANCY GROUP | OCCUPANCY TYPE | ROOM AREA (S.F.) | SF PER PERSON | ROOM OCCUPANT LOAD (CALCULATED) | ROOM OCCUPANT LOAD (ACTUAL) | Comments                 |
|-------------------------|---------------------------------|-----------------|----------------|------------------|---------------|---------------------------------|-----------------------------|--------------------------|
| 108A WOMENS LOCKER ROOM |                                 |                 |                |                  |               |                                 |                             |                          |
| 110                     | EXISTING WOMENS                 | A-3             | -              | 315 SF           | 0             | 0                               | 0                           |                          |
| 1110                    | EXISTING ENTRY                  | A-3             | -              | 68 SF            | 0             | 0                               | 0                           |                          |
| 112                     | EXISTING MENS                   | A-3             | -              | 377 SF           | 0             | 0                               | 0                           |                          |
| 113                     | EXISTING JAN. CL.               | A-3             | STORAGE        | 64 SF            | 300           | 1                               | 0                           |                          |
| 115                     | EXISTING WARM WATER POOL DECK   | A-3             | POOL DECK      | 2039 SF          | 15            | 136                             | 136                         | 28 BATHER LOAD TO REMAIN |
| 115                     | EXISTING WARM WATER POOL        | A-3             | POOL           | 1500 SF          | 50            | 30                              | 100                         | BATHER LOAD TO REMAIN    |
| 116                     | EXISTING VESTIBULE              | A-3             | -              | 1304 SF          | 0             | 0                               | 0                           |                          |
| 117-8                   | EXISTING POOL EQUIPMENT         | A-3             | STORAGE        | 414 SF           | 300           | 2                               | 0                           |                          |
| 117A-C                  | EXISTING SAUNTER ROOM           | A-3             | STORAGE        | 42 SF            | 300           | 1                               | 0                           |                          |
| 117-D                   | EXISTING PH BUFFER ROOM         | A-3             | STORAGE        | 40 SF            | 300           | 1                               | 0                           |                          |
| 118                     | EXISTING WORK ROOM              | A-3             | OFFICE         | 333 SF           | 100           | 4                               | 4                           |                          |
| 119                     | EXISTING CORRIDOR               | A-3             | -              | 574 SF           | 0             | 0                               | 0                           |                          |
| 120                     | EXISTING GYMNASIUM              | A-3             | EXERCISE       | 15267 SF         | 50            | 386                             | 386                         |                          |
| 120                     | EXISTING GYMNASIUM BLEACHERS    | A-3             | FIXED SEATS    | 200 SF           | 1             | 200                             | 200                         |                          |
| 120A                    | EXISTING ELEC.                  | A-3             | MECHANICAL     | 260 SF           | 300           | 1                               | 1                           |                          |
| 120B                    | EXISTING TELCOM                 | A-3             | MECHANICAL     | 115 SF           | 300           | 1                               | 0                           |                          |
| 120C                    | EXISTING STORAGE                | A-3             | STORAGE        | 227 SF           | 300           | 1                               | 0                           |                          |
| 122                     | EXISTING FREIGHT ELEVATOR       | A-3             | -              | 84 SF            | 0             | 0                               | 0                           |                          |
| 124                     | EXISTING TRASH / GEN. ENCLOSURE | A-3             | -              | 450 SF           | 0             | 0                               | 0                           |                          |
| 126                     | EXISTING MULTI-PURPOSE          | A-3             | CLASSROOM      | 1162 SF          | 50            | 24                              | 24                          |                          |
| 126B                    | EXISTING STORAGE                | A-3             | STORAGE        | 164 SF           | 300           | 1                               | 0                           |                          |
| 126C                    | EXISTING ELEC.                  | A-3             | MECHANICAL     | 77 SF            | 300           | 1                               | 0                           |                          |
| 128                     | EXISTING MULTI-PURPOSE          | A-3             | CLASSROOM      | 1179 SF          | 50            | 24                              | 24                          |                          |
| 128B                    | EXISTING STORAGE                | A-3             | STORAGE        | 287 SF           | 300           | 1                               | 0                           |                          |
| 129                     | EXISTING VESTIBULE              | A-3             | -              | 103 SF           | 0             | 0                               | 0                           |                          |
| 131                     | EXISTING LAP & DIVING POOL DECK | A-3             | POOL DECK      | 6085 SF          | 15            | 406                             | 119                         |                          |
| 131                     | EXISTING LAP POOL               | A-3             | POOL           | 3379 SF          | 50            | 68                              | 226                         |                          |
| 131                     | EXISTING DIVING POOL            | A-3             | POOL           | 1600 SF          | 50            | 32                              | 28                          |                          |
| 131                     | EXISTING POOL BLEACHERS         | A-3             | FIXED SEATS    | 708 SF           | 4             | 178                             | 178                         |                          |
| 131A                    | EXISTING STORAGE                | A-3             | STORAGE        | 31 SF            | 300           | 1                               | 0                           |                          |
| 131B                    | EXISTING PUMP ROOM              | A-3             | MECHANICAL     | 14 SF            | 300           | 1                               | 0                           |                          |
| 131C                    | EXISTING POOL STORAGE           | A-3             | STORAGE        | 148 SF           | 300           | 1                               | 0                           |                          |
| 131D                    | EXISTING STORAGE ROOM           | A-3             | STORAGE        | 14 SF            | 300           | 1                               | 0                           |                          |
| 131F                    | EXISTING SAUNA                  | A-3             | EXERCISE       | 112 SF           | 50            | 3                               | 3                           |                          |
| 132                     | EXISTING CORRIDOR               | A-3             | -              | 760 SF           | 0             | 0                               | 0                           |                          |
| 133                     | EXISTING LEISURE POOL DECK      | A-3             | POOL DECK      | 3599 SF          | 15            | 240                             | 48                          | BATHER LOAD TO REMAIN    |
| 133                     | EXISTING LEISURE POOL           | A-3             | POOL           | 2477 SF          | 50            | 50                              | 144                         | BATHER LOAD TO REMAIN    |
| 133A                    | EXISTING POOL STORAGE           | A-3             | STORAGE        | 92 SF            | 300           | 1                               | 0                           |                          |
| 135                     | EXISTING POOL MANAGER           | A-3             | OFFICE         | 428 SF           | 100           | 5                               | 1                           |                          |
| 135A                    | EXISTING LOCKERS                | A-3             | LOCKER ROOMS   | 69 SF            | 50            | 2                               | 0                           |                          |
| 135B                    | EXISTING LOCKERS                | A-3             | LOCKER ROOMS   | 49 SF            | 50            | 1                               | 0                           |                          |
| 136                     | NEW FAMILY CHANGING ROOM        | A-3             | LOCKER ROOMS   | 97 SF            | 50            | 2                               | 0                           |                          |
| 138                     | NEW FAMILY CHANGING ROOM        | A-3             | LOCKER ROOMS   | 96 SF            | 50            | 2                               | 0                           |                          |
| 140                     | EXISTING LOBBY                  | A-3             | -              | 615 SF           | 0             | 0                               | 0                           |                          |
| 140A                    | EXISTING VESTIBULE              | A-3             | -              | 203 SF           | 0             | 0                               | 0                           |                          |
| 140B                    | EXISTING ELEV                   | A-3             | -              | 51 SF            | 0             | 0                               | 0                           |                          |
| 140C                    | JAN. CL.                        | A-3             | STORAGE        | 40 SF            | 300           | 1                               | 0                           | RECONFIGURED             |
| 140D                    | VESTIBULE                       | A-3             | -              | 181 SF           | 0             | 0                               | 0                           | RECONFIGURED             |
| 142                     | EXISTING CORRIDOR               | A-3             | -              | 152 SF           | 0             | 0                               | 0                           |                          |
| 144                     | EXISTING RECEPTION WORK AREA    | A-3             | OFFICE         | 306 SF           | 100           | 4                               | 4                           |                          |
| 145                     | WOMENS CHANGING ROOM            | A-3             | LOCKER ROOMS   | 97 SF            | 50            | 2                               | 0                           | RECONFIGURED             |
| 146                     | EXISTING AQUA. OFFICE           | A-3             | OFFICE         | 170 SF           | 100           | 2                               | 1                           |                          |
| 147                     | EXISTING CORRIDOR               | A-3             | -              | 269 SF           | 0             | 0                               | 0                           |                          |
| 148                     | EXISTING AQUA. OFFICE           | A-3             | OFFICE         | 143 SF           | 100           | 2                               | 1                           |                          |
| 149                     | EXISTING CHANGING ROOM          | A-3             | LOCKER ROOMS   | 88 SF            | 50            | 2                               | 0                           | RECONFIGURED             |
| 150                     | EXISTING PARTY ROOM             | A-3             | CLASSROOM      | 691 SF           | 50            | 14                              | 14                          |                          |
| 150-A                   | EXISTING STORAGE                | A-3             | STORAGE        | 43 SF            | 300           | 1                               | 0                           |                          |
| 151                     | EXISTING CHANGING ROOM          | A-3             | LOCKER ROOMS   | 95 SF            | 50            | 2                               | 0                           |                          |
| 155                     | MULTI-PURPOSE                   | A-3             | EXERCISE       | 1980 SF          | 50            | 40                              | 40                          | NEW MULTIPURPOSE SPACE   |
| 155A                    | STORAGE                         | A-3             | STORAGE        | 239 SF           | 300           | 1                               | 0                           | NEW STORAGE              |
| 155B                    | KITCHENETTE                     | A-3             | OFFICE         | 93 SF            | 100           | 1                               | 1                           | NEW KITCHENETTE          |
| ST100                   | EXISTING STAIR                  | A-3             | -              | 139 SF           | 0             | 0                               | 0                           |                          |
| ST101                   | EXISTING STAIR                  | A-3             | -              | 113 SF           | 0             | 0                               | 0                           |                          |
| ST102                   | EXISTING STAIRS                 | A-3             | -              | 270 SF           | 0             | 0                               | 0                           |                          |
| ST103                   | EXISTING STAIRS                 | A-3             | -              | 244 SF           | 0             | 0                               | 0                           |                          |

|              |                        |     |              |         |     |     |     |  |
|--------------|------------------------|-----|--------------|---------|-----|-----|-----|--|
| SECOND FLOOR |                        |     |              |         |     |     |     |  |
| 201          | EXISTING CONTROL       | A-3 | OFFICE       | 114 SF  | 100 | 2   | 2   |  |
| 204          | EXISTING ASSESSMENT    | A-3 | OFFICE       | 164 SF  | 100 | 2   | 2   |  |
| 205          | EXISTING FITNESS       | A-3 | EXERCISE     | 5239 SF | 50  | 105 | 105 |  |
| 206          | EXISTING ASSESSMENT    | A-3 | OFFICE       | 109 SF  | 100 | 2   | 2   |  |
| 208          | EXISTING ELEV.         | A-3 | -            | 71 SF   | 0   | 0   | 0   |  |
| 210A         | EXISTING TRACK         | A-3 | EXERCISE     | 6112 SF | 50  | 123 | 123 |  |
| 212          | EXISTING FITNESS LOBBY | A-3 | BUSINESS     | 1830 SF | 100 | 19  | 19  |  |
| 216          | EXISTING WOMENS        | A-3 | -            | 238 SF  | 0   | 0   | 0   |  |
| 216A         | EXISTING LOCKER ROOM   | A-3 | LOCKER ROOMS | 291 SF  | 50  | 6   | 6   |  |



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VILLAGE OF ARLINGTON HEIGHTS APPLICABLE CODES:

- 2018 INTERNATIONAL BUILDING CODE
- 2014 ILLINOIS PLUMBING CODE (7 ILL. ADM. CODE 890)
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM. CODE 400)
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2015 NFPA LIFE SAFETY CODE
- 2017 NATIONAL ELECTRICAL CODE
- CURRENT ILLINOIS DEPARTMENT OF PUBLIC HEALTH POOL CODE
- CURRENT ILLINOIS ELEVATOR SAFETY AND REGULATION ACT

BUILDING AREAS:

|                                   | EXISTING  | ADDITION | TOTAL      |
|-----------------------------------|-----------|----------|------------|
| BASEMENT GROSS ENCLOSED AREA:     | 16,242 SF | 0 SF     | 16,242 SF  |
| FIRST FLOOR GROSS ENCLOSED AREA:  | 66,712 SF | 3,073 SF | 69,785 SF  |
| SECOND FLOOR GROSS ENCLOSED AREA: | 30,862 SF | 3,073 SF | 33,935 SF  |
| TOTAL:                            | 45,721 SF | 6,146 SF | 120,062 SF |

|                                   | BUILDING 1 | BUILDING 2 |
|-----------------------------------|------------|------------|
| BASEMENT GROSS ENCLOSED AREA:     | 16,242 SF  | 0 SF       |
| FIRST FLOOR GROSS ENCLOSED AREA:  | 33,863 SF  | 35,922 SF  |
| SECOND FLOOR GROSS ENCLOSED AREA: | 0 SF       | 34,035 SF  |
| TOTAL:                            | 50,105 SF  | 69,957 SF  |

CODE COMPLIANCE NOTES:

- BUILDING USES : ASSEMBLY A-3 (Section 303.1), SINGLE OCCUPANCY  
BUILDING TYPE : 2B (TABLE 601)  
FIRE PROTECTION SYSTEMS: AUTOMATIC SPRINKLER SYSTEM  
OCCUPANCY CLASSIFICATIONS: (SECTIONS 302.312-406)  
1. ACCESSORY OCCUPANCIES (SECTION 508.3.1): N/A  
2. INCIDENTAL USE AREAS (TABLE 508.2): N/A  
3. MIXED OCCUPANCY AND FIRE AREA SEPARATIONS (TABLE 508.4):  
FOR SPRINKLERED BUILDING: N/A

- HEIGHT CALCULATIONS (MIXED USE SEPARATED BY USE GROUPS)

| USE GROUP                                        | A-3               |
|--------------------------------------------------|-------------------|
| ALLOWABLE HEIGHT = # STORIES / HEIGHT (FT)       | 2 STORIES / 55 FT |
| INCREASE FOR AUTOMATIC SPRINKLERS (504.2)        | 1 STORY / 20 FT   |
| ADJUSTED ALLOW. HEIGHT = # STORIES / HEIGHT (FT) | 3 STORIES / 75 FT |
| ACTUAL HEIGHT = # STORIES / HEIGHT (FT)          | 2 STORY / 36 FT   |

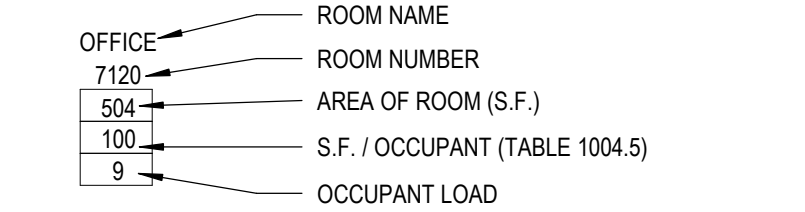
- ALLOWABLE BUILDING AREA PER BUILDING: 28,500 SF/FLOOR  
INCREASE FOR OPEN SPACE: 75%  
TOTAL ALLOWABLE BUILDING AREA PER BUILDING (2 FLOORS): 99,750 SF  
TOTAL ALLOWABLE BUILDING AREA PER BUILDING FOR 1 FLOOR: 46,875 SF

- FIRE-RESISTANCE LEGEND:  
1-HR. FIRE SEPARATION ASSEMBLY  
2-HR. FIRE SEPARATION ASSEMBLY

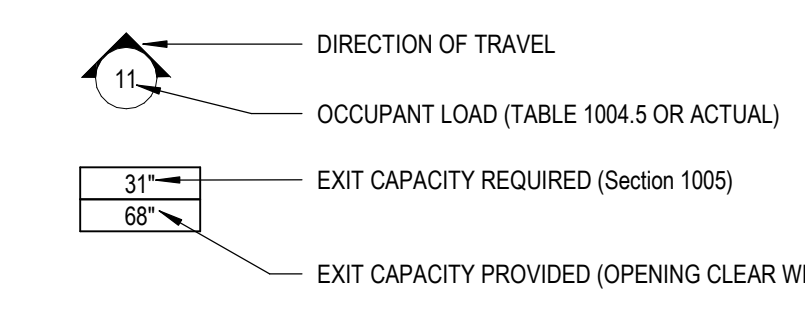
CODE PLAN LEGEND

OCCUPANCY LEGEND:

OCCUPANT LOAD: CALCULATED BY ROOM SQUARE FOOTAGE OR  
ACTUAL OCCUPANT LOAD (70° INDICATES THAT THE ACTUAL OCCUPANT WAS USED)

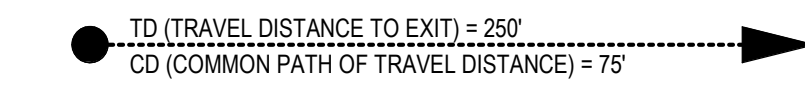


EXITING LEGEND:



- \* NOTE: EXIT CAPACITY: DOORS: 0.15 IN / PERSON

MAXIMUM TRAVEL DISTANCE:



DISTANCE TO EXIT (TABLE 1017.2): ASSEMBLY A-3: 250 FEET  
COMMON PATH OF TRAVEL: 75 FEET  
MIN. # OF EXITS FOR OCCUPANT LOAD:

| OCCUPANT LOAD (PER STORY) | MIN. NO. OF EXITS (PER STORY) |
|---------------------------|-------------------------------|
| 1 - 500                   | 2                             |
| 500 - 1000                | 3                             |
| MORE THAN 1000            | 4                             |

DEAD END: MAX. 20 FEET (SECTION 1020.4)

- F.E.C.-X EXISTING FIRE EXTINGUISHER

- F.E.C. FIRE EXTINGUISHER CABINET (1 PER 3,000 SF & 75 FT. MAX. TRAVEL)  
RECESSED - U.N.O.

- F.E. SURFACE-MOUNTED FIRE EXTINGUISHER

FLOOR AREA RATIO

BUILDING GROSS AREA: 120,062 SF  
SITE AREA: 436,474  
F.A.R. : 27.5%

PARKING

PARKING REQUIRED FOR 30% OF BUILDING CAPACITY  
291 PARKING SPOTS PROVIDED (INCLUDING 17 LANDBANKED SPOTS)

FIRE-RESISTIVE REQUIREMENTS:

FOR TYPE 2B CONSTRUCTION  
RATINGS FOR BUILDING ELEMENTS (IN HOURS):

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601):

- a. STRUCTURAL FRAME: 0 HR  
b. EXTERIOR BEARING WALLS: N/A  
c. INTERIOR BEARING WALLS: 0 HR  
d. NON-BEARING WALLS AND PARTITIONS - EXTERIOR: 0 HR  
e. NON-BEARING WALLS AND PARTITIONS - INTERIOR: 0 HR  
f. FLOOR CONSTRUCTION, INCLUDING SUPPORTING BEAMS AND JOISTS: 0 HR  
g. ROOF CONSTRUCTION, INCLUDING SUPPORTING BEAMS AND JOISTS: 0 HR  
FIRE WALLS AND PARTY WALLS: 2 HR

FIRE SEPARATION ASSEMBLIES:

- a. EXIT (STAIR) ENCLOSURES: 1 hr  
b. SHaft ENCLOSURE/ELEVATOR HOISTWAYS: 1 hr (Section 708)  
c. MIXED USE/FIRE SEPARATION ASSEMBLIES: N/A  
d. OTHER SEPARATION ASSEMBLIES: N/A  
e. SHAFTS: N/A

FIRE PARTITIONS:

- a. EXIT ACCESS CORRIDORS: 0 HR. (TABLE 1017.2)  
b. COMBUSTIBILITY (SECTIONS 602.2, 602.3, 602.4, 602.5, 603)  
1. EXTERIOR WALLS: NON-COMBUSTIBLE  
2. INTERIOR ELEMENTS: NON-COMBUSTIBLE  
3. ROOF: NON-COMBUSTIBLE

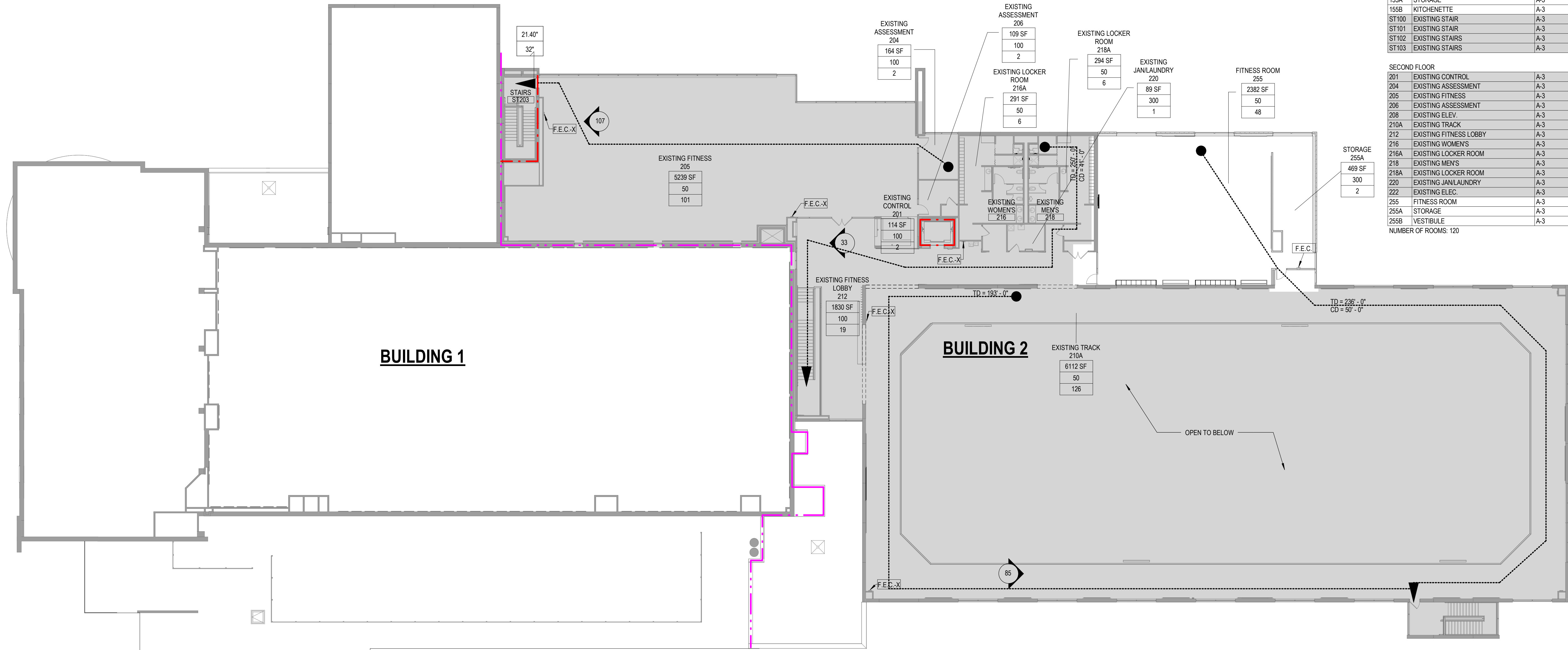
- OTHER REQUIREMENTS: INCIDENTAL USE AREAS (TABLE 508.2) / (TABLE 715.4):  
a. MECHANICAL/ELECTRICAL/PUMP: 1 HR / 45 MIN. DOORS

OCCUPANCY SCHEDULE

| ROOM NO. | ROOM NAME                          | OCCUPANCY GROUP | OCCUPANCY TYPE | ROOM AREA (S.F.) | SF PER PERSON | ROOM OCCUPANT LOAD (CALCULATED) | ROOM OCCUPANT LOAD (ACTUAL) | Comments |
|----------|------------------------------------|-----------------|----------------|------------------|---------------|---------------------------------|-----------------------------|----------|
| BASEMENT |                                    |                 |                |                  |               |                                 |                             |          |
| 002      | EXISTING MECH. EQUIP. ROOM         | A-3             | MECHANICAL     | 8627 SF          | 300           | 29                              | 0                           |          |
| 003      | EXISTING COATS                     | A-3             | STORAGE        | 105 SF           | 300           | 1                               | 0                           |          |
| 004      | EXISTING ACID STORAGE              | A-3             | STORAGE        | 36 SF            | 300           | 1                               | 0                           |          |
| 005      | EXISTING ELEVATOR EQUIP. ROOM      | A-3             | MECHANICAL     | 37 SF            | 300           | 1                               | 0                           |          |
| 006      | EXISTING CHLORINE ROOM             | A-3             | MECHANICAL     | 55 SF            | 300           | 1                               | 0                           |          |
| 007      | EXISTING ELEV.                     | A-3             | MECHANICAL     | 57 SF            | 0             | 0                               | 0                           |          |
| 008      | EXISTING FREIGHT ELEV. EQUIP. ROOM | A-3             | MECHANICAL     | 55 SF            | 300           | 1                               | 0                           |          |
| 009      | EXISTING STORAGE                   | A-3             | STORAGE        | 127 SF           | 300           | 1                               | 0                           |          |
| 010      | EXISTING ELEC. ROOM                | A-3             | MECHANICAL     | 232 SF           | 300           | 1                               | 0                           |          |
| 011      | EXISTING CORRIDOR                  | A-3             | -              | 1557 SF          | 0             | 0                               | 0                           |          |
| 012      | EXISTING FREIGHT ELEV.             | A-3             | -              | 44 SF            | 0             | 0                               | 0                           |          |
| 013      | EXISTING MULTI-PURPOSE SPACE       | A-3             | CLASSROOM      | 1062 SF          | 20            | 54                              | 54                          |          |
| 014      | EXISTING TELEPHONE EQUIP. ROOM     | A-3             | MECHANICAL     | 72 SF            | 300           | 1                               | 0                           |          |
| 015      | EXISTING MULTI-PURPOSE SPACE       | A-3             | CLASSROOM      | 1026 SF          | 20            | 52                              | 52                          |          |
| 017      | EXISTING CORRIDOR / SERVICE        | A-3             | -              | 285 SF           | 0             | 0                               | 0                           |          |
| 017A     | EXISTING STORAGE                   | A-3             | STORAGE        | 68 SF            | 300           | 1                               | 0                           |          |
| 019      | EXISTING HC MENS TOILET            | A-3             | -              | 39 SF            | 0             | 0                               | 0                           |          |
| 021      | EXISTING HC WOMENS TOILET          | A-3             | -              | 39 SF            | 0             | 0                               | 0                           |          |
| 023      | EXISTING WOMENS TOILET             | A-3             | -              | 158 SF           | 0             | 0                               | 0                           |          |
| 025      | EXISTING MENS TOILET               | A-3             | -              | 161 SF           | 0             | 0                               | 0                           |          |
| 027      | EXISTING JANITOR CLOSET            | A-3             | STORAGE        | 51 SF            | 300           | 1                               | 0                           |          |
| 029      | EXISTING MECHANICAL ROOM           | A-3             | MECHANICAL     | 872 SF           | 300           | 3                               | 0                           |          |

|              |                       |     |            |         |     |    |    |                                |
|--------------|-----------------------|-----|------------|---------|-----|----|----|--------------------------------|
| GROUND FLOOR |                       |     |            |         |     |    |    |                                |
| 100          | LOBBY                 | A-3 | BUSINESS   | 1990 SF | 100 | 20 | 20 |                                |
| 100A         | VESTIBULE             | A-3 | -          | 191 SF  | 0   | 0  | 0  | RECONFIGURED                   |
| 100B         | EXISTING VIEWING AREA | A-3 | BUSINESS   | 767 SF  | 100 | 8  | 8  |                                |
| 100C         | EXISTING CORRIDOR     | A-3 | -          | 648 SF  | 0   | 0  | 0  |                                |
| 100D         | CORRIDOR              | A-3 | -          | 527 SF  | 0   | 0  | 0  | NEW CORRIDOR                   |
| 101          | EXISTING COPY/WORK    | A-3 | OFFICE     | 150 SF  | 100 | 2  | 2  |                                |
| 102          | EXISTING BABYSITTING  | A-3 | CLASSROOM  | 583 SF  | 35  | 17 | 17 |                                |
| 102A         | EXISTING TOILET ROOM  | A-3 | -          | 53 SF   | 0   | 0  | 0  |                                |
| 102B         | EXISTING STORAGE      | A-3 | STORAGE    | 74 SF   | 300 | 1  | 0  |                                |
| 102C         | EXISTING ELEC.        | A-3 | MECHANICAL | 62 SF   | 300 | 1  | 0  |                                |
| 103          | EXISTING OFFICE       | A-3 | OFFICE     | 121 SF  | 100 | 2  | 1  |                                |
| 106          | EXISTING ELEV.        | A-3 | -          | 75 SF   | 0   | 0  | 0  |                                |
| 107          | MENS LOCKER ROOM      | A-3 | EXERCISE   | 791 SF  | 50  | 16 | 16 | PREVIOUSLY WOMEN'S LOCKER ROOM |
| 107A         | EXISTING ENTRY        | A-3 | -          | 76 SF   | 0   | 0  | 0  |                                |
| 107B         | EXISTING ENTRY        | A-3 | -          | 65 SF   | 0   | 0  | 0  |                                |
| 108          | EXISTING DATA         | A-3 | MECHANICAL | 84 SF   | 300 | 1  | 0  |                                |

| BUILDING PLUMBING FIXTURES                                  |                                         |        |          |        | POOL PLUMBING FIXTURES               |          |        |          |        |
|-------------------------------------------------------------|-----------------------------------------|--------|----------|--------|--------------------------------------|----------|--------|----------|--------|
| 2070 TOTAL ANTICIPATED OCCUPANTS: 1,035 MALE & 1,035 FEMALE |                                         |        |          |        | 693 EXISTING BATHER LOAD (TO REMAIN) |          |        |          |        |
| FIXTURE                                                     | REQUIRED                                |        | PROVIDED |        |                                      | REQUIRED |        | PROVIDED |        |
|                                                             | MALE                                    | FEMALE | MALE     | FEMALE | UNSEX                                | MALE     | FEMALE | MALE     | FEMALE |
| WATER CLOSETS                                               | 5                                       | 11     | 8        | 13     | 2                                    | 3        | 6      | 3        | 6      |
| URINAL                                                      | 6                                       | -      | 5        | -      | -                                    | 3        | -      | 3        | -      |
| LAVATORY                                                    | 4                                       | 4      | 8        | 8      | 2                                    | 2        | 2      | 3        | 3      |
| SHOWER (BASED ON 693 TOTAL BATHERS)                         | 4                                       | 4      | 8        | 8      | 3                                    | 6        | 6      | 6        | 3      |
| DRINKING FOUNTAIN OR WATER COOLER                           | 1 SET FOR EACH SET OF MEN/WOMEN TOILETS |        | 2        |        |                                      |          |        |          |        |
| SERVICE SINK                                                | 1 PER FLOOR                             |        | 2        |        |                                      |          |        |          |        |



OCCUPANCY SCHEDULE

| ROOM NO. | ROOM NAME                       | OCCUPANCY GROUP | OCCUPANCY TYPE | ROOM AREA (S.F.) | SF PER PERSON | ROOM OCCUPANT LOAD (CALCULATED) | ROOM OCCUPANT LOAD (ACTUAL) | Comments                    |
|----------|---------------------------------|-----------------|----------------|------------------|---------------|---------------------------------|-----------------------------|-----------------------------|
| 108A     | WOMENS LOCKER ROOM              | A-3             | EXERCISE       | 781 SF           | 50            | 16                              | 15                          | PREVIOUSLY MENS LOCKER ROOM |
| 110      | EXISTING WOMENS                 | A-3             | -              | 315 SF           | 0             | 0                               | 0                           |                             |
| 111D     | EXISTING ENTRY                  | A-3             | -              | 68 SF            | 0             | 0                               | 0                           |                             |
| 112      | EXISTING MENS                   | A-3             | -              | 377 SF           | 0             | 0                               | 0                           |                             |
| 113      | EXISTING JAN. CL.               | A-3             | STORAGE        | 64 SF            | 300           | 1                               | 1                           |                             |
| 115      | EXISTING WARM WATER POOL DECK   | A-3             | POOL DECK      | 2639 SF          | 15            | 136                             | 26                          | BATHER LOAD TO REMAIN       |
| 115      | EXISTING WARM WATER POOL        | A-3             | POOL           | 1500 SF          | 50            | 30                              | 100                         | BATHER LOAD TO REMAIN       |
| 116      | EXISTING VESTIBULE              | A-3             | -              | 1304 SF          | 0             | 0                               | 0                           |                             |
| 117-B    | EXISTING POOL EQUIPMENT         | A-3             | STORAGE        | 414 SF           | 300           | 2                               | 0                           |                             |
| 117-C    | EXISTING SANITIZER ROOM         | A-3             | STORAGE        | 42 SF            | 300           | 1                               | 0                           |                             |
| 117-D    | EXISTING PH BUFFER ROOM         | A-3             | STORAGE        | 40 SF            | 300           | 1                               | 0                           |                             |
| 118      | EXISTING WORK ROOM              | A-3             | OFFICE         | 333 SF           | 100           | 4                               | 4                           |                             |
| 119      | EXISTING CORRIDOR               | A-3             | -              | 574 SF           | 0             | 0                               | 0                           |                             |
| 120      | EXISTING GYMNASIUM              | A-3             | EXERCISE       | 19267 SF         | 50            | 386                             | 386                         |                             |
| 120      | EXISTING GYMNASIUM BLEACHERS    | A-3             | FIXED SEATS    | 200 SF           | 1             | 200                             | 200                         |                             |
| 120A     | EXISTING ELEC.                  | A-3             | MECHANICAL     | 260 SF           | 300           | 1                               | 0                           |                             |
| 120B     | EXISTING TELCOM                 | A-3             | MECHANICAL     | 115 SF           | 300           | 1                               | 0                           |                             |
| 120C     | EXISTING STORAGE                | A-3             | STORAGE        | 227 SF           | 300           | 1                               | 0                           |                             |
| 122      | EXISTING FREIGHT ELEVATOR       | A-3             | -              | 84 SF            | 0             | 0                               | 0                           |                             |
| 124      | EXISTING TRASH / GEN. ENCLOSURE | A-3             | -              | 450 SF           | 0             | 0                               | 0                           |                             |
| 126      | EXISTING MULTI-PURPOSE          | A-3             | CLASSROOM      | 1162 SF          | 50            | 24                              | 24                          |                             |
| 126B     | EXISTING STORAGE                | A-3             | STORAGE        | 164 SF           | 300           | 1                               | 0                           |                             |
| 126C     | EXISTING ELEC.                  | A-3             | MECHANICAL     | 77 SF            | 300           | 1                               | 0                           |                             |
| 128      | EXISTING MULTI-PURPOSE          | A-3             | CLASSROOM      | 1179 SF          | 50            | 24                              | 24                          |                             |
| 128B     | EXISTING STORAGE                | A-3             | STORAGE        | 287 SF           | 300           | 1                               | 0                           |                             |
| 129      | EXISTING VESTIBULE              | A-3             | -              | 103 SF           | 0             | 0                               | 0                           |                             |
| 131      | EXISTING LAP & DIVING POOL DECK | A-3             | POOL DECK      | 6085 SF          | 15            | 406                             | 119                         |                             |
| 131      | EXISTING LAP POOL               | A-3             | POOL           | 3379 SF          | 50            | 68                              | 226                         |                             |
| 131      | EXISTING DIVING POOL            | A-3             | POOL           | 1600 SF          | 50            | 32                              | 28                          |                             |
| 131      | EXISTING POOL BLEACHERS         | A-3             | FIXED SEATS    | 708 SF           | 4             | 178                             | 176                         |                             |
| 131A     | EXISTING STORAGE                | A-3             | STORAGE        | 31 SF            | 300           | 1                               | 0                           |                             |
| 131B     | EXISTING PUMP ROOM              | A-3             | MECHANICAL     | 14 SF            | 300           | 1                               | 0                           |                             |
| 131C     | EXISTING POOL STORAGE           | A-3             | STORAGE        | 148 SF           | 300           | 1                               | 0                           |                             |
| 131D     | EXISTING STORAGE ROOM           | A-3             | STORAGE        | 14 SF            | 300           | 1                               | 0                           |                             |
| 131F     | EXISTING SAUNA                  | A-3             | EXERCISE       | 112 SF           | 50            | 3                               | 3                           |                             |
| 132      | EXISTING CORRIDOR               | A-3             | -              | 760 SF           | 0             | 0                               | 0                           |                             |
| 133      | EXISTING LEISURE POOL DECK      | A-3             | POOL DECK      | 3599 SF          | 15            | 240                             | 48                          | BATHER LOAD TO REMAIN       |
| 133      | EXISTING LEISURE POOL           | A-3             | POOL           | 2477 SF          | 50            | 50                              | 144                         | BATHER LOAD TO REMAIN       |
| 133A     | EXISTING POOL STORAGE           | A-3             | STORAGE        | 92 SF            | 300           | 1                               | 0                           |                             |
| 135      | EXISTING POOL MANAGER           | A-3             | OFFICE         | 428 SF           | 100           | 5                               | 1                           |                             |
| 135A     | EXISTING LOCKERS                | A-3             | LOCKER ROOMS   | 69 SF            | 50            | 2                               | 0                           |                             |
| 135B     | EXISTING LOCKERS                | A-3             | LOCKER ROOMS   | 49 SF            | 50            | 1                               | 0                           |                             |
| 136      | NEW FAMILY CHANGING ROOM        | A-3             | LOCKER ROOMS   | 97 SF            | 50            | 2                               | 0                           |                             |
| 138      | NEW FAMILY CHANGING ROOM        | A-3             | LOCKER ROOMS   | 96 SF            | 50            | 2                               | 0                           |                             |
| 140      | EXISTING LOBBY                  | A-3             | -              | 615 SF           | 0             | 0                               | 0                           |                             |
| 140A     | EXISTING VESTIBULE              | A-3             | -              | 203 SF           | 0             | 0                               | 0                           |                             |
| 140B     | EXISTING ELEV                   | A-3             | -              | 51 SF            | 0             | 0                               | 0                           |                             |
| 140C     | JAN. CL.                        | A-3             | STORAGE        | 40 SF            | 300           | 1                               | 0                           | RECONFIGURED                |
| 140D     | VESTIBULE                       | A-3             | -              | 181 SF           | 0             | 0                               | 0                           | RECONFIGURED                |
| 142      | EXISTING CORRIDOR               | A-3             | -              | 152 SF           | 0             | 0                               | 0                           |                             |
| 144      | EXISTING RECEPTION WORK AREA    | A-3             | OFFICE         | 306 SF           | 100           | 4                               | 4                           |                             |
| 145      | WOMENS CHANGING ROOM            | A-3             | LOCKER ROOMS   | 97 SF            | 50            | 2                               | 0                           | RECONFIGURED                |
| 146      | EXISTING AQUA. OFFICE           | A-3             | OFFICE         | 170 SF           | 100           | 2                               | 1                           |                             |
| 147      | EXISTING CORRIDOR               | A-3             | -              | 269 SF           | 0             | 0                               | 0                           |                             |
| 148      | EXISTING AQUA. OFFICE           | A-3             | OFFICE         | 143 SF           | 100           | 2                               | 1                           |                             |
| 149      | MENS CHANGING ROOM              | A-3             | LOCKER ROOMS   | 88 SF            | 50            | 2                               | 0                           | RECONFIGURED                |
| 150      | EXISTING PARTY ROOM             | A-3             | CLASSROOM      | 691 SF           | 50            | 14                              | 14                          |                             |
| 150-A    | EXISTING STORAGE                | A-3             | STORAGE        | 43 SF            | 300           | 1                               | 0                           |                             |
| 151      | EXISTING CHANGING ROOM          | A-3             | LOCKER ROOMS   | 95 SF            | 50            | 2                               | 0                           |                             |
| 155      | MULTI-PURPOSE                   | A-3             | EXERCISE       | 1980 SF          | 50            | 40                              | 40                          | NEW MULTIPURPOSE SPACE      |
| 155A     | STORAGE                         | A-3             | STORAGE        | 239 SF           | 300           | 1                               | 0                           | NEW STORAGE                 |
| 155B     | KITCHENETTE                     | A-3             | OFFICE         | 93 SF            | 100           | 1                               | 1                           | NEW KITCHENETTE             |
| ST100    | EXISTING STAIR                  | A-3             | -              | 139 SF           | 0             | 0                               | 0                           |                             |
| ST101    | EXISTING STAIR                  | A-3             | -              | 113 SF           | 0             | 0                               | 0                           |                             |
| ST102    | EXISTING STAIRS                 | A-3             | -              | 270 SF           | 0             | 0                               | 0                           |                             |
| ST103    | EXISTING STAIRS                 | A-3             | -              | 244 SF           | 0             | 0                               | 0                           |                             |



[illegible]

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

## PLAN COMMISSION

## PROPOSED SITE PLAN

**A0**

**JOB NO. 23-3791.02**  
**2025 FGM Architects Inc.**



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CONSTRUCTION**

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

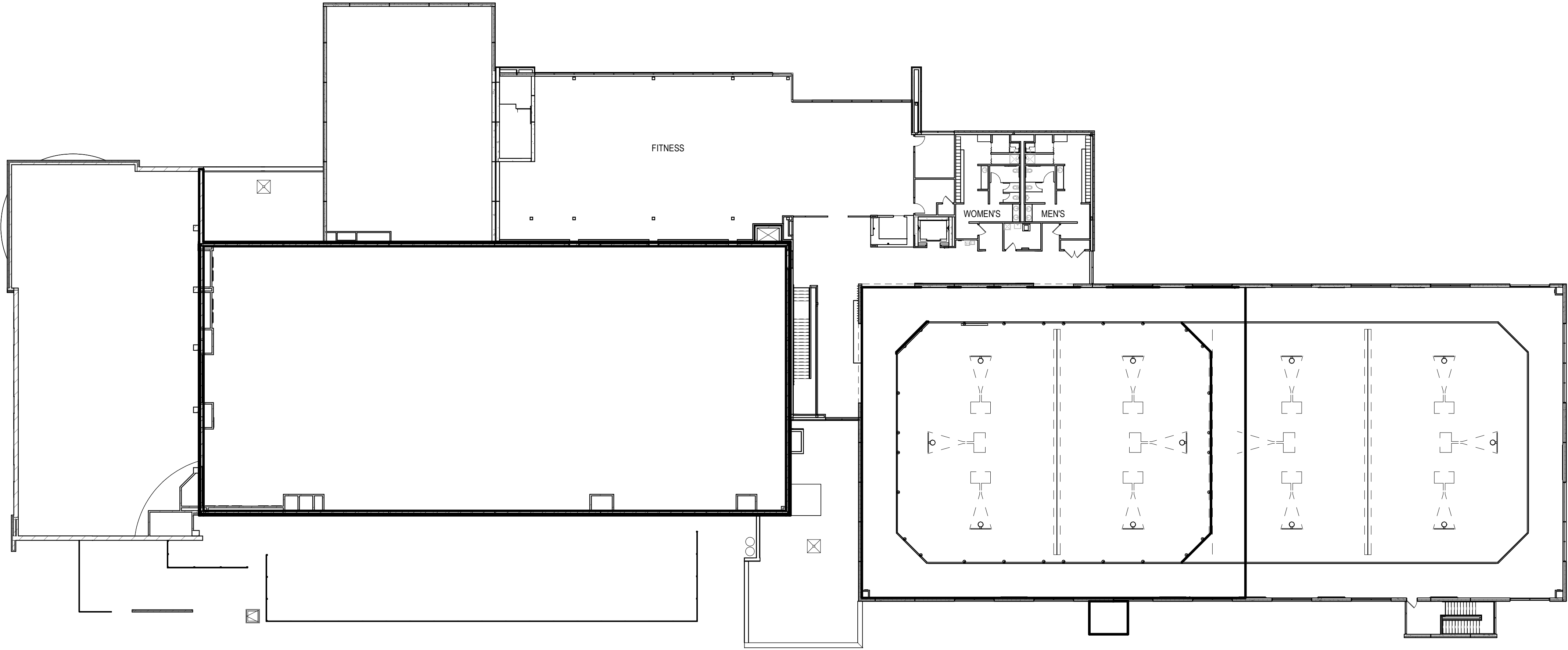
---

PLAN COMMISSION

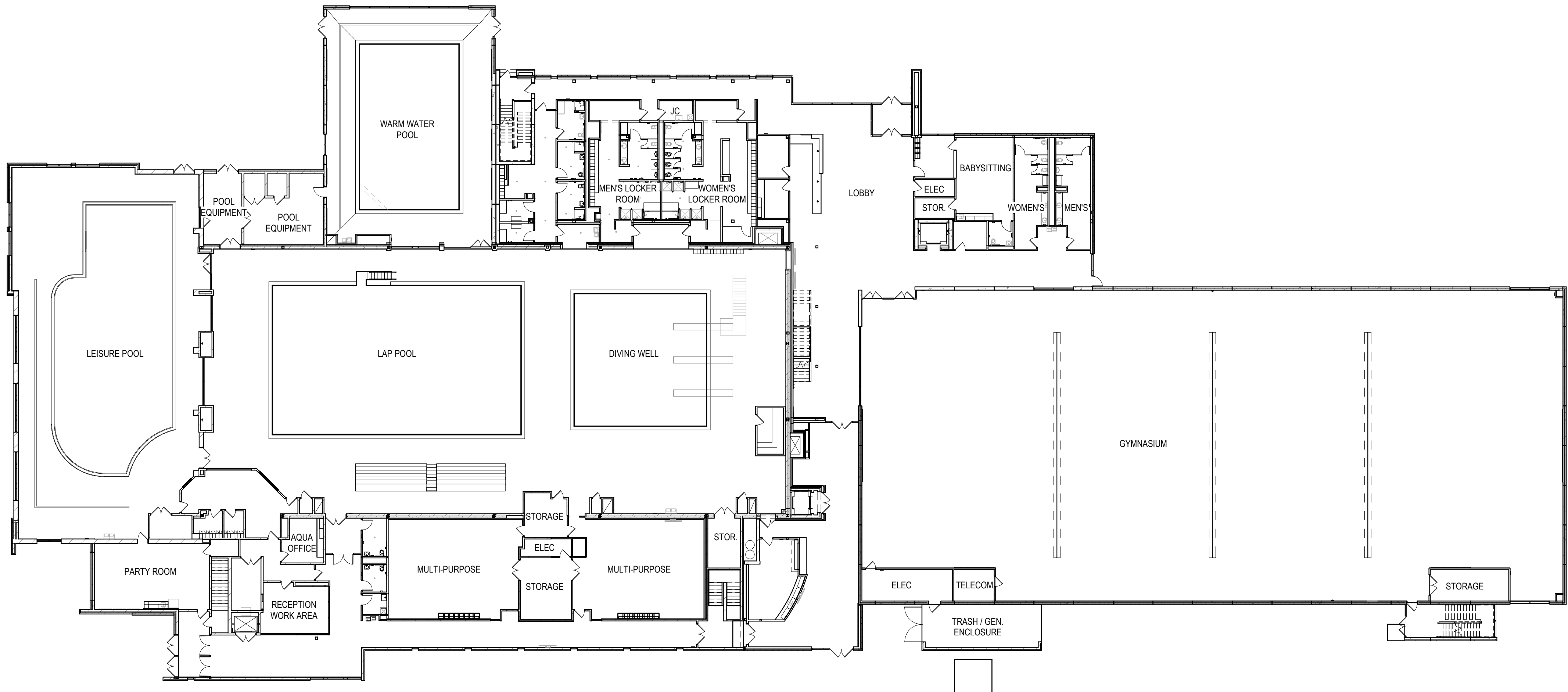
## EXISTING FLOOR PLANS

**A1**

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



**2 OVERALL SECOND FLOOR PLAN- EXISTING**  $\frac{3}{8}4" = 1'-0"$  



**1 OVERALL FIRST FLOOR PLAN- EXISTING**  
3/64" = 1'-0"



REVIEW ONLY

for regulatory approval, permit or  
instruction.

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

[illegible]

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

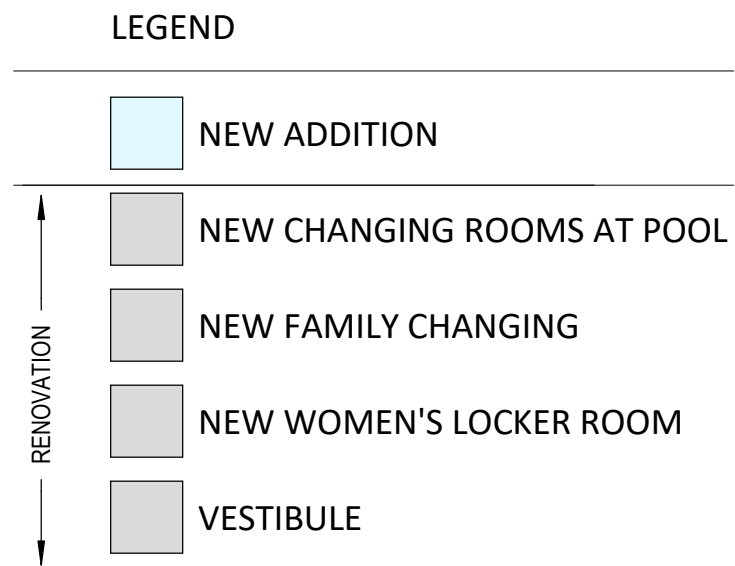
---

PLAN COMMISSION

## PROPOSED FLOOR PLANS

**A2**

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



**1 OVERALL FIRST FLOOR PLAN- PROPOSED**  $\frac{3/64" = 1'-0"}{}$  







**NOT FOR  
CONSTRUCTION**

**FOR REVIEW ONLY**

**Not for regulatory approval, permit or construction.**

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

[illegible]

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

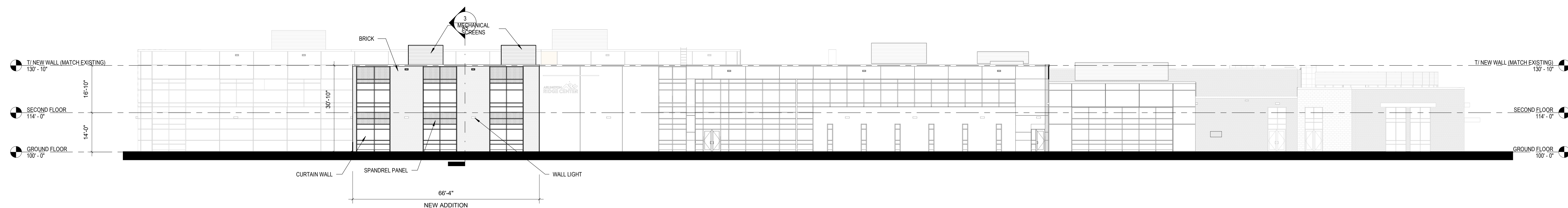
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PLAN COMMISSION

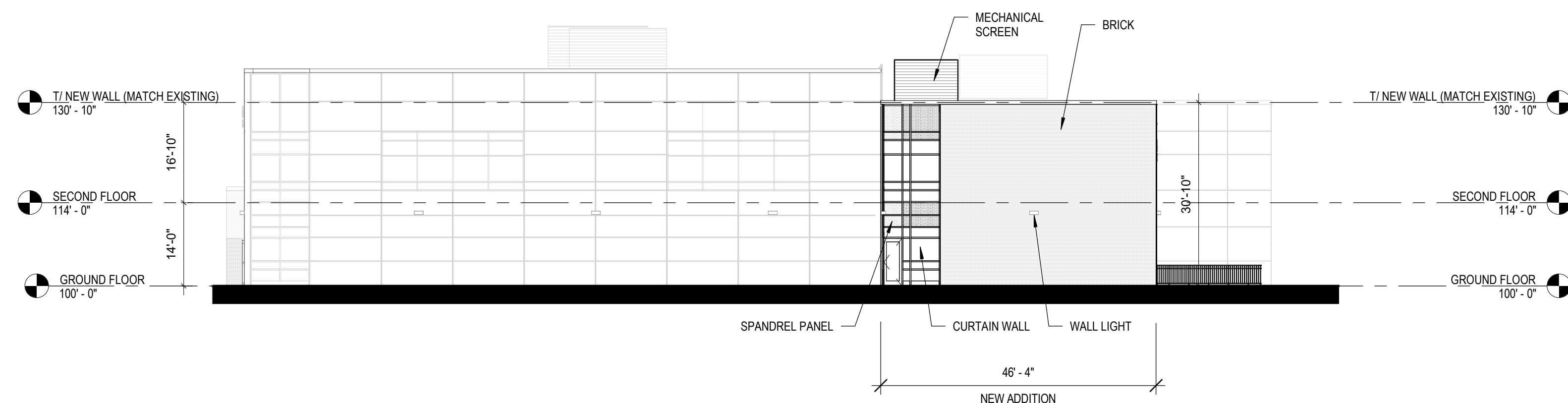
**NEW ADDITION  
ELEVATIONS & BUILDING  
SECTION**

SHEET NO. **A5**

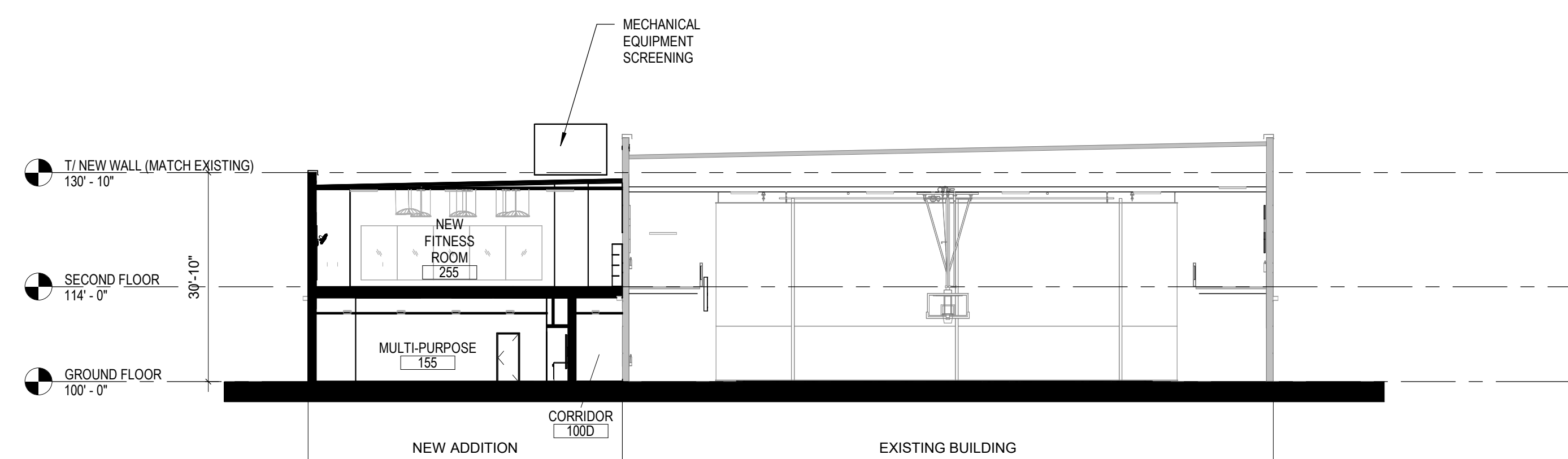
JOB NO. 23-3791.02  
© 2024 FGM Architects Inc.



**1** | **EXTERIOR WEST ELEVATION**  
1/16" = 1'-0"



## 2 EXTERIOR NORTH ELEVATION



### 3 BUILDING SECTION





**FOR REVIEW ONLY**

Not for regulatory approval, permit or construction.

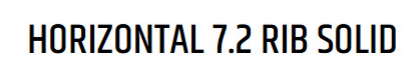
The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

## PLAN COMMISSION

SHEET NO. **A6**

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







**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:** PCA00025-2024  
**Project:** ARC Addition, 660 N Ridge Ave  
**Review Round:** Round 1  
**Date:** March 17, 2025

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

1. PUBLIC IMPROVEMENTS REQUIRED:

|                           | YES                      | NO                                  | COMMENTS |
|---------------------------|--------------------------|-------------------------------------|----------|
| a. Underground Utilities  |                          |                                     |          |
| i. Water.....             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____    |
| ii. Sanitary Sewer .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____    |
| iii. Storm Sewer.....     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____    |
| b. Surface Improvement    |                          |                                     |          |
| i. Pavement .....         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____    |
| ii. Curb & Gutter.....    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____    |
| iii. Sidewalks.....       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____    |
| iv. Street Lighting.....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____    |
| c. Easements              |                          |                                     |          |
| i. Utility & Drainage.... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____    |
| ii. Access.....           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____    |

2. PERMITS REQUIRED OTHER THAN VILLAGE

|                 |                                     |               |                                |
|-----------------|-------------------------------------|---------------|--------------------------------|
| a. MWRDGC.....  | <input checked="" type="checkbox"/> | d. IEPA.....  | <input type="checkbox"/>       |
| b. IDOT.....    | <input type="checkbox"/>            | e. CCHD.....  | <input type="checkbox"/>       |
| c. ARMY CORP... | <input type="checkbox"/>            | f. OTHER..... | <input type="checkbox"/> _____ |

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 ☒ Parking study required
7. STORMWATER DETENTION REQUIRED..... YES ☒ NO ☐ \_\_\_\_\_
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 PCA00025-2024  
ARC Addition & Locker Room Renovation  
660 N Ridge Ave  
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 parking study.
14. Provide a stormwater summary, including the existing and proposed impervious coverage. If the impervious coverage is increasing, provide the stormwater calculations for the increase in area.
15. The proposed project is within a combined sewer area. Provide an MWRD determination letter to determine if the proposed storm sewer work would be considered qualified sewer. An MWRD permit may be required. This can be addressed at permit.



Nanci C. Julius, P.E.  
Senior Civil Engineer

March 17, 2025

Date



## Village of Arlington Heights Interoffice Memorandum



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**To:** Dan Osaba, Planner  
**From:** Sean Freres, Environmental Health Officer  
**Department:** Health Services Department  
**File Number:** PCA00025-2024  
**Project:** 660 N. Ridge Ave.  
**Review Round:** v1  
**Date:** 2,28,25

---

GENERAL COMMENTS:

No comments at this time.

# Village of Arlington Heights

## Interoffice Memorandum



---

**From:** Dan Osoba | 847-368-5215; [dosoba@vah.com](mailto:dosoba@vah.com)  
**Department:** Planning & Community Development  
**File Number:** PC24-025  
**Project:** 660 N. Ridge Ave  
Arlington Ridge Center Building Addition  
**Review Round:** Round 1  
**Date:** March 20, 2025

---

|                                                    | <u>YES</u>                          | <u>NO</u>                           |
|----------------------------------------------------|-------------------------------------|-------------------------------------|
| 1. COMPLIES WITH COMPREHENSIVE PLAN:               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. COMPLIES WITH THOROUGHFARE PLAN:                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 3. VARIATIONS NEEDED FROM ZONING REGULATIONS:      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS: | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 5. SUBDIVISION REQUIRED:                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

### **Zoning:**

7. The following zoning approvals have been requested based on a review of the plans. Please acknowledge the following:
  - a. Planned Unit Development (PUD) Amendment to Arlington Ridge Center PUD
  - b. Special Use Permit Amendment to amend the original "Community Center, Recreation Building" SUP
8. The following variations have been identified based on the review of the plans. Staff is generally accepting of the variation requests as submitted with the exception to the clarifications requested per numbers 9 and 10 in this letter. Please acknowledge the following variations:
  - a. Variation to Chapter 28, Section 10.4-4 exceed the parking variation allowed per Ord. 18-009 which allowed 291 parking spaces where 757 spaces were required. NOTE: the number of spaces required is increasing and will be determined upon review of the parking study.
  - b. Variation from Chapter 28, Section 6.12-1.3 to waive the requirement for a traffic study.



PLAN COMMISSION REVIEW  
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

- c. Variation to Chapter 28, Section 6.13-3.b to allow a fence height of 12 feet where 6 feet is the maximum height.
  - d. Variation to Chapter 28, Section 6.5-2 to permit two accessory structures in the side yard (western yard) where accessory structures are required to be in the rear yard.
  - e. Additional variances may be required based on a response to the review comments within this letter.
9. In the written response to the variation criteria for approval, number II, please clarify the fence height. It is referenced at 12 feet in the request, then 8 feet in the response.
10. The petitioner's response to the Special Use Permit criteria for approval are acceptable. **Complete**

**General:**

11. Provide the list of property owners within 250 feet of the subject property excluding rights-of-way. Village Staff will review the list for general accuracy; however, it is the petitioner's responsibility to ensure the list is accurate and up-to-date. The list of properties for Phase I may be utilized; however, Village Staff suggests updating the mailing address and ownership information prior to sending notice of a public hearing.
12. Provide a draft copy of the letter to be mailed for the public hearing. This letter shall comply with the requirements found in the Plan Commission Guide.
13. Provide a proof of the public notice sign to be posted on the site for this public hearing. Note that four signs shall be required; one facing each right-of-way.
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](mailto:dosoba@vah.com) to notify that a resubmittal has been uploaded.

**Parking**

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

PLAN COMMISSION REVIEW  
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

16. Show the landbanked parking as "Landbanked Parking Only" for clarity as it is not the Village's intent to require the construction of landbanked parking unless parking becomes an issue.
17. For the landbanked parking: Parking adjacent to a sidewalk shall provide a 24 inch buffer between the curb and the edge of the sidewalk to account for overhang and provide for accessible pedestrian travel.

**Site & Improvements:**

18. Label the height and fence style of all fencing proposed on the plan sets.





March 24, 2025

Daniel Osoba  
Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, Illinois 60005

Subject: Round 1 Comment Responses  
Arlington Heights Park District  
Arlington Ridge Center Addition & Locker Room Renovation  
660 North Ridge Avenue,  
Arlington Heights, Illinois 60004  
PC24-025

Dear Mr. Osoba,

Please see below for the comments and responses from the Arlington Heights Park District (AHPD) and FGM Architects for the project referenced above. The responses are in reference to the comments received in the Document named "Round 1 Review ARC Building Addition" and received on 3/21/25 via email.

Public Works & 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 of 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: Noted**

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.**

13. Provide a parking study.

**Response: A parking study has been included with this submittal. A parking study has been included with this submittal. Please see file "11b\_EEA Arlington Ridge Center Parking Study 03242025."**

14. Provide a stormwater summary, including the existing and proposed impervious coverage. If the impervious coverage is increasing, provide the stormwater calculations for the increase in area.

**Response: A Stormwater Management Report has been included with this submittal. Please see file "10b\_Arlington Ridge SWM Report."**

15. The proposed project is within a combined sewer area. Provide an MWRD determination letter to determine if the proposed storm sewer work would be considered qualified sewer. An MWRD permit may be required. This can be addressed at permit.

**Response: A formal request letter is being prepared to submit to the MWRD. We anticipate receiving a determination letter in the next 3-4 weeks and will address at permit as noted.**

#### Planning & Community Development

##### Zoning

9. In the written response to the variation criteria for approval, number II, please clarify the fence height. It is referenced at 12 feet in the request, then 8 feet in the response.

**Response: The written response to the variation criteria for approval, number II, has been modified to list the correct fence height of 8'-0". See file "9\_AHPD Arc\_Special Use and Variance Requests."**

10. The petitioner's response to the Special Use Permit criteria for approval are acceptable. **Complete.**

##### General

11. Provide the list of property owners within 250 feet of the subject property excluding rights-of-way. Village Staff will review the list for general accuracy; however, it is the petitioner's responsibility to ensure the list is accurate and up-to-date. The list of properties for Phase I may be utilized; however, Village Staff suggests updating the mailing address and ownership information prior to sending notice of a public hearing.



**Response: A list of property owners within 250 feet of the property has been included in this submittal. See file "14\_PUD List from CookViewer 3-25-2025-for 660 N. Ridge Ave. AH 60004"**

12. Provide a draft copy of the letter to be mailed for the public hearing. This letter shall comply with the requirements found in the Plan Commission Guide.

**Response: A draft copy of the letter to be mailed for the public hearing has been included in this submittal. See file "Draft\_Letter\_ARC."**

13. Provide a proof of the public notice sign to be posted on the site for this public hearing. Note that four signs shall be required; one facing each right-of-way.

**Response: A proof of the public notice sign to be posted on the site for this public hearing has been included in this submittal. See file "Sign Proof\_ARC."**

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.

**Response: All revised documents and this comment response has been uploaded to the CSS portal. An email was sent to Dan Osoba on 3/25 to notify that a resubmittal has been uploaded.**

#### Parking

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

**Response: A parking study has been included with this submittal. Please see file "11b\_EEA Arlington Ridge Center Parking Study 03242025."**

16. Show the landbanked parking as "Landbanked Parking Only" for clarity as it is not the Village's intent to require the construction of landbanked parking unless parking becomes an issue.

**Response: A note has been to the landbanked parking Exhibit indicating spaces to be "Landbanked Parking Only." See file "11a\_Landbanked Parking."**

17. For the landbanked parking: Parking adjacent to a sidewalk shall provide a 24 inch buffer between the curb and the edge of the sidewalk to account for overhang and provide for accessible pedestrian



travel.

**Response: Existing sidewalk adjacent to the landbanked parking is 7'-0" wide in order to account for overhang and provide 5'-0" clear for pedestrian travel.**

18. Label the height and fence style of all fencing proposed on the plan sets.

**Response: Fence heights have been noted on sheet L2.1. All proposed fencing will be an open fence style. See fencing details on sheet L4.2. Notes indicating fence type and height have been added to sheet A0 as well.**

Sincerely,

A handwritten signature in blue ink, appearing to read 'Maggie Krieger'.

**Maggie Krieger, AIA | Senior Associate**  
[maggiiekrieger@fgmarchitects.com](mailto:maggiiekrieger@fgmarchitects.com)

Revised & Additional Enclosure(s):

9\_AHPD Arc\_Special Use and Variance Requests.pdf  
10\_cdef\_AHPD ARC Addition\_Architectural Drawings.pdf  
10b\_Arlington Ridge SWM Report.pdf  
10g\_L-series 20250325 ahpdc arc.pdf  
11a\_Landbanked Parking.pdf  
11b\_EEA Arlington Ridge Center Parking Study 03242025.pdf  
14\_PUD List from CookViewer 3-25-2025-for 660 N. Ridge Ave. AH 60004.pdf  
Sign Proof\_ARC.pdf  
Draft\_Letter\_ARC.pdf



**PLAN COMMISSION PCA00025-2024  
ARC Addition & Locker Room Renovation  
660 N Ridge Ave  
Round 2**

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.

**a. The petitioner's response to comment no. 11 is acceptable. COMPLETE**

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

**a. The petitioner's response to comment no. 12 is acceptable. COMPLETE**

13. Provide a parking study.  
a. The petitioner's response to comment no. 13 is acceptable.
14. Provide a stormwater summary, including the existing and proposed impervious coverage. If the impervious coverage is increasing, provide the stormwater calculations for the increase in area.

a. The petitioner's response to comment no. 14 is noted. The increase in impervious area must meet the Village's detention requirements. The volume required for an increase of 0.05 acres is 0.021 acre-feet. The facility had completed a large expansion and constructed a new detention facility, MWRD permit 18-159. Provide additional information on if excess storage is available in the existing detention facility.  
**INCOMPLETE.**

15. The proposed project is within a combined sewer area. Provide an MWRD determination letter to determine if the proposed storm sewer work would be considered qualified sewer. An MWRD permit may be required.

a. The petitioner's response to comment no. 15 is noted. Provide the MWRD determination letter. **INCOMPLETE.**



|                       |                      |
|-----------------------|----------------------|
|                       | <u>April 3, 2025</u> |
| Nanci C. Julius, P.E. | Date                 |
| Senior Civil Engineer |                      |



# Village of Arlington Heights

## Interoffice Memorandum



---

**From:** Dan Osoba | 847-368-5215; [dosoba@vah.com](mailto:dosoba@vah.com)  
**Department:** Planning & Community Development  
**File Number:** PC24-025  
**Project:** 660 N. Ridge Ave  
Arlington Ridge Center Building Addition  
**Review Round:** Round 2  
**Date:** April 4, 2025

---

|                                                    | <u>YES</u>                          | <u>NO</u>                           |
|----------------------------------------------------|-------------------------------------|-------------------------------------|
| 1. COMPLIES WITH COMPREHENSIVE PLAN:               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. COMPLIES WITH THOROUGHFARE PLAN:                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 3. VARIATIONS NEEDED FROM ZONING REGULATIONS:      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS: | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 5. SUBDIVISION REQUIRED:                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

### **Zoning:**

7. **COMPLETE:** The following zoning approvals have been requested based on a review of the plans. Please acknowledge the following:
- Planned Unit Development (PUD) Amendment to Arlington Ridge Center PUD
  - Special Use Permit Amendment to amend the original "Community Center, Recreation Building" SUP
8. **COMPLETE WITH COMMENTS:** The following variations have been identified based on the review of the plans. Staff is generally accepting of the variation requests as submitted with the exception to the clarifications requested per numbers 9 and 10 in this letter. Please acknowledge the following variations:
- Variation to Chapter 28, Section 10.4-4 exceed the parking variation allowed per Ord. 18-009 which allowed 291 parking spaces where 757 spaces were required. NOTE: the number of spaces required is increasing and will be determined upon review of the parking study.

- i. **2<sup>nd</sup> Review:** the parking study uploaded indicates 807 parking spaces are required based on the new occupancy of the building including the building addition. This variation request is to Chapter 28, Section 10.4-4 to reduce the required parking from 807 spaces to 291 spaces. Update the variation request language in the Special Use and Variance Requests document and on the associated public notices (see #12 below).
  - b. Variation from Chapter 28, Section 6.12-1.3 to waive the requirement for a traffic study.
  - c. Variation to Chapter 28, Section 6.13-3.b to allow a fence height of 12 feet where 6 feet is the maximum height.
    - i. **2<sup>nd</sup> Review:** the petitioner has confirmed that the fence height is 8 feet and not 12 feet. This variation request has been updated in the requested documents; ensure it is included in the associated public notices (see #12).
  - d. Variation to Chapter 28, Section 6.5-2 to permit two accessory structures in the side yard (western yard) where accessory structures are required to be in the rear yard.
  - e. Additional variances may be required based on a response to the review comments within this letter.
9. **COMPLETE:** In the written response to the variation criteria for approval, number II, please clarify the fence height. It is referenced at 12 feet in the request, then 8 feet in the response.
10. **COMPLETE:** The petitioner's response to the Special Use Permit criteria for approval are acceptable.

**General:**

11. **INCOMPLETE:** Provide the list of property owners within 250 feet of the subject property excluding rights-of-way. Village Staff will review the list for general accuracy; however, it is the petitioner's responsibility to ensure the list is accurate and up-to-date. The list of properties for Phase I may be utilized; however, Village Staff suggests updating the mailing address and ownership information prior to sending notice of a public hearing.
- a. **2<sup>nd</sup> Review:** the list provided is not accurate. An updated list of property owners will be provided by staff via email along with instructions for public notice. NOTE: public hearing notice must be mailed and posted by **Tuesday, April 8, 2025.**
12. **INCOMPLETE:** Provide a draft copy of the letter to be mailed for the public hearing. This letter shall comply with the requirements found in the Plan Commission Guide.
- a. **2<sup>nd</sup> Review:** the draft copy of the letter is not correct. Revise the letter: "Planned Unit Development Amendment to the Arlington Ridge Center PUD, Special Use Permit Amendment to amend the original "Community Center, Recreation Building" SUP with variations to reduce the required parking from



807 spaces to 291 spaces, to waive the requirement for a traffic study, to allow a fence height of 8 feet where 6 feet is the maximum, and to allow two accessory structures in the side yard where accessory structures are only allowed in the rear.”

- b. **2<sup>nd</sup> Review:** Additionally, please remove the highlighted Section as it is confirmed at 7:30 PM on Wednesday, April 23, 2025. Change the last paragraph contact information from Erin Mercado to “the Health & Human Services Department” and change the phone number to (847) 368-5760. Remove Erin’s email as well. NOTE: a separate email regarding public notice requirements will include this information.
13. **INCOMPLETE:** Provide a proof of the public notice sign to be posted on the site for this public hearing. Note that four signs shall be required; one facing each right-of-way.
- a. **2<sup>nd</sup> Review:** The draft copy of the sign is not correct. Change the “Hearing For” section to: “Planned Unit Development Amendment and Special Use Permit Amendment with Variances”.
14. **2<sup>nd</sup> Review:** 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](mailto:dosoba@vah.com) to notify that a resubmittal has been uploaded.

### **Parking**

15. **COMPLETE:** A parking study shall be submitted as part of the second submission that evaluates the following:
- Parking Survey of the parking usage on the property over a period of 5 days, including Saturday and Sunday. The survey data would be utilized to demonstrate existing parking demand at the facility. Note if any days included events like open house, birthday party, teen nights, dance, etc.
  - Analysis of projected parking demand by using the survey results as a baseline. The projection should utilize ITE demand models for recreational facilities uses as well as the Village Code requirement of spaces equal to 30% of the proposed occupancy.
16. **COMPLETE:** Show the landbanked parking as “Landbanked Parking Only” for clarity as it is not the Village’s intent to require the construction of landbanked parking unless parking becomes an issue.
17. **COMPLETE:** For the landbanked parking: Parking adjacent to a sidewalk shall provide a 24 inch buffer between the curb and the edge of the sidewalk to account for overhang and provide for accessible pedestrian travel.

### **Site & Improvements:**

18. **COMPLETE:** Label the height and fence style of all fencing proposed on the plan sets.



VILLAGE OF  
ARLINGTON HEIGHTS  
INC. 1887

**Plan Commission  
4/23/2025**

**Item:** PC25-007 - 500 E. Miner St. - Recreation Park Phase II & III  
PUD Amendment & Special Use Permit for Phase II & III of  
Recreation Park, Variations

**Department:** Planning & Community Development

**Item Description:**

**Requested Action**

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

**Variations Required**

1. Variation from Chapter 28, Section 6.12-1.3 to waive the requirement for a traffic study.
2. Variation from Chapter 28, Section 6.13-3.b to allow a fence height of 8 and 10 feet for the ball field fencing and pool perimeter fencing and 40 feet for the ball field backstop fencing where 6 feet is the maximum height.
3. Variation from Chapter 28, Section 10.2-12.3.c to allow an existing light pole height of 70 feet where 40 feet is the maximum.
4. Variation from Chapter 28, Section 6.5-2 to permit accessory structures partially in the front and side yard where accessory structures are only permitted in the rear.
5. Variation from Section 6.5-2 to permit 14 accessory structures where the maximum number of accessory structures is 12 (allowed per Ord. 24-052).
6. Variation from Chapter 28, Section 10.4-4 to reduce the required number of off-street parking spaces from 533 spaces to 77 spaces.

**Recommendation**

The Staff Development Committee (SDC) reviewed the proposed amendment to the Recreation Park Planned Unit Development and Special

Use Permit for a Facility Owned by the Arlington Heights Park District, along with the following variations to Chapter 28 of the Municipal Code:

1. Variation from Chapter 28, Section 6.12-1.3 to waive the requirement for a traffic study.
2. Variation from Chapter 28, Section 6.13-3.b to allow a fence height of 8 and 10 feet for the ball field fencing and pool perimeter fencing and 40 feet for the ball field backstop fencing where 6 feet is the maximum height.
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6. Variation from Chapter 28, Section 10.4-4 to reduce the required number of off-street parking spaces from 533 spaces to 77 spaces.

The Staff Development Committee recommends APPROVAL of the petition subject to the following conditions:

1. The Petitioner shall provide revised construction plans at time of building permit to address Public Works & Engineering corrections regarding the MWRD permit, pavement cross section and one-way circular drive striping and signage.
2. The Petitioner shall provide revised construction plans at time of building permit to add a parking lot island with landscaping adjacent to the pedestrian walkway in the east parking lot.
3. The perimeter fence surrounding the pool and pool deck shall be 8-foot open aluminum fencing to match #5 Perimeter Fence Detail as shown on sheet A0.4 within the Recreation Park Community Building Renovation and New Pool & Bathhouse Plans drawn by FGM Architects with last revision date of 3/7/2025.
4. The Petitioner shall provide an operations plan for the pre-school in the community center as it relates to drop-off and pick-up operations for the preschool prior to this petition being heard by the Village Board.
5. The maintenance vehicle drive access to the south of the ADA accessible spaces in the eastern parking lot shall be striped to indicate no parking, access drive or similar and shown on revised construction plans at the time of building permit.
6. The Petitioner shall comply with all Design Commission recommendations of approval from the motion made at the 2/25/2025 Design Commission meeting.



7. The Petitioner shall dedicate all necessary easements to the Village prior to building permit issuance.
8. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

**ATTACHMENTS:**

1. Staff Report Rec Park Phase II and III
2. Public Notice
3. Signed Notification Affidavit
4. CPRC Minutes 2-12-25
5. DC Minutes 2-25-25
6. DC Staff Report 2-25-25
7. DC Minutes 1-28-25
8. DC Staff Report 1-28-25
9. Exhibit A - Aerial
10. Exhibit B - Topographical Survey
11. Exhibit C - PUD Description
12. Exhibit D - SUP Justification
13. Exhibit E - Variance Requests
14. Exhibit F - Public Meeting Summaries
15. Exhibit G - Frontier Park Parking Study
16. Exhibit H - Camelot Park Parking Study
17. Exhibit I -Preschool Operations
18. 1. PUD Master Plan
19. 2. Site Plan
20. 3. Architectural Plans
21. 4. Landscape Plans Phase II
22. 5. Landscape Plans Phase III
23. 6. Preliminary Civil Plans
24. 7. Utility Plans
25. 8. Photometric Plans
26. 9. Photometric Plans\_Baseball Field
27. 10. Electrical Plans
28. 11. Fire Protection Exhibit
29. 12. Parking Study
30. Petitioner Response to SDC Comments
31. Round 1 Review\_Recreation Park Phase II & III
32. Round 1 Review\_Fire Dept Comments Addendum
33. Petitioner Response to Round 1 Comments
34. Round 2 Review\_Recreation Park Phase II & III
35. Petitioner Responses to Round 2 Comments

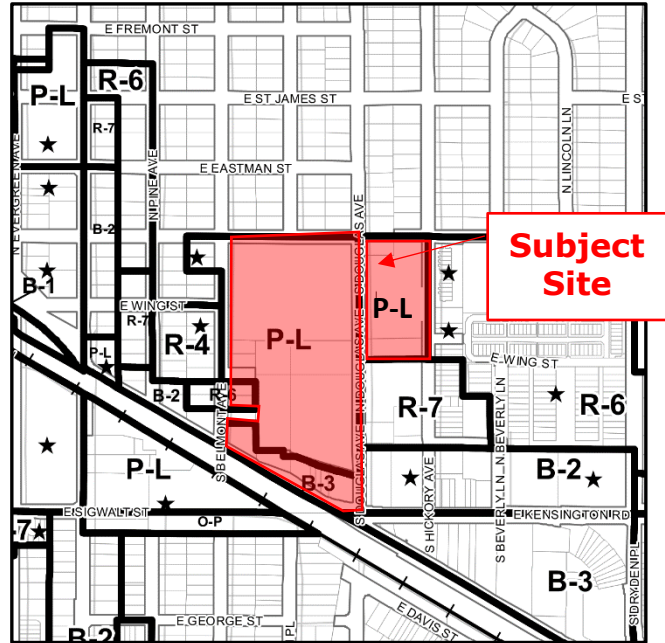
# VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

**PC File Number:** PC25-007  
**Project Title:** Recreation Park Phase II & III  
**Address:** 500 E. Miner Street  
**PINs:** Multiple (reference Exhibit A & B)

**To:** Plan Commission  
**Prepared By:** Dan Osoba, Planner I  
**Meeting Date:** April 23, 2025  
**Date Prepared:** April 16, 2025

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

**Existing Zoning:** P-L Public Lands District  
**Comprehensive Plan:** Parks



### **SURROUNDING LAND USES**

| Direction | Existing Zoning                                                                                                                                                                     | Existing Use                                                           | Comprehensive Plan                                                        |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------------------------------------------------|
| North     | R-3: One Family Dwelling District;<br>M-2: Limited Heavy Manufacturing District                                                                                                     | Single-Family Homes;<br>American Legion Post 208                       | Single-Family Detached;<br>Parks                                          |
| South     | P-L: Public Land District;<br>O-P: Off-Street Parking District;<br>R-3: One Family Dwelling District                                                                                | Union Pacific Railroad;<br>Village Hall;<br>Single-Family Homes        | Government;<br>Single-Family Detached                                     |
| East      | R-6: Multiple-Family Dwelling District;<br>R-7: Multiple-Family Dwelling District;<br>B-2: General Business District                                                                | Hickory Row Houses;<br>Heller Lumber;<br>Hickory-Kensington Apartments | Moderate Density Multi-Family;<br>High Density Multi-Family;<br>Mixed-Use |
| West      | P-L: Public Land District;<br>R-3: One Family Dwelling District;<br>R-4: Two Family Dwelling District;<br>R-6: Multiple-Family Dwelling District;<br>B-2: General Business District | Single-Family Homes;<br>Wayne Griffin Travel                           | Single-Family Detached;<br>High Density Multi-Family;<br>Parks            |

Requested Action:

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

**Variations Required:**

1. Variation from Chapter 28, Section 6.12-1.3 to waive the requirement for a traffic study.
2. Variation from Chapter 28, Section 6.13-3.b to allow a fence height of 8 and 10 feet for the ball field fencing and pool perimeter fencing and 40 feet for the ball field backstop fencing where 6 feet is the maximum height.
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6. Variation from Chapter 28, Section 10.4-4 to reduce the required number of off-street parking spaces from 533 spaces to 77 spaces.

**Project Background:**

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

The Petitioner, Arlington Heights Park District, is proposing to continue the phased improvements and redevelopment of Recreation Park with Phase II and Phase III. These phases were conceptually shown with the PUD from Phase I, which was approved in August 2024 (Ord. 24-052). Phase I of the project included the western and southern portions of the property. Sidewalk improvements were required along E. Northwest Highway after the demolition of the existing commercial buildings were completed. These commercial properties were rezoned from B-3 to P-L and the Comprehensive Plan amended to reflect the existing land use as "Parks".

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

Phase III includes upgrades to the existing pool and pool deck, demolition of the existing bathhouse building on the eastern side of the property and the reconstruction of a new bathhouse, locker room and concession building. Renovations to the existing Community Building at 500 E. Miner Street include a building addition for accessibility improvements on the eastern side of the building, interior renovations, and a new parking lot along the circular drive on E. Miner Street. Phase III is the last phase of improvements and redevelopment planned by the Park District at this time (reference Exhibit C – PUD Description for the comprehensive list of improvements).

**Zoning and Comprehensive Plan**

Phase I included a Special Use Permit for "Facilities owned and operated by the Arlington Heights Park District" within the P-L Public Lands District. However, the Ordinance limits those approvals to Phase I only as the remaining Phase II and III were conceptual at the time. An amendment to the PUD to include Phase II and III in the PUD and a new SUP will be required for the remaining portions of the site. The Petitioner has submitted Phase II and Phase III concurrently to expedite entitlement approvals under one PUD amendment.

The petitioner provided a written response to each of the three criteria necessary for a Special Use Permit (reference Exhibit D – SUP Justification), which are referenced below:



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

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

The Petitioner provided a written response to the criteria for approval for variations for each variation requested (reference Exhibit E – Variance Requests):

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

The Petitioner has held several public meetings throughout the planning phase of this project dating back to 2022. The summaries, comment cards, and online comments of the public outreach efforts by the Petitioner can be referenced in Exhibit F – Public Meeting Summaries.

### **Site Improvements & Landscaping**

The Petitioner is requesting a variance to permit fence heights in excess of 6 feet on the site, which requires a variance from Chapter 28, Section 6.13-3.b. The proposed fence heights include:

- 8-foot black fence surrounding the proposed pool;
- 10-foot black chain link (6 gauge) in the outfield of the baseball field; and
- 40-foot mesh netting around the infield of the baseball field (32-foot netting attached to 8-foot black chain link (6 gauge) fencing).

The proposed plans indicate the fence around the pool to be chain link; however, the Petitioner is working on a bid to determine the cost of replacing the proposed chain link fence with aluminum to match the rest of the site. The SDC is supportive of the fence height variation but recommends a condition of approval to require the fencing material be aluminum to match the rest of the site and to provide better visual quality in an area of high visibility. The SDC is supportive of the variation for fence height around the baseball field as the taller fences are functional and will reduce errant foul balls from landing outside of the infield.

Phase II and III include modifications and upgrades to existing park amenities including a wading pool, baseball field dugouts, a batting cage, centrally located restroom facilities and the main pool. These amenities are counted as accessory structures on the property. The original PUD approval allowed an increase in the maximum number of accessory structures on the property from 5 to 12 with Phase I. The total number of accessory structures on-site has increased to 14 with this proposal. In addition, some of those accessory structures are located within the front and side yards of the property where accessory structures are only permitted in the rear yard. The Petitioner has requested a variance from Chapter 28, Section 6.5-2 to permit 14 accessory structures on the property and to allow some accessory structures to encroach into the side and front yards. The SDC agrees with the Petitioner’s requested variances for accessory structures and the location and number to provide additional park amenities located in a way to efficiently use the park space and maximize open space.

The Petitioner is requesting a variance from Chapter 28, Section 10.2-12.3 to permit the existing baseball field light poles at a height of 70 feet, where 40 feet is the maximum. These eight stadium lights have

been installed at Recreation Park for 20 years and are being covered by a variance request to permit the height via ordinance approval. The SDC is supportive of this request as the stadium lights are functional for the baseball field and the Arlington Heights Park District has worked with the neighboring properties to limit nuisance impacts to the extent feasible.

Landscaping is being provided around the park, specifically in areas adjacent to drive aisles, parking and around mechanical equipment. Parking lot landscaping is provided to bring existing spaces up to code compliance and new landscaping is provided around the Phase II parking lot on the east. Internal to the site, existing trees are being preserved to the extent practicable or relocated throughout the site. The proposed Phase II and Phase III landscape plans are in compliance with Landscape Code requirements.

### **Building**

The proposed Phase III building improvements include a new bathhouse and concessions building and renovations to the Community Building at 500 E. Miner Street. These improvements required a Design Commission review, which was held and recommended for approval by the Design Commission on February 25, 2025. The Design Commission's recommendation is included in the Plan Commission agenda packet (reference DC Minutes 1-28-25; DC Minutes 2-25-25; DC Staff Report 1-28-25; and DC Staff Report 2-25-25). The only other structure proposed within the Phase II and Phase III improvements includes a pre-fabricated bathroom structure that is centrally located within the park. This structure is designed to incorporate materials such as brick, siding and asphalt shingles to match the community building.

### **Parking and Traffic:**

Per Section 6.12-1, a traffic and parking analysis is required for this PUD amendment. The Petitioner has provided a Parking Study, but is requesting a variance from waive the requirement for a traffic study. In addition, the Petitioner provided parking studies for Camelot Park and Frontier Park to compare parking requirements, park amenities, and parking provided at those AHPD facilities (reference Exhibits G & H). The Petitioner states that the proposed changes at Recreation Park would increase the maximum occupancy of the park by approximately 9.5% and not have a material impact on area traffic conditions. In addition, the creation of three smaller parking lots instead of one will better distribute park traffic volumes around the site. The Staff Development Committee (SDC) is supportive of the variation request to waive the requirement for a traffic study as required by Chapter 28, Section 6.12-1.

The Parking Study provided by Eriksson Engineering Associates, LTD evaluated the parking requirements for the whole of Recreation Park based on the existing and proposed facilities or amenities and their associated occupancy. This occupancy would be the maximum number of persons expected to utilize the facilities or amenities at any time. The SDC has requested additional information regarding the Community Center which houses a new pre-school facility. The SDC is recommending a condition of approval for the Petitioner to provide additional operational information including drop-off and pick-up operations for the pre-school prior to this petition being heard at Village Board.

The table below identifies the various park facilities or amenities proposed and the occupancy:

**Table 1: Existing and Proposed Facilities & Required Parking**

| USE                | EXISTING                    | PROPOSED | OCCUPANCY |
|--------------------|-----------------------------|----------|-----------|
| Basketball Court   | 0                           | 1        | 15        |
| Playground         | 1                           | 1        | 240       |
| Bag Toss Game      | 0                           | 2        | 8         |
| Skate Park         | 0                           | 1        | 15        |
| Fitness Area       | 0                           | 1        | 9         |
| Baseball Fields    | 2                           | 2        | 60        |
| Soccer Fields      | 3                           | 3        | 90        |
| Tennis Courts      | 3                           | 3        | 24        |
| Pool/Bath House    | 1                           | 1        | 984       |
| Community Center   | 1                           | 1        | 260       |
| Multi-Purpose Room | 0                           | 1        | 103       |
| Shelter/Restroom   | 0                           | 1        | 20        |
| Game Tables        | 0                           | 1        | 6         |
| Walking Trails     | 0                           | 1        | 10        |
|                    |                             | Total    | 1,844     |
| Required Parking   | 30% Occupancy               |          | 533       |
|                    | Off-Street Parking Provided |          | 77        |
|                    | Parking Variation Required  |          | 456       |

In addition to the proposed 77 off-street parking spaces, which is being increased from the 54 existing spaces, there are 249 on-street parking spaces on the streets adjacent to the park. This includes parallel parking spaces on Belmont Avenue and Miner Street as well as head-in parking spaces on Douglas Street. This proposal is not modifying, removing, or adding any on-street parking. The total capacity for parked vehicles on-site and on-street is 326 parking spaces. Per code, the on-street spaces cannot be counted towards the required off-street parking spaces so the parking variation is to reduce the requirement to 77 spaces. However, in practice those on-street parking spaces will be utilized for the park and associated activities, further justifying the parking variance request.

The Parking Study provided an evaluation of the park and the facilities as seasonal uses where winter produces the lowest usage (20% of occupancy) and the summer at the peak usage (100% of occupancy). The community center and multi-purpose rooms would be the primary use of the park during winter months. In the spring and fall, all park facilities and activities would be open except for the pool. Assuming all the uses were at peak occupancy at the same time, the available parking (including on-site and on-street parking) can accommodate the estimated 288 vehicles. The table below summarizes the maximum usage by season, assuming that all uses were fully used and occupied at the same time:



**Table 2: Recreation Park Seasonal Use**

| <b>USE</b>                                          | <b>CAPACITY</b> | <b>WINTER</b> | <b>SPRING</b> | <b>SUMMER</b> | <b>FALL</b> |
|-----------------------------------------------------|-----------------|---------------|---------------|---------------|-------------|
| Basketball Court                                    | <b>15</b>       |               | 15            | 15            | 15          |
| Playground                                          | <b>240</b>      |               | 1240          | 240           | 240         |
| Bag Toss Game                                       | <b>8</b>        |               | 28            | 8             | 8           |
| Skate Park                                          | <b>15</b>       |               | 115           | 15            | 15          |
| Fitness Area                                        | <b>9</b>        |               | 19            | 9             | 9           |
| Baseball Fields                                     | <b>60</b>       |               | 260           | 60            | 60          |
| Soccer Fields                                       | <b>90</b>       |               | 390           | 90            | 90          |
| Tennis Courts                                       | <b>24</b>       |               | 324           | 24            | 24          |
| Pool/Bath House                                     | <b>984</b>      |               |               | 984           |             |
| Community Center                                    | <b>260</b>      | 260           | 1260          | 260           | 260         |
| Multi-Purpose Room                                  | <b>103</b>      | 0103          | 1103          | 103           | 103         |
| Shelter/Restroom                                    | <b>20</b>       | 020           | 120           | 20            | 20          |
| Game Tables                                         | <b>6</b>        |               | 16            | 6             | 6           |
| Walking Trails                                      | <b>10</b>       | 10            | 110           | 10            | 10          |
|                                                     | <b>1,844</b>    | <b>393</b>    | <b>960</b>    | <b>1,844</b>  | <b>960</b>  |
| Required Parking                                    |                 | <b>118</b>    | <b>288</b>    | <b>533</b>    | <b>288</b>  |
| Parking Available<br>(Total On-Site &<br>On-Street) | <b>326</b>      |               |               |               |             |

The SDC is supportive of the requested parking variation and concurs with the Petitioner's response to the criteria for approval for variations because the variation does not alter the character of the area and preserves it by maintaining available open space. The request is harmonious with the spirit and intent of Chapter 28 and the P-L Public Land District and the creation of three smaller lots better distributes the parking throughout the site.

### **RECOMMENDATION**

The Staff Development Committee (SDC) reviewed the proposed amendment to the Recreation Park Planned Unit Development and Special Use Permit for a Facility Owned by the Arlington Heights Park District, along with the following variations to Chapter 28 of the Municipal Code:

1. Variation from Chapter 28, Section 6.12-1.3 to waive the requirement for a traffic study.
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The Staff Development Committee recommends **APPROVAL** of the petition subject to the following conditions:

1. The Petitioner shall provide revised construction plans at time of building permit to address Public Works & Engineering corrections regarding the MWRD permit, pavement cross section and one-way circular drive striping and signage.
2. The Petitioner shall provide revised construction plans at time of building permit to add a parking lot island with landscaping adjacent to the pedestrian walkway in the east parking lot.

3. The perimeter fence surrounding the pool and pool deck shall be 8-foot open aluminum fencing to match #5 Perimeter Fence Detail as shown on sheet A0.4 within the Recreation Park Community Building Renovation and New Pool & Bathhouse Plans drawn by FGM Architects with last revision date of 3/7/2025.
4. The Petitioner shall provide an operations plan for the pre-school in the community center as it relates to drop-off and pick-up operations for the preschool prior to this petition being heard by the Village Board.
5. The maintenance vehicle drive access to the south of the ADA accessible spaces in the eastern parking lot shall be striped to indicate no parking, access drive or similar and shown on revised construction plans at the time of building permit.
6. The Petitioner shall comply with all Design Commission recommendations of approval from the motion made at the 2/25/2025 Design Commission meeting.
7. The Petitioner shall dedicate all necessary easements to the Village prior to building permit issuance.
8. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

April 17, 2025

Michael Lysicatos, Assistant Director of Planning and Community Development

cc: Randy Recklaus, Village Manager  
All Department Heads

Jay Cherwin, Chair  
ARLINGTON HEIGHTS PLAN COMMISSION  
Published in Daily Herald April 8, 2025 (286105)



## NOTIFICATION AFFIDAVIT

I, Susan Rohner hereby certify as follows:

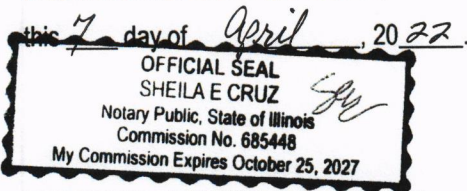
1. That on the 7 day of April, 2025, affiant caused to be mailed in the Post Office of Arlington Heights, copies of the attached Notice of Public Hearing to all listed taxpayers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..
2. That the parties to whom said notice was mailed are set forth on the attached list.
3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.

Susan Rohner

Digitally signed by Susan Rohner  
Date: 2025.04.07 13:37:25  
-05'00'

Signature

Subscribed and Sworn to before me



Notary Public  
*Sheila E Cruz*

REPORT OF THE PROCEEDINGS OF  
**THE CONCEPTUAL PLAN REVIEW COMMITTEE**

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON:

February 12, 2025

Project Title: Recreation Park Phase II & III

Address: 500 E. Miner Street

Petitioner: Arlington Heights Park District

Address: 410 N. Arlington Heights Road  
 Arlington Heights, IL 60004

**Requested Action:**

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

**Variations Required:**

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

**Attendees:**

John Kramer, Petitioner

Lynn Jensen, Plan Commissioner

Jay Cherwin, Plan Commissioner

Bruce Green, Plan Commissioner

Michael Lysicatos, Planning Department

Rachael Hitzemann, Planning Department

\*Dan Osoba, Planning Department

**Project Summary:**

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

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

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

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

### Meeting Discussion:

Mr. Kramer – presented a Phase II & III – remodeling of the community center, a new bath house, and additional remodel of existing park to add more amenities. We are looking for PUD amendment and we are looking for various variations relative to accessory structures. At a high level these have been discussed at various past meetings to some degree and now we are here to formalize those locations.

Mr. Osoba – the subject property, Recreation Park, is the original park located at 500 E. Miner and is owned again by Arlington Heights Park District. It's bound by Miner Street to the north, Douglas to the east, Northwest Highway to the south, and Belmont Avenue to the west. The property is zoned P-L public lands. Phase II & III of Recreation Park, that is to include ball field improvements, new dugouts, updated basketball court. New onsite restroom buildings, new water service and reconfigured parking lot on Douglas Avenue. Phase III includes updates to the existing pool and pool deck, demolition of the existing bathhouse building on the eastern side of the property, and reconstruction of a new bathhouse which would include locker rooms and a concession building, and then renovations to the main community building on Miner Street, including accessibility improvements, interior and exterior renovations, and a new parking lot along the circular drive. Based on that scope of the project, a petitioner would need approval of a PUD amendment for the Recreation Park PUD for Phase II and Phase III specifically. A special use permit for facilities owned by the Arlington Heights Park District for Phase II & III specifically. As Mr. Kramer mentioned, there are several or several variations identified, including fence height for several of the fences around the ball field and accessory structures that are located in yards that are not the rear yard, and additional accessory structures than were previously permitted, which was twelve. The proposed Phase III building improvements, including the new bath house and concessions building, and renovations to the community building do require Design Commission application, which has been submitted. The petitioner is working with staff, that review is ongoing, and as with any Design Commission recommendation, it will go to Village Board with the entitlements that are as part of this application. As for parking, staff is evaluating the parking requirement based on the occupancy of the primary building on site, which is the main community building that 500 E. Miner. The petitioner will need to verify the occupancy of the building after all the renovations are completed. The proposed occupancy is approximately 400 people, which yields a parking requirement of 120. Neighbors have shared concerns to the Plan Commission and Village Board during the phase one approvals, Village staff will be expecting a traffic and parking study with the formal Plan Commission application to identify potential traffic concerns adjacent to the park, to ensure that the parking is adequate to serve all of the features that Recreation Park has. The staff development committee reviewed the proposal for the amendment to the PUD and the special use permit with variations, and is generally supportive.

Commissioner Green – with no further questions, we suggest that you continue to move forward.

### 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



# APPROVED

## MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING  
33 S. ARLINGTON HEIGHTS RD.  
FEBRUARY 25, 2025

Chair Kubow called the meeting to order at 6:30 p.m.

Members Present: Jonathan Kubow, Chair  
Ted Eckhardt  
Kirsten Kingsley  
John Fitzgerald

Members Absent: Scott Seyer

Also Present: J. Anstadt, J. Anstadt Architecture for 801 N. Forrest Ave.  
John Kramer, AH Park District for *Recreation Park*  
Maryfran Leno, President, AH Park District Board of Commissioners  
Maggie Krieger, FGM Architects for *Recreation Park*  
John Dzarnowski, FGM Architects for *Recreation Park*  
Steve Hautzinger, Planning Staff

### REVIEW OF MEETING MINUTES FOR JANUARY 28, 2025

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF JANUARY 28, 2025. ALL WERE IN FAVOR. MOTION CARRIED.

### REVIEW OF MEETING MINUTES FOR FEBRUARY 11, 2025

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF FEBRUARY 11, 2025. ALL WERE IN FAVOR. MOTION CARRIED.

Due the expected length of discussion for the Recreation Park project tonight, it was suggested by Chairman Kubow that the 801 N. Forrest Avenue be reviewed first.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO REVERSE THE ORDER OF REVIEW FOR THE TWO ITEMS ON TONIGHT'S AGENDA. ALL WERE IN FAVOR. MOTION CARRIED.

**ITEM 1. SINGLE-FAMILY ADDITION REVIEW****DC# 25-005 – 801 N. Forrest Ave.**

**John Anstadt**, representing *J. Anstadt Architecture*, was present on behalf of the project.

**Mr. Hautzinger** presented Staff comments. The petitioner is proposing a first-floor rear addition as well as a new second-floor addition to an existing single-story house. The existing attached 2-1/2 car garage will remain. The project does comply with all of the R-E single-family zoning requirements. The existing house received Design Commission approval in July 2022, and in 2023, the Design Commission selected the completed house to receive the annual Alan F. Bombick Award for Excellence in Design.

At this time, the petitioner is proposing to add a 1,659 sf Media/Exercise Room addition to the rear of the house, as well as 5-bedrooms and 3-bathrooms to the second floor. The second-floor addition is mostly set within the existing attic space, with new dormer windows on the front and rear, and it does not add any height to the house. The first-floor rear addition is a relatively large rectangular mass, which the Design Commission should evaluate along the north elevation. All of the materials and details have been selected to match the existing house.

Overall, Staff does not object to the design of the proposed additions. However, landscaping along the north wall of the new Media/Exercise Room is recommended to soften the appearance from the adjacent property. With this comment, Staff recommends approval.

**Mr. Anstadt** said that landscaping is intended, especially on the north side, which is a fairly large facade. The massing of the addition follows along the same forms of the existing home; it is a larger structure, but it mimics the existing garage on the side. They are tying the addition together by using the same materials.

**Chair Kubow** asked if there was any public comment on this project, and there was no response from those in the audience.

The commissioners summarized their comments. **Commissioner Kingsley** was in favor of the proposed addition, and she liked the materials. It is a big addition on the back of the home, but it meets all zoning requirements, and she especially liked how the east elevation fits in with the rest of the home, as well as the south elevation. She was disappointed that the second-floor addition did not incorporate some of the elements from the rest of the house on the new second floor, although she understood the addition is trying to fit within the existing space. She suggested shed roof dormers in lieu of the proposed hipped dormers for the second-floor addition, to match the rest of the house that has shed roofs and steep gables.

**Mr. Anstadt** said they initially looked at both a shed roof and a gable roof, with their goal being to minimize the main structure of the home. They concluded that shed roofs would be problematic in how low of a pitch would need to be done to make those work. **Commissioner Kingsley** stated that when looking at the composition of the front and the rear, the difference is noticed, and **Mr. Anstadt** agreed. **Commissioner Kingsley** also asked about lowering the edge to achieve a steeper pitch, and **Mr. Anstadt** said that could be done, although the ceiling height in those rooms is already only 8-feet. He said that overall, they felt this was the better way to address those conditions.

**Commissioner Kingsley** said the homeowners might want to think about this. The existing home is nicely done and fits really well together, but the second-floor addition will look like an addition. She liked the first-floor addition.

**Commissioner Eckhardt** liked the proposed design and the efforts to use the existing materials; the lot is big enough to handle the addition. With regards to the dormers on the back of the home, he liked the twin, hipped gable ends being proposed; a big shed roof would be too shallow and look more like an addition than what is currently proposed. He liked the detailing and that they match each other and have good balance. He supports the project as shown, and **Commissioner Fitzgerald** agreed.

**Chair Kubow** also agreed and said this is still the best home he has reviewed, it is his favorite. The proposed addition is a little challenging with what is trying to be accomplished, especially with the second-floor addition, but overall he felt the execution was fine.

**A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 801 N. FORREST AVENUE, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 1/21/25, EXTERIOR ELEVATIONS AND ROOF PLAN RECEIVED 2/18/25, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:**

- 1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
- 2. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.**

**KINGSLEY, AYE; ECKHARDT, AYE; FITZGERALD, AYE; KUBOW, AYE.  
ALL WERE IN FAVOR. MOTION CARRIED.**



**ITEM 2. PUBLIC LAND RE-REVIEW****DC#24-101 – Arlington Heights Park District - Recreation Park Bathhouse & Community Building – 500 E. Miner St.**

**Maggie Krieger & John Dzarnowski**, representing *FGM Architects*, **John Kramer**, representing the *Arlington Heights Park District*, and **Maryfran Leno**, President of the *Park District Board*, were present on behalf of the project.

**Mr. Hautzinger** The Arlington Heights Park District is seeking approval of the architectural design for a new Bathhouse building and an addition to the existing Community Building at Recreation Park. This project requires Plan Commission review and Village Board approval to amend the existing Planned Unit Development (PUD), and the Design Commission review is limited to the building design and signage. Only the architectural design for the building will be discussed tonight, and any concerns, comments, or questions about the site planning or zoning will be discussed at the upcoming Plan Commission hearing that has not yet been scheduled, with separate public notification for that hearing.

**Mr. Hautzinger** said this project was previously reviewed by the Design Commission on January 28, 2025. At that time, Staff raised concerns about the design direction for the new Bathhouse building, and recommended that the new bathhouse building be designed with a more traditional massing to match or complement the existing traditional style Community Building to create a cohesive design theme for Recreation Park. The Design Commission also expressed concerns at that review, with comments that included: incorporating some amount of pitched roof forms should be studied by the petitioner, although the commissioners were not opposed to a more modern aesthetic for the building; concerns about the disjointed massing and the amount of blank brown siding; the proposed design was too busy and overall unresolved; and a better solution for screening the rooftop mechanical equipment was needed.

In response to the feedback from the January 28 review, the petitioner has changed the main body of the building to an all-brick exterior with limestone window sills and limestone banding. The height of the walls has been uniformly raised to screen all of the rooftop mechanical equipment, and the color of the rolling gate has been changed from white to dark bronze.

**Mr. Hautzinger** said that Staff felt the revised design is an improvement to the original concept, which addresses some of the Design Commission's concerns, but Staff still feels that this is a missed opportunity to create a more cohesive design theme for Recreation Park. As is the case with the existing Bathhouse building, the proposed new building is starkly mismatched with the existing Community Building. Since the last meeting, Staff encouraged the petitioner to consider a "Transitional" style for the Bathhouse design, combining a more traditional pitched roof massing with distinctively modern detailing. Staff felt that a "Transitional" design approach could strike an ideal balance between complementing the existing historic Rec Park buildings, while still providing a modern aesthetic for 2025.

**Mr. Hautzinger** said that if the commissioners do not object to the updated flat roof design concept submitted by the petitioner for review tonight, then Staff would recommend the following items be evaluated:

Front (East) Elevation:

- a. **Service Doors.** The front elevation has numerous service doors which are shown as a soft red color presumably to blend in with the brick wall. However, this emphasizes the appearance of this being a service area or loading dock. Since this is the front of the building, despite being service doors, Staff recommends that the doors and windows be

high quality and more decorative with a Dark Bronze finish to match all of the other doors and windows on the building.

- b. Rolling Gate. The rolling gate looks better in a dark bronze color than the previous white color, but a large rolling gate on the front of the building still has an overall poor appearance, and Staff still recommends that other more decorative gate options be explored.
- c. Decorative Light Fixtures. The only light fixtures shown on the front elevation appear to be wall pack style fixtures at the service doors. It is recommended that all exterior light fixtures be a more decorative style to add design interest to the building. Additionally, it is recommended to add more decorative light fixtures on the front elevation to enhance the building appearance.
- d. Landscaping. Although not under the Design Commission's purview, the petitioner should plan for as much landscaping as possible to screen and soften the large brick wall.

Back (West) Elevation. In contrast to the beautiful view of the existing Community Building from the pool area, the proposed bathhouse building lacks detail and interest.

- a. Windows and Doors. The large brick wall is mostly blank with minimal windows and doors. The overall composition lacks rhythm. Doors and windows are located on the façade based on the floor plan, and the random appearance does not complement the balanced appearance on the existing Community Building. False windows could be added to help balance the façade.
- b. Locker Room Entrance. The entrance to the Locker Rooms could be highlighted with a boxed bum-pout including limestone trim and decorative light fixtures.
- c. Decorative Light Fixtures. As noted on the front elevation, the wall pack light fixtures should be replaced with decorative light fixtures.

In regards to the Community Building renovation and addition, **Mr. Hautzinger** summarized the comments given at the review on January 28, 2025. In response to that feedback, the petitioner has made the following changes to the design:

- Vestibule and Elevator Addition - The profile of the roof eave was not changed, but a small jog was added where it meets the existing building wall.
- Raised Deck - No changes.
- Roof top Mechanical Screen - The screening material has been changed from corrugated metal to smooth plastic panels.

**Mr. Hautzinger** said the Design Commission should re-evaluate the details of both the Community building and the Bathhouse design to determine if acceptable.

**Maryfran Leno**, President of the AH Park District Board of Commissioners, gave background information regarding the project. The Board has talked about doing something at Rec Park for the last 15 years, with a referendum about 14 years ago that originally included doing something with the WPA building, and that plan for the last 12 to 13 years was to turn the WPA building back into the Bathhouse, and to knock down the Bathhouse and not have a secondary building. Instead, years later the Arlington Ridge Center project was completed to allow recreation programming to be moved there. This current project was started a couple of years ago, with numerous meetings held with the public, and their intention up until August 2024, was that the WPA building would become the Bathhouse, and the original Bathhouse would be knocked down. When drawings were presented last August, a lot of residents attended and loudly expressed their preference to keep the WPA building a community center. As a result, the Board decided to take a pause, and asked their architects to re-evaluate the design and advise of the cost needed to build a new Bathhouse and complete what needed to be done at the WPA building. In September 2024, the Park District presented the Board with plans that renovated the WPA building and built a new Bathhouse, and at that meeting, the

Board unanimously decided to go from a \$17M budget to a \$24M budget. Numerous meetings have been held since then showing the transition of the Bathhouse design, and the budget increased slightly to \$24.9M.

**Ms. Leno** said that all of the Park District Board members are here tonight because they feel it is important to be here to tell their story. The Park District held a meeting after the last Design Commission meeting to review the commissioners' comments, and Mr. Kramer presented the original Bathhouse design concept as well as 5 more options, knowing that all of those options would increase the budget again. Many residents were at that meeting and there was discussion about raising the parapet as suggested by the commissioners, however, that change carries a cost of a half million dollars, and changing the roofline to match the WPA building has a cost between \$750,000 and \$1M. **Ms. Leno** said they are tapped out on money, they are trying to do what is best for the community and feel they have been great stewards on what they are bringing forward. They want to make sure the design blends in with the neighborhood, blends in with the entire community, and provide a building that is used for about 100 days a year, except for the classroom that will be used year-round, which is about \$1M. They do not want to take something away from the WPA building, and feel the Bathhouse should be secondary to what the original building is.

**Ms. Leno** said many residents were in attendance at the last Park District meeting, and they felt the design should not change. The original design and 5 new designs were presented at that meeting, and a poll was taken with the residents to find the most favorable. Unanimously, almost everyone in the audience chose Option #4, which raises the budget to \$25.5M, and goes back to brick and bringing in limestone to compliment the Community building. **Ms. Leno** said that what is being presented tonight is a better design than what was initially presented; it looks timeless, it adds a nod and it ties in with that building. Discussion was had with her fellow Board members to determine if there was extra money to do Option #4 at a cost of adding \$600,000 to the budget, and the Board ultimately decided to agree with the Design Commission to raise the parapet to hide the mechanicals, which will increase the budget to \$25.5M; however, they are not able to go forward and add another \$1M to do an additional change to the roof. The revised design was submitted to Staff and the Design Commission for review tonight, and the comments received back from Staff will be reviewed tonight by John and Maggie. **Ms. Leno** concluded that they are here to work with the commissioners, they appreciate everything the commissioners do and their opinions on the project.

**John Dzarnowski** responded to the comments made by the commissioners at the last review with regards to the Bathhouse building trying too hard and a directive to simplify it, and that screening of the mechanical units should look intentional and part of the building rather than an add-on to the rooftop units. He said the height of the parapet wall has been raised to screen all mechanical units and the mechanical unit over the concession building has been moved into the screened area. The brown siding in the center portion of the building has been replaced with brick, and limestone banding was added to replicate the limestone on the Community building.

**Mr. Dzarnowski** also responded to the recommendations in the Staff report as follows.

1. The Park District is not interested in pursuing a "Transitional" style for the Bathhouse.
2. Bathhouse – East Elevation
  - a. The doors that are more utilitarian are intended to be a color to match the brick to hide them because they are not a public entry. These doors are a high-quality material and will not be painted. They are not opposed to going with the same dark bronze finish as the other doors, but have concerns about confusing the public on which doors to use.
  - b. A rolling cantilevered gate is proposed and seems to be the most functional,



and will be the signage for the building. They anticipate returning with a sign variation request for this in the future. The challenge with the rolling gate is to make the front of it not look like a picket fence. Because of the high traffic in the front area of the building, they are not able to use a swing gate because it would close off access for people viewing through the admission area when approaching the building. Other options are to have multiple gates in front of the rolling gate.

- c. Decorative exterior light fixtures will be located in the walkway under the canopy for uplighting and downlighting. They are not opposed to making those lights more decorative, but they are trying to downplay the areas that are more utilitarian and not highlight it as something the public will notice and utilize.
  - d. They have a separate landscape plan to be reviewed as part of the Plan Commission review.
3. Bathhouse – West Elevation
- a. They believe what is currently shown is fairly balanced with regards to the size and layout of doors and windows.
  - b. They are not trying to highlight the entrance to the locker rooms. The secondary entrance to the locker rooms is centered between the glass going into the locker room area. A canopy highlights the entry and exit to the water park. This area is anticipated to be used the majority of the time, as most bathers visiting the facility do not use the locker room.
  - c. They are not opposed to changing some or all of the existing wall pack light fixtures, depending on the type of door the lights are highlighting.
4. Community Building
- a. Vestibule and Elevation Addition – With regards to the profile of the roof and eave, they would love to make it shallower, but there is a minimum size structure in there and a minimum size insulation on the roof; the profile is about shallow as possible right now, without stepping the profile, which will look odd. They are still detailing this area, with the possibility of an inch or two that can be taken out of it. They took the suggestion to tie the fascia back slightly for some separation there, instead of the fascia slamming into the building.
  - b. Raised Deck – This was discussed in depth at the Park District Board meeting two weeks ago. The Board really likes the look of the formliner with the stone pattern, and believes they have the ability to reject panels that are not cast correctly, and have them redone. They feel that pre-cast concrete is not a very economical way to go. They expect this wall to be here for 50 years and believe that the joint between the panels of the pre-cast will eventually break down, resulting in material coming through the wall after 10 years.
  - c. Rooftop Mechanical Screen – They have not determined the material yet, other than knowing they want it to be a flat panel. They agree that a corrugated panel would not be a good panel here because it would detract from the railing. They are trying to find a flat material.

**Mr. Dzarnowski** also commented about the color of the railings and the suggestion to make the railing on top of the wall a bronze color. The existing railings and handrails on the Community Center are black, and the existing chain link fence and ornamental fence around the outside of the facility are also black. They prefer not to change the color of the fencing and want to keep it all black to match the color on the Community building. They understand that signage on the building will come back for a future review.

**Chair Kubow** asked if there was any public comment on the project and there was response from those in the audience.

**PUBLIC COMMENT**

Jennifer Kim said she is born and raised in Arlington Heights and is raising her family here, and she worked at Rec Park, and her children went to programs and preschool there; you won't find a better neighbor than the Arlington Heights Park District. She said this project has not been hidden from the public, and many people in the room tonight have been part of the process every step of the way. The Park District has created a building that we are very happy with; she wants change and the Park District made those changes and listened every step of the way. More importantly, the Park District is being stewards of their tax dollars; they know it is not unlimited and that there are lots of other things to do in this Park District, and they want to be able to give it all to the community. The Park District is trying to do what this commission has asked, but also what the community wants. She asked the commissioners to approve what is being presented tonight, because as a member of the community, she approves of it.

John Schroeder, a resident who lives across the street from the site, said that he honestly does not mind the existing 1960's Bathhouse building, but he very much does not like the current design being presented. He loves the existing Community building and the traditional/transitional design the Village Staff came up with. The new Bathhouse looks modern, as opposed to timeless like the Community building and Village Hall. The proposed design does not fit in with the other buildings, and the elevator does not fit in with the Community building, although he was okay with that more than the bathhouse. Being good stewards of the community's money; he would argue that he would rather do nothing with the building, than build what it is being shown.

Vivien Menzies, 212 W. Fremont Avenue. She has grown up in Arlington Heights and spent time at Rec Park. She is 100% behind the design as it is right now. Although she does not love the design of the Bathhouse, she felt that trying to mimic or get closer to the design of the Community building will end up looking like a bad copy of it. She preferred something that has its own design. She liked the limestone bands and the change to be consistent with brick versus the other brown material. She is not a big fan of the deck, but felt that concrete is better than something looking like brick that does not match the building. She also supports the black fence. She said the Park District has done a great job and worked so hard and has been so responsive to the community; they increased the budget to do so, and she is very happy with that.

Myles Whitebloom, 203 N. Haddow, lives across the street from the main building at Rec Park. He appreciates everything the Park District has done, including saving the existing building. He understood fiscal responsibilities, but he believed that it was very possible to make the roof pitches match, without mimicking the existing building. He is not a fan of the proposed design whatsoever, but he acknowledged that there were many people at the Park District meeting in support of it. In regards to the proposed design, he suggested wrapping the cantilevered rooflines on both the north and south end, around the entire building, which could save some money by replacing the top 2-feet of brick and limestone with a dark bronze band. Lastly, he said that 100 years ago when the Community Building was built, who knows how much extra money was spent to do it the right way. This is a once in our lifetime chance to do it right.

Terry Loch, 203 N. Belmont Avenue, lives across the street from Rec Park. He grew up in Arlington Heights and swam at Rec Park. He was glad to see that changes are happening with the existing Bathhouse. The Park District Board has done a great job listening to the community and adapting the design to meet their needs, while being very conscious of tax dollars. He liked what he is seeing tonight, obviously it could be better, but there is a budget. He strongly encouraged the Design Commission to review and approve the project.

Gregg Hansen, 304 N. Hadow Avenue. He and his family have lived one block north of Rec Park for 35 years, spending a lot of time there, and everyone recognizes the landmark building that is there. He commented about the community outreach done by the Park District, listening to residents' feedback, making design changes to try to meet the needs and desires of the community. The current design is a really good plan, the existing building will never be able to be replicated without extensive money. He was a little conflicted with all the apprehension with the design, and pointed out the new apartment building located in close proximity to the site that is a completely different design, but in the same visage when at Rec Park. He felt the Park District did a great job of trying to blend the design of the existing Community building, some of the attributes of it, to meet the modern; we are in 2025, not 1930. The Park District continually listened to the community and were willing to up the budget, up to a point, and the design they came up with, their open collaboration working with the community, being good stewards of the community and Arlington Heights, has resulted in this project that he felt is going to be a landmark, not only for the community, but for the Park District and all of Arlington Heights. He hopes the design is approved and the project moves forward.

Tim Gelinas, 743 N. Belmont Avenue, lives in this neighborhood and is also on the Park District Board. He thanked the commissioners for what they do, their time, and for being a part of the community. He said the comments heard tonight are unfortunately the hard part of doing what the Board has to do, because you cannot make everyone happy all the time, but the Board has tried their hardest to do that. They have tried their darndest to make it a reality within the budget that they have, and unfortunately, they are at that limit. He understood that there will be people who will not be happy, and he was willing to take the heat and stand tall and say that they have done everything they can and they have to balance what they can spend and what they can do. This is not the only park that they have, but it is now going to be in his 12 years on Board, the largest single property that they have re-done, and he is very proud of that because they are not asking for more tax money, and there are other parks they have to go do and they have to balance that with what they can do going forward. There is no more money and he wants this project to happen, but if it comes down to the project not going forward, he will get more heat for not doing something than actually doing it. He said they have addressed multiple things the commissioners brought up at the last review, and they have done pretty well through all the other buildings that he has been a part of within the Village.

There was no further public comment.

The commissioners summarized their comments. **Commissioner Eckhardt** agreed that the architects listened to the commissioner's previous comments and came back with quite a different design for the Bathhouse building, and he likes it. He supports that the doors are now painted to match the brick and he agreed that they should not be primary; he liked that the building is a very horizontal design now, with the limestone trim and cap; the single, tall roof says this is the front door, which is working; and he liked that the two end caps are bronze with glass. He agreed that the best solution for the direction of the sliding door is to close off the entrance after hours; however, he asked what the wall looks like when the door closes. **Mr. Dzarnowski** said there is a track along a portion of the wall, but when the gate is fully closed, the track is not visible because the track is only behind the portion of the wall that the gate covers, which **Commissioner Eckhardt** liked. **Commissioner Eckhardt** commented that the signage shown on the Bathhouse building looked too much like advertising, and **Mr. Dzarnowski** said the sign was intended to be clear not white, so the brick behind it can be seen, and the water park can be seen. **Commissioner Eckhardt** also said that he could support the current sign image on the rolling gate; it is subtle and had an art aspect to it that he liked.



With regards to the Community Building addition, **Commissioner Eckhardt** had no comments; he liked it. He liked the coloration, the red brick, the bronze panels, and the clerestory windows; it is elegant and simple, and a great success. He reiterated his previous comments and concerns about choosing a good quality formliner for the raised deck, and finding an installer with experience; this is extremely important. He originally envisioned the retaining wall in red brick, but was okay with the grey being proposed, which will reflect off the water. He added that there will be seams and expansion joints, which require maintenance, and he cautioned the petitioner to be careful with the drainage. He asked about the gate going up the center stairs, and **Mr. Dzarnowski** said the gate is intended for crowd control for the deck; it will either be open or closed. **Commissioner Eckhardt** had no issues with the design direction of the rear elevation of the Community building, although he felt a touch of modern up against the traditional building is okay. He liked all the glass, and the detailing of the fascia. He was disappointed that a landscape plan was not provided for Commissioner Fitzgerald to review tonight. He had no further comments other than he was in favor of the design and would vote in support of it.

**Commissioner Fitzgerald** said he was not at the previous review of the project, but overall he felt the project looked really nice. He is a firm believer that when an old, wonderful building like this cannot be matched, then the design should go in the opposite direction so it is obvious which part is original and which part is added. He liked the addition to the Community building, although the roof appears a little thick, but he understood the explanation given and suggested adding another tree in the island in front of it; this will take attention away from the building without hiding it. With regards to the Bathhouse, **Commissioner Fitzgerald** said he is struggling with the east (front) facade and with the five utility doors, which he preferred to be a darker color, maybe matching the color of the gate or matching the brown trim. He suggested adding detail above the garage door on the east elevation such as windows or a frame that looks like windows, to tie in with the other doors. He was okay with the rest of the Bathhouse building.

**Commissioner Fitzgerald** also said he was really struggling with the large retaining wall facing the pool. It seems like it came out of nowhere, and there is nothing else on the property that is the same material. At a minimum, the color of this wall needs to be submitted to Staff for review, and the color should be picked from some of the other stone and limestone color on the existing building; it should not be a brand-new color. Taller shrubs can help hide the wall, and he recommends don't wash the wall which could help it look better with some patina, rather than trying to keep the wall looking perfect. He would be okay with the large wall if the color of the wall is somewhere else in the project and is approved by Staff. In conclusion, **Commissioner Fitzgerald** said it is a really nice project that will be really nice for the community as a whole. The color of the doors on the Bathhouse, the color of the large wall at the pool, and the size of the plantings, are his only concerns.

**Commissioner Kingsley** appreciated all the work done by the Park District and their architect, especially all the communication with the neighbors. She was glad to see that the existing Community building will remain, and there will be a separate pool building. She was in favor of the current submittal and said that something that looks different than the existing Community building is the way to go because it would very difficult to mimic the existing building.

With regards to the Bathhouse, **Commissioner Kingsley** agreed with Commissioner Fitzgerald's concerns about the utility doors on the east elevation being painted the same color as the brick. She preferred a bronze color instead. She liked what was submitted for the rolling gate, something decorative and artistic is great. She agreed that exterior light fixtures should not be wall packs, and should be reviewed by Staff to ensure that the source

of the light is appropriate. **Commissioner Kingsley** made the following recommendations with regards to the Bathhouse: address the sun issue on the south facing community room by lowering the roof to be a unified theme with the overhangs on the Community building; and add a bronze overhang at the double entry door at the pool entrance going into the locker rooms.

With regards to the Community building, **Commissioner Kingsley** liked how the vestibule was cut back and that the overhang is as thin as possible. She agreed with the concerns about the large deck wall and how it will look and agreed that the color of it is very important. She was not in favor of grey, but rather a buff limestone color. She felt Staff should review this element for final details.

**Commissioner Kingsley** felt the color scheme for both buildings should be dark bronze throughout, instead of black, regardless of material differences, including the lights on the building. She was okay with the chain link fence being the only black item, since it is not available in dark bronze, and you can see through it. **Commissioner Kingsley** asked which way the gate on the pool deck will swing, and **Mr. Dzarnowski** said the gate will swing back against the wall. **Commissioner Kingsley** said it was a missed opportunity that the only access between the pool deck and the upper terrace for wheelchairs and strollers is the elevator, and that enclosure at the left end of the Community building that is connected to the terrace and to the brick wall of the building did not have the same materials as the building.

**Chair Kubow** thanked the residents for attending tonight, and for the Park District's outreach efforts. He said the design being presented tonight is fantastic, and he is in full support of the progression of where it was previously to where it is today. He considered a more traditional approach to the Bathhouse, but felt it just didn't make sense. The way the small space next to the Community building has been designed, is the transition to the modern architecture, and it is well executed. He agreed with the comments that the doors on the east elevation of the Bathhouse should be a dark bronze color, and with the concerns about the retaining wall at the terrace of the Community building. He felt that landscaping could be an easy, cost-effective solution to help screen the large wall. He also said that mechanical screening on the Community building is important and should be reviewed and approved by Staff. He agreed with Commissioner Kingsley's suggestion about the west elevation above the locker room entrance; adding a small overhang to be consistent with the bronze on the north and south elevation, and he agreed that a bronze color instead of black would be more consistent with the general color palette for both buildings. He said the petitioner has done a great job with the project and he is excited to see it move forward.

**Mr. Hautzinger** asked for clarification about the railing and fence color on the Community building. He said that Staff is considering the deck railing to be part of the building, but the fencing around the pool is considered part of the site and under the purview of the Plan Commission. **Commissioner Kingsley** clarified that her previous comments pertained to the color of the railing around the terrace deck, as well as the railing at the top of the Community building and the railings on the front stairs. **Mr. Dzarnowski** referred to the site plan and clarified that there is a chain link fence around the large pool, and an ornamental fence around the smaller pool, both of which are proposed to be black. **Commissioner Kingsley** asked if the ornamental fence is available in dark bronze, and **Mr. Dzarnowski** was unsure but said the chain link fence is only available in black or green. **Commissioner Kingsley** said wherever the petitioner can do dark bronze they should, and **Commissioner Fitzgerald** agreed.

**Commissioner Kingsley** reiterated her concerns about the equipment enclosure on the west side of the Community building near the raised deck. **Ms. Krieger** explained that the original

intent for that enclosure was to screen the mechanical units with a screen fencing system in a bronze color, but they are now looking at a fiber cement system, and working with their landscape architect to add shrubs to soften it. Also, there is an existing sewer in that corner that dictated the size of the enclosure. **Commissioner Kingsley** said that given its high visibility from the park, she had concerns about the material being proposed for the enclosure, which is not similar to the materials on the Community building. **Commissioner Eckhardt** said the mechanical enclosure seems like an afterthought with the way it is positioned up against the building; he felt it needed some attention and a clearer explanation of the materials being used. **Ms. Krieger** said that the screening is meant to be similar to a Trex material, dark brown in color, a minimum of 8' high with steel posts; a durable, long-lasting, solid material. **Chair Kubow** said the view of that entire elevation from Belmont Avenue looks dark and brown, which makes sense for a mechanical surround; he had no issue with what is proposed. **Commissioner Kingsley** felt it should be a requirement that details of this enclosure be reviewed by Staff, to minimize the impact of the enclosure.

**Commissioner Eckhardt** agreed with Commissioners Kingsley & Fitzgerald's suggestion to add a bronze fascia element on the west elevation facing the pool, maybe over the window. **Chair Kubow** said it is an interesting idea as a recommendation.

**Commissioner Fitzgerald** said if the artificial stone wall butts into the equipment enclosure material, then he did not want to see it be brick because it will make the artificial wall worse. He would rather see the brown Trex material than masonry.

**A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE NEW BATHHOUSE AND THE ADDITION/RENOVATION TO THE COMMUNITY BUILDING AT RECREATION PARK LOCATED AT 500 E. MINER STREET. THIS RECOMMENDATION IS BASED ON THE REVISED PLANS RECEIVED 2/14/24, AND THE PELLA RESERVE PRODUCT DATA RECEIVED ON 1/10/25, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:**

1. A REQUIREMENT THAT THE DOORS AND WINDOWS ON THE EAST ELEVATION OF THE BATHHOUSE BE PAINTED BRONZE, OR FINISHED IN A BRONZE COLOR SIMILAR TO THE OTHER DOORS AND WINDOWS ON THE BATHHOUSE.
2. A REQUIREMENT THAT THE EXTERIOR LIGHT FIXTURES ON THE BUILDING BE REVIEWED BY STAFF, TO CONFIRM THAT THE LIGHT SOURCE IS HIDDEN.
3. A REQUIREMENT THAT THE RAILINGS AND FENCING THAT CAN BE DARK BRONZE, BE CHANGED TO A DARK BRONZE COLOR TO MATCH THE REST OF THE DARK BRONZE THROUGHOUT THE PROJECT.
4. A REQUIREMENT THAT THE RAISED DECK TERRACE WALL BE REVIEWED BY STAFF AND THE PETITIONER, FOR A COLOR THAT IS MORE BUFF THAN GREY, SIMILAR TO LIMESTONE ON THE BUILDING, AND DONE WELL WITHOUT BAD SEAMS.
5. A REQUIREMENT THAT THE FINAL ENCLOSURE SIZE, HEIGHT, MATERIAL AND DESIGN OF THE MECHANICAL SCREENINGS, ESPECIALLY THE TWO ON THE WEST SIDE OF THE COMMUNITY BUILDING, BE REVIEWED AND APPROVED BY STAFF, AND THAT THEY BE MINIMIZE AS MUCH AS POSSIBLE.
6. A REQUIREMENT THAT A LANDSCAPING PLAN BE SUBMITTED TO STAFF FOR REVIEW, ESPECIALLY AROUND THE TERRACE WALL AND AT THE FRONT ENTRIES OF BOTH BUILDINGS.
7. A RECOMMENDATION TO LOOK AT ADDING AN OVERHANG ON THE WEST ELEVATION OF THE BATHHOUSE AT THE ENTRY TO THE LOCKER ROOMS.
8. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE



CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

**9. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.**

**Commissioner Kingsley** reiterated her comment about possibly lowering the overhang at the bathhouse multi-purpose room to be closer to the windows, and **Mr. Hautzinger** said that Staff would review any changes for substantial compliance with the approved design. He also clarified that the color of the fencing around the pool and around the children's pool are under the purview of the Plan Commission, and enclosure of equipment and trash are items under the purview of the Design Commission, as well as the railing around the deck. Tonight's comments will be included in the Plan Commission review.

**KINGSLEY, AYE; ECKHARDT, AYE; FITZGERALD, AYE; KUBOW, AYE.  
ALL WERE IN FAVOR. MOTION CARRIED.**

**ITEM 3. OTHER BUSINESS**

**Public Comment**

There was none.

**A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 8:30 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.**

## STAFF DESIGN COMMISSION REPORT RE-REVIEW

### PROJECT INFORMATION:

**Project Name:** Recreation Park  
**Project Address:** 500 E. Miner Street  
**Prepared By:** Steve Hautzinger  
  
**Date Prepared:** January 17, 2025  
**Date Revised:** February 18, 2025

### PETITION INFORMATION:

**DC Number:** 24-101  
**Petitioner Name:** John Kramer  
**Petitioner Address:** Arlington Heights Park District  
410 N. Arlington Heights Rd.  
Arlington Heights, IL 60004  
**Meeting Date:** January 28, 2025  
**Re-Review Meeting Date:** February 25, 2025

### Requested Action(s):

Approval of the proposed architectural design for a new Bathhouse Building and an addition to the existing Community Building at Recreation Park.

### Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval to amend the existing Planned Unit Development (PUD). Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

*"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission **for building and signage only.**"*

### Summary:

The petitioner is proposing a new Bathhouse Building to replace the existing Bathhouse Building in the approximate same location. The petitioner is also planning a renovation of the existing Community Building including replacement of all windows, a new vestibule and elevator addition on the east side of the building, and a large raised deck on the south.

### Bathhouse – Design Commission Review on January 28, 2025:

This project was reviewed by the Design Commission on January 28, 2025. At that time, Staff raised concerns about the design direction for the new bathhouse building. The petitioner had indicated that the design inspiration for the proposed new bathhouse was taken from the existing mid-century modern bathhouse (being replaced). Staff commented that the existing bathhouse building is unremarkable and starkly mismatched with the existing historic Community Building. Staff disagreed with this design direction and recommended that the new bathhouse building be designed with a more traditional massing to match or complement the existing traditional style Community Building. Staff felt that this is an opportunity to create a cohesive design theme for Recreation Park. Staff presented a concept sketch to illustrate how the design could be modified with a more traditional massing.

In regards to the proposed bathhouse design, Staff raised concerns about the overall composition, the materials and details, and the rooftop equipment screens. Staff also raised concerns about the appearance of the large rolling gate at the main entrance, and reported that the signage on the gate is not allowed per code.

A few residents spoke at the meeting in agreement with Staff's recommendations. One Arlington Heights Park District Board member spoke at the meeting and stated his preference for the traditional concept presented by Staff, but that it was cost prohibitive.

The Design Commission also had numerous concerns about the proposed bathhouse design. The majority of the Commissioners felt that incorporating some amount of pitched roof forms was an option worth studying, but they were also not



opposed to a more modern aesthetic for the building. Overall, they had concerns about the disjointed massing and the amount of blank brown siding. They felt that the design was too busy and overall unresolved. It was also emphasized that a better solution for screening the rooftop mechanical equipment was needed.

**Bathhouse Update:**

In response to feedback from the January 28 meeting, the petitioner has changed the main body of the building to an all brick exterior with limestone window sills and limestone banding. The height of the walls have been uniformly raised to screen all of the rooftop mechanical equipment. The color of the rolling gate has been changed from white to brown.

Staff feels that the revised design is an improvement to the original concept, which addresses some of the Design Commission's concerns, but Staff still feels that this is a missed opportunity to create a more cohesive design theme for Recreation Park. As is the case with the existing bathhouse building, the proposed new building is starkly mismatched with the existing Community Building. Since the last meeting, Staff encouraged the petitioner to consider a "Transitional" style for the bathhouse design, combining a more traditional pitched roof massing with distinctively modern detailing. Staff feels that a "Transitional" design approach could strike an ideal balance between complementing the existing historic Rec Park buildings, while still providing a modern aesthetic for 2025.

If the Design Commission does not object to the submitted updated flat roof design concept, then Staff recommends that the following issues be evaluated:

1. Front (East) Elevation:

- a. Service Doors. The front elevation has numerous service doors which are shown as a soft red color presumably to blend in with the brick wall. However, this emphasizes the appearance of this being a service area or loading dock. Since this is the front of the building, despite being service doors, Staff recommends that the doors and windows be high quality and more decorative with a Dark Bronze finish to match all of the other doors and windows on the building.
- b. Rolling Gate. The rolling gate looks better in a dark bronze color than the previous white color, but a large rolling gate on the front of the building still has an overall poor appearance, and Staff still recommends that other more decorative gate options be explored.
- c. Decorative Light Fixtures. The only light fixtures shown on the front elevation appear to be wall pack style fixtures at the service doors. It is recommended that all exterior light fixtures be a more decorative style to add design interest to the building. Additionally, it is recommended to add more decorative light fixtures on the front elevation to enhance the building appearance.
- d. Landscaping. Although not under the Design Commission's purview, the petitioner should plan for as much landscaping as possible to screen and soften the large brick wall.

2. Back (West) Elevation. In contrast to the beautiful view of the existing Community Building from the pool area, the proposed bathhouse building lacks detail and interest.

- a. Windows and Doors. The large brick wall is mostly blank with minimal windows and doors. The overall composition lacks rhythm. Doors and windows are located on the façade based on the floor plan, and the random appearance does not complement the balanced appearance on the existing Community Building. False windows could be added to help balance the façade.
- b. Locker Room Entrance. The entrance to the Locker Rooms could be highlighted with a boxed bumpout including limestone trim and decorative light fixtures.
- c. Decorative Light Fixtures. As noted on the front elevation, the wall pack light fixtures should be replaced with decorative light fixtures.

**Community Building – Design Commission Review on January 28, 2025:**

The Community Building addition/renovation was also reviewed on January 28, 2025. The following is a summary of items discussed.

- Window Replacement. The Design Commission had no objection to the proposed replacement windows.
- Vestibule and Elevator Addition. Overall, Staff and the Design Commission were in favor of the design of the addition. However, the Design Commission did question if the roof fascia could be thinner, as well as if it could connect to the existing building wall in a less abrupt way.
- Raised Deck. Overall, Staff and the Design Commission did not object to the design of the new raised deck. However, one of the Design Commissioners cautioned about the quality of the cast in place concrete form liner stone pattern. Brick or precast concrete were suggested as alternate options to consider. Also, it was recommended that the deck railing color be brown instead of black.
- Rooftop Mechanical Screen. Staff raised concern about the use of corrugated metal for rooftop equipment screening which does not fit with the character of the historic building. Staff recommended that other screening solutions be explored. There was discussion about using wood in lieu of corrugated metal.

**Community Building Update:**

In response to feedback from the January 28 meeting, the petitioner made the following changes:

- Vestibule and Elevator Addition. The profile of the roof eave was not changed, but a small jog was added where it meets the existing building wall.
- Raised Deck. No changes.
- Rooftop Mechanical Screen. The screening material has been changed from corrugated metal to smooth plastic panels.

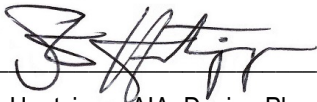
The Design Commission should re-evaluate these details to determine if acceptable.

**RECOMMENDATION:**

It is recommended that the Design Commission **evaluate** the design of the new Bathhouse and the addition/renovation to the Community Building at Recreation Park located at 500 E. Miner Street. This recommendation is based on the revised plans received 2/14/24, and the Pella Reserve Window Product Data received on 1/10/25, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A “Transitional” style for the bathhouse is recommended, combining a more traditional pitched roof massing with modern detailing, to better complement the existing Community Building and baseball field Storage Building to create a more cohesive design theme for Recreation Park to be shared by all three buildings.
2. Evaluate the following details on the Bathhouse front (east) elevation:
  - a. Staff recommends that the doors and windows be high quality and more decorative with a Dark Bronze finish to match all of the other doors and windows on the building.
  - b. Staff still recommends that other more decorative gate options be explored in lieu of the large rolling gate.
  - c. It is recommended that all exterior light fixtures be a more decorative style to add design interest to the building. Additionally, it is recommended to add more decorative light fixtures on the front elevation to enhance the building appearance.
  - d. Although not under the Design Commission’s purview, the petitioner should plan for as much landscaping as possible to screen and soften the large brick wall.

3. Evaluate the following details on the Bathhouse rear (west) elevation:
  - a. The size and layout of the doors and windows should be further studied to create a more balanced appearance to complement the existing Community Building. Incorporate false windows if necessary.
  - b. It is recommended to highlight the entrance to the Locker Rooms with a boxed bumpout including limestone trim and decorative light fixtures.
  - c. All wall pack light fixtures should be replaced with decorative light fixtures.
4. Evaluate the following details of the Community Building addition/renovation:
  - a. Vestibule and Elevator Addition. Evaluate the profile of the roof and the roof connection detail to the existing building.
  - b. Raised Deck. Evaluate if the proposed cast in place concrete form liner stone pattern is acceptable, or if alternate materials such as brick or precast concrete should be required. Evaluate the color of the deck railing.
  - c. Rooftop Mechanical Screen. Evaluate if the proposed smooth plastic panels have an acceptable appearance that is compatible with the architecture of the building.
5. The petitioner is required to meet the Sign code, Chapter 30 or obtain a sign variation(s).
6. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



February 18, 2025

Steve Hautzinger AIA, Design Planner  
Department of Planning & Community Development

Cc: Emily Rodman, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Dan Osoba, Planner, Petitioner, DC File 24-1010



# APPROVED

## MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING  
33 S. ARLINGTON HEIGHTS RD.  
JANUARY 28, 2025

Chair Kubow called the meeting to order at 6:30 p.m.

Members Present: Jonathan Kubow, Chair  
Ted Eckhardt  
Kirsten Kingsley  
Scott Seyer

Members Absent: John Fitzgerald

Also Present: Paul Rogner, PAR Craft Ltd for 615 N. Belmont Ave.  
John Anstadt, J. Anstadt Architecture for 635 S. Belmont Ave.  
Cynthia & Doug Hiskes, Owners of 635 S. Belmont Ave.  
Kamil Kapica, K/K Architecture for 923 N. Dunton Ave.  
Catherine & James Hommer, Owners of 923 N. Dunton Ave.  
John Kramer, AH Park District for Arlington Ridge Center  
Maggie Krieger, FGM Architects for Arlington Ridge Center  
John Dzarnowski, FGM Architects for Arlington Ridge Center  
Steve Hautzinger, Planning Staff

### REVIEW OF MEETING MINUTES FOR DECEMBER 10, 2024

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF DECEMBER 10, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

**ITEM 5. COMMERCIAL REVIEW****DC#24-101 – Recreation Park Bathhouse & Community Building – 500 E. Miner St.**

**Maggie Krieger & John Dzarnowski**, representing *FGM Architects*, and **John Kramer**, representing *The AH Park District*, were present on behalf of the project.

**Mr. Hautzinger** said this project is actually two projects in one, and should be discussed simultaneously. The Arlington Heights Park District is seeking approval of the proposed architectural design for a new Bathhouse Building and an addition to the existing Community Building at Recreation Park. The new Bathhouse Building will replace the existing Bathhouse Building in the same location. The renovation of the existing Community Building will include the replacement of all windows and a new vestibule and elevator addition on the east side of the building. This project requires Plan Commission review and Village Board approval to amend the existing Planned Unit Development (PUD), and the Design Commission review is limited to the building and signage. For anyone here tonight that is interested in this project, only the architectural design for the building will be discussed tonight, and any concerns, comments, or questions about the site planning or zoning will be discussed at the upcoming Plan Commission hearing that has not yet been scheduled, but will mostly likely occur in March, with separate public notification for that hearing.

**Mr. Hautzinger** summarized Staff comments.

**Bathhouse:** The petitioner has indicated that the design inspiration for the proposed new bathhouse was taken from the existing mid-century modern bathhouse that is being replaced. Staff feels that the existing bathhouse building is unremarkable and starkly mismatched with the existing historic Community Building. The proposed design has a similar scale and massing as the existing building with a long single-story flat roof massing. In general, Staff disagrees with this design direction, and recommends the new bathhouse building be designed with a more traditional massing to match or complement the existing traditional style Community Building, as well as the existing baseball field Storage Building, with pitched roofs and traditional detailing. Staff feels that this is an opportunity to create a cohesive traditional design theme for Recreation Park to be shared by all three buildings.

Staff provided a schematic sketch in the Staff Report that was created by the Planning Department to illustrate the potential for a more cohesive traditional design theme for the bathhouse. This design direction would be Staff's recommendation.

If the Design Commission disagrees with Staff's recommendation, and does not object to the proposed flat roof design submitted by the petitioner, then the following issues should be evaluated:

- a) Composition. Overall, the proposed design feels out of balance and unrefined.
  - i) The Multi-Purpose Room on the south end looks large, and the Concessions Space on the north end looks small.
  - ii) The brick box mass towards the south end of the building is tall and narrow, whereas the other brick areas are low and wide.
  - iii) The columns on the east end of the Multi-purpose Room look random, unnecessary, and out of balance.
  - iv) The canopy at the main entry has a minimal overhang as compared to the dramatic inspiration image.
- b) Rooftop Equipment Screening. The design includes two separate mechanical equipment screens made of staggered ribbed panels. The screens are highly visible

and they stand out in a negative way. Per the Village's Design Guidelines, rooftop equipment screening shall be "*harmonious with the building*" and "*whenever possible, the screen should be designed as an architectural component of the structure such as but not limited to increasing the height of parapet walls*". Staff feels that the rooftop screening has been poorly coordinated with the design, and for a new building, parapet walls should be used in lieu of a separate screening system.

c) Materials and Details:

- i) In general, the entire building is lacking detail and design interest.
- ii) The large expanses of dark bronze siding read as big dark voids. Staff recommends brick for the entire body of the building.
- iii) The large rolling gate at the main entrance has a poor appearance. Staff recommends that other more aesthetically pleasing access control options be explored.

d) Signage. Per code, signage within residential neighborhoods is limited and subdued. Wall signage for a park building is allowed up to 45 sf maximum size, and shall be comprised of non-internally illuminated individual letters. The proposed sign on the rolling gate is not allowed, and it is overly large at approximately 112 sf. Staff recommends designing a code-compliant wall mounted sign in lieu of the proposed gate sign. Recreation Park also has an existing small ground sign facing Miner Street.

e) Trash and Transformer Enclosure. The plans include a trash enclosure and a transformer enclosure in front of the new bathhouse. The enclosures are proposed to be made of solid Trex composite fencing. The Design Commission should evaluate the appearance of these enclosures.

**Community Building:** The existing Community Building was included in a Community Preservation Report which was prepared for the Village of Arlington Heights by the School of the Art Institute of Chicago in 2004. The report was prepared in an effort to raise community awareness and promote the preservation of the historic character in Arlington Heights. Properties in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The Community Building is rated "Exceptional", and is noted to have a Tudor Revival style with estimated construction between 1930-1950.

Overall, the proposed improvements to the existing Community Building are nicely done, and the Planning Department is excited that this important building is being maintained and improved. The Design Commission should evaluate the following:

- a) Window Replacement. The petitioner is proposing to replace all of the existing windows with new aluminum clad wood windows. They intend to match the building's original window designs, as close as possible, based on historical photos. The petitioner will need to provide details of the built-up mullions within the large window openings, but overall Staff has no objections.
- b) Vestibule and Elevator Addition. Typically, Staff encourages new additions be designed to blend as seamlessly as possible with existing buildings. However, another approach is to design an addition that is purposefully distinct from the original building. This approach can be particularly applicable with a historic building to visually separate the original building from the new addition. The petitioner is taking this approach with the proposed addition. Overall, Staff does not object to the proposed design which has a light and transparent appearance that does not overwhelm or dominate the existing original building. However, depending on the outcome of the bathhouse building design, the proposed addition may require revisions to coordinate.



- c) **Raised Deck.** The proposed design includes a large raised deck on the south side of the building facing the pool. The walls of the raised deck are proposed to be concrete with a stone pattern cast into the concrete. The example image provided by the petitioner has a nice appearance, but the Design Commission should evaluate the appearance. Additionally, the petitioner should clarify the detailing and materials of the exterior stair that connects the raised deck to the pool deck, including the exterior finish, interior finish, and cap of the stair walls.
- d) **Rooftop Mechanical Screen.** The existing building has rooftop mechanical equipment located on a flat roof area on the south side of the building. The petitioner is proposing to add a brown color corrugated metal screen to conceal the equipment from view. Equipment screening is required, but Staff objects to the proposed screening design which does not fit with the character of the building. Staff recommends that other screening solutions be explored. This area of the building has a partial parapet wall with sections of open metal railings. The petitioner should explore the possibility of replacing the open railings with solid decorative panels to screen the equipment in a more architecturally compatible way.

**Mr. Hautzinger** said that based on these concerns, Staff's recommendation is for the Design Commission to require revisions and re-review the project. Staff's comments are summarized at the end of the Staff report.

**Mr. Dzarnowski** explained that this project has gone through a long public input process, consisting of eight meetings with Rec Park neighbors to review what is proposed. They have gone through quite a few iterations before arriving at what is being presented tonight, including what the bathhouse might want to look like. They considered if they should replicate the Community building with the design of the bathhouse or provide something that was offset from that and did not detract from the visual impact that the Community building has. Through that process, it was decided that they did not want to look at a bathhouse building that replicated the design or the era of the Community building. This was partially because the floor plan of the bathhouse is so large, it was starting to overwhelm the Community building that they want to highlight. They are trying to downplay the aesthetics of the bathhouse similar to the existing bathhouse.

Beginning with the Bathhouse, **Mr. Dzarnowski** said the center gray portion of the building is for pool mechanical and storage; there are no windows and quite a few doors that face the street. The salmon-colored portion of the building is the locker room area, where the windows are placed high up for privacy and to provide for natural light. Early in their review process, they were proposing all brick for the bathhouse, and they were told that the building looked too monolithic, and it was suggested that the center portion of the building be more of a wood material to replicate the existing bathhouse. Another inspiration is that the roundhouse on the existing bathhouse brings a lot of light to the neighborhood at night, which the Board felt was important to replicate, which is why there is glass at the concession area on the north end of the building that will also be lit to highlight that same roundhouse effect. The south end of the building where the multi-purpose room is located, will have a similar effect. **Mr. Dzarnowski** also explained that there are three locations proposed for rooftop screening. The area over the concession area at the north end of the building, and the area over the center of the building will both have metal panels, and the roofline over the concession area has been raised to minimize some of the height of the metal panels behind. The third location for rooftop screening is screened by the larger masonry mass; which is brought up higher to screen the mechanical units behind it. The rolling gate across the front of the building will be open when the building is open, and patrons can come and go fairly easily. It is a cantilevered metal gate with plexiglass signage or graphics along the gate, instead of metal vertical

pickets; this will add a lot of pop and color to the front of the building. The image for that signage or graphic has not yet been designed; however, if this is not allowed, they will use the metal picket instead. **Ms. Krieger** explained that the transformer is new and in a similar location to where the existing transformer is that is currently not screened. **Mr. Dzarnowski** added that their intent is to match the siding behind it, so from farther away it blends, and it will be the same material being used further out for the trash enclosure.

**Mr. Dzarnowski** responded to Staff comments regarding the Community Building. He presented a sample of the Pella window being proposed, which is Pella's most historically authentic line of wood windows. **Ms. Krieger** said they are proposing a bronze cladding and stained wood to match the interior, and a medium to dark wood trim. **Mr. Dzarnowski** said they do not have a detail for the built-up mullions, but their intent is to make it look similar to what it would have looked like originally. The existing windows on the Community building are replacement windows, and their intent is to match the pattern of the original windows, which they still have the drawings for. All the windows on the Community building are being replaced. The concrete wall being proposed for the rear of the building will be a form liner, so the concrete will look more like a stone wall than concrete, with a cap on top of the wall. **Ms. Krieger** added that with regards to the stairs all exposed faces will have the same stone pattern form liner. **Mr. Dzarnowski** said they are trying to replicate some of the detailing on the front stairs, but the material will be stone instead of brick. The actual stair and railing details will match what is being done in front of the building.

**Commissioner Eckhardt** asked about the material for the treads of the stairs and **Mr. Dzarnowski** replied that it will probably be poured concrete. **Commissioner Eckhardt** said the front of the building is currently concrete, and he asked if the petitioner considered upgrading it to stone. **Mr. Dzarnowski** said the existing concrete at the front of the building is falling and dangerous to walk on, and they want a slip resistant surface and more stable material than stone for patrons with wet feet. With regards to the rooftop mechanical screening, they are trying to keep the intent and look of the existing railing up there now with the columns next to it, and they intend on locating the rooftop screening back from that, so it will be behind and hidden. They are considering changing the proposed corrugated metal to a smooth Hardi-board plank panel, painted a similar color to the wood at the top of the gable ends.

**Chair Kubow** asked if there was any public comment on the project and there was response from the audience.

#### **PUBLIC COMMENT**

Bill Kragh, 505 E. St. James St. He has lived in front of Rec Park for 35 years and frequents the park often. He was only aware of one public meeting about this project. He said the Community building is beautiful and a great attraction, but the Bathhouse seems very out of place. He was very much in favor of seeing a re-design to something that fits more with the neighborhood, and upgrade from what is currently there.

Janet Meinheit, 409 E. Euclid Ave. She lives in this neighborhood and has attended a few of the Park District meetings about this project, so she has seen a couple renditions. She asked about a ramp from the terrace down to the pool level, and if there are any single stall toilets in the new bathhouse. **Mr. Dzarnowski** replied to her questions. Ms. Meinheit also asked if there are concerns about the south end not being connected to the north end of the building. **Mr. Dzarnowski** said the multi-purpose room at the south end of the building is the only portion of the building to be used year-round; it is not associated as much with the pool.

Myles Whitebloom, 203 N. Haddow Ave. He has lived across street from Rec Park for 22 years

and attended several of the meetings for this project, but this is the first time he has seen a picture of the Bathhouse. Last he heard was that the main building was going to be redone as the Bathhouse, and he was curious to know why that changed. He asked about traffic and parking concerns and was told those items are part of the Plan Commission review. Mr. Whitebloom said the existing Rec Park building is an amazing building that should be used as an example for the new Bathhouse; it is a huge mistake to use the existing Bathhouse building as an example. He hoped for another chance to give input on a different design, a design that replicates the Community building. This is the time to do it right.

John Supplitt, 714 S. Ridge Ave. He is a commissioner of the Arlington Heights Park District Board. He explained that considerable time was spent working with the architects and the residents of Rec Park to arrive at the designs being presented tonight. Multiple community meetings were held, town hall meetings were held on the property, and open sessions at their Board meetings were well attended by 40 to 50 members of the Rec Park community. This is a community park for residents of that community, and they want to make sure it has the programming that will serve the needs of the community. Initially, the original Bathhouse was going to remain, which would have taken all of the programming away; however, the architects were able to maintain the integrity of the Community center as a program area for residents, allowing them to walk there, have after school play programs there, and maintain the basketball court. The important point is that they are maintaining the integrity of Rec Park as a community park.

With regards to the Bathhouse, Mr. Supplitt said that in a perfect world, there is no doubt that the schematic design suggested by Staff would be their choice; however, that design is completely cost prohibitive for this public project. He is coming to this commission as a steward of the Park District representing your interests for the purpose of this project, and he asked for some collaboration between the Village and the Park District in order to achieve something they can afford. They are trying to be as responsible as they can to maintain the integrity of the Community building, to maintain the integrity of Rec as community park, while upgrading to the best of their ability the current Bathhouse, which they agree is unacceptable in its present form. After working on this project for the better part of 2 years and meeting with the residents of the community many times, this is where they have arrived. He asked the commissioners to be gentle, because their decision will have serious ramifications with respect to advancing this project.

Myles Whitebloom asked again when the decision was made to build a new Bathhouse, because he was not aware of any public meeting about that. Ms. Krieger said that the change was made last August. Mr. Whitebloom believed this change was not presented to the community until tonight, because there would be 50 people from Rec Park here right now if they knew about this change. Mr. Supplitt said the change was presented to the community and there were 50 people there. **Chair Kubow** stated that the focus tonight is on architecture, and confirmation of community meetings is a separate matter.

The commissioners summarized their comments. **Commissioner Kingsley** thanked those here tonight from the neighborhood and for speaking, and she commended the Park District for listening to the community and deciding to restore the Rec Park building and that there will be a separate Bathhouse. She said that in later meetings, the Park District asked what the community liked about the existing Bathhouse, and the community said it is the light that comes from the north end of the Bathhouse into the community. That was taken into consideration, which is why the concession stand is where it is. **Commissioner Kingsley** said she attended many of the meetings that were held about this project, and felt the Park District and the architects have done a lot to respond to some of the neighborhood comments. She felt the inspiration taken from the existing Bathhouse was partially because some residents liked the round portion of the building, and designs were created that looked like



the round building, although those were scrapped. In the end, what came out of those meetings is to build a building that works well with the Rec Park building but does not mimic it; this is probably the best solution. The Rec Park building can never be replicated, the details will be different. From her perspective, she liked seeing something different, and the images presented were contemporary and more current to where we live now. In general, **Commissioner Kingsley** liked the direction everything is going in.

**Commissioner Kingsley** had the following comments about the Bathhouse building. She liked the inspiration of the building, and hoped the brick will match the Community building, otherwise the brick should be different. She liked that masonry is being brought into the Bathhouse and that it matches, but there is no limestone on the building, and she suggested adding limestone coping on the walls or sills. She was concerned about the solar gain at both ends of the building, mostly the south end, and she suggested looking at how some of the sun glare can be addressed. She had concerns about the long run of brown fiber cement because it looks like what it used to be; there needs to be more attention to that so it does not look like the back end of the building when it is the front of the building. She liked that the brown is being brought in from the Tudor on the Community building, but there are no masses of it on that building. The overhangs at the north and south end of the building, at the Community room and at the concession stand, should be thinner to make them look lighter in proportion, especially the one at the concession stand. She said the rolling gate is aesthetically pleasing and a good solution if it functions well, and the wall behind the gate could be used as a fun wall as well.

**Commissioner Kingsley** had the following comments about the Community building. She liked that the windows will match those on the historic portion of the building, which include very thick mullions, and she asked if the intent is to match the mullions. The petitioner said yes, as much as possible. **Commissioner Kingsley** liked that the vestibule addition looks different, it does not detract from the Community building. She also said the solar heat gain and how that will work and the glare should be studied, she suggested a thinner roof overhang projection, and making the coping on the top of the masonry wall limestone instead. She agreed with the resident who spoke about the raised deck in the back being brick or limestone, and the black railings should be brown to match the rest of the building. With regards to the rooftop mechanical screening, she was not in favor of removing the railings, she liked something behind the railings in a material that looks more like wood. She again thanked the Park District and the architects for all their hard work, and added that it is unfortunate that some residents were not aware of all the meetings that were held, which she happened to find out about and was appreciative of.

**Commissioner Eckhardt** said it was a wonderful presentation and he thanked Steve for his input, which is a logical design direction. He said this is probably one of the most remarkable buildings in town, and with the Park District's beautiful building behind it, these buildings are both real jewels. He reiterated the purview of this commission, which is not about economics, and he acknowledged the comment that the Park District cannot afford to build what they want to build, which he understood. However, without a schematic sketch and pricing, the costs are actually unknown to the petitioner.

With regards to the new Bathhouse, **Commissioner Eckhardt** asked for clarification about the floor plan of the north end, and **Mr. Dzarnowski** reviewed the floor plans. **Commissioner Eckhardt** felt there was an opportunity to do something more remarkable at the front entry to the Bathhouse, and he suggested designing an arch at the entrance that is similar to the main building, to tie them together. He had concerns about the darkness and lack of interest on the center portion of the east elevation of the Bathhouse, it looks like 3 buildings pushed together, and he was not in favor of the massing. He also had concerns about the lack of shade from the Bathhouse building that faces the pool; there is a lost

function of that entire wall of the Bathhouse being used facing the pool. **Mr. Dzarnowski** replied that this area near the building is intended as circulation, and includes 2 exits to the locker rooms. With regards to the new addition to the existing Community building, **Commissioner Eckhardt** had concerns about how the canopy on the top of the addition just slams into the building; it should return back and leave a void, and then return to the building. Otherwise, the addition with the glass is very elegant and he had no issue with it.

With regards to the pool area, **Commissioner Eckhardt** cautioned using formliners that still require big construction seams and look fake, and the reflection off the white wall from the south will be brutal. He suggested it be brick instead, or pre-cast with brick cast into the pre-cast, and that pre-cast can be the retaining wall. The rooftop screening is well designed, and he was not opposed to keeping the existing railing. **Commissioner Eckhardt** said he initially agreed with the design schematic suggested by Staff, but he was also okay with the contemporary design direction being presented by the petitioner, although the coloring is a little dark.

**Commissioner Seyer** thanked the residents in attendance and applauded the efforts of what is being presented tonight and the great exhibits. He said there are some great buildings in this neighborhood and throughout the Village, but he could not in good conscience say yes to the design being presented for the Bathhouse; with all due respect, it does not look good. He loved the entire outdoor area, which will be wonderful along with the addition. The Community building reads as one building, it has some nice details and a lot of historic elements. The Bathhouse building is smaller, it is a background building that is trying too hard, it is trying to be so many different things; trying to be this monumental gateway, trying to be these beautiful beacons of light at the north and south ends, and trying to house mechanical equipment. Just let it be what it is. **Commissioner Seyer** said it would be nice to bring some components of the existing Community building into the new Bathhouse, but it is okay if that is not possible. The current design is trying too hard, and in the end, it is competing with a very nice Community building. It has no rhythm or dialogue from an elevational standpoint, and the massing feels like there are 7 different things happening, which does not need to be. With regards to costs, he questioned the clerestory windows in the mechanical room, locker rooms, and bathrooms; are they necessary or can they be used somewhere else. He preferred to have a monumental front entry that draws people in and is exciting. The Bathhouse does not feel integrated, it feels very disjointed, and is a missed opportunity right now, but it can be made much better. It is a simple building, and when it is made a simple building, it will look really nice. There is nothing holding it all together right now, it is actually forcing everything to be its own series of parts. **Commissioner Seyer** also had concerns about the rooftop equipment and screening, which are different metals than the other metals and will look different, and along with the glass, brick, fiber cement, and wood being proposed, there is too much going on. The height of the screening on top of the glass space below it could end up being taller than what is currently shown in the rendering. He felt this could be so much better and should be re-done. He suggested making the north end of the building brick, with bigger openings, and moving the mechanical equipment further back. Overall, he said the Bathhouse design needs more time to be developed, it is not yet there.

With regards to the addition to the Community building, **Commissioner Seyer** said that it looks completely tacked on and very foreign to the existing building. He questioned the size being proposed, which only serves the requirement to add the elevator component to meet ADA requirements. He reiterated that the project needs more time, and although there have been a lot of meetings held by the Park District, this is the first time the commissioners are seeing it and the design is just not there. He reiterated that he could not support the project as currently proposed.

**Chair Kubow** said that the more he looks at the Bathhouse design, the more he struggles with it. Initially, he loved the contemporary nature of the building, and some of the inconsistency in the massing, but then he looks at what is next to it. He does not want to be too consistent or matchy-matchy, he wants the design to be complimentary, but also a big step forward, which the petitioner has attempted to do here. He agreed with Commissioner Seyer that there is more work to be done. **Chair Kubow** said he is struggling with the question of whether or not the Bathhouse building needs to be contemporary or a happy median between the design being presented tonight and the existing Community building, and he apologized for not providing a clear direction to the petitioner.

**Mr. Hautzinger** said it seems clear that there is no interest from the Design Commissioners to redesign the Bathhouse building to be a replica of the Community building which would be cost prohibitive, but he liked the option suggested by Chairman Kubow to find a middle ground between the proposed design and the existing Community building. He suggested introducing some pitched roof forms, which do not need to be detailed to the high level of the existing Community Building, but something that will complement without competing, would fit in better. He also agreed that a building with a pitched roof is not necessarily more expensive than the current design proposed, and he encouraged the petitioner to find a middle ground that could potentially be the same budget. He recommended a design with a massing that complements the existing Rec Park buildings better, to establish a more cohesive theme for Rec Park, but it could be a simpler more modern version.

**Commissioner Seyer** reiterated that it is really difficult to try to replicate a building that was done a very long time ago; it will look like you tried and missed. He is trying to avoid a missed opportunity here to do something nice. He is fine with a direction that is more modern, but the current design is not it, and it should not replicate the previous Bathhouse building. **Commissioner Kingsley** said that in general, she felt all the commissioners would be okay with what Commissioner Seyer stated; give the petitioner the ability to look at the design again, without stating that certain elements have to be included. **Commissioner Eckhardt** was okay with the direction that the Bathhouse building not be a clone of the Community building, and he is not completely convinced that it has to be flat roofs everywhere; the 2 end caps could be pitched roofs, with volume space inside, but the design needs to be studied. He agreed with Commissioner Seyer that the current design is too much right now, too complicated, and the different elements are not tied together well enough. He would support something in the massing that would pay homage to the Community building, or not, and he reiterated his suggestion for a more remarkable front entry. **Commissioner Seyer** added that the Bathhouse building is only 18' tall at its tallest point, and screening the rooftop mechanical equipment is very important; do not underestimate how the mechanical equipment will look on the building. Both the new Bathhouse and the addition to the Community building should be complimentary to the overall site.

The petitioner was advised of their option to take a vote tonight on the project, continue the project to a date specific, or table the project until such time as the petitioner is ready to return for another review. The petitioner decided to table the project at this time to a future meeting date, to be determined.

**Mr. Hautzinger** asked the petitioner to communicate with Staff to determine when they will be ready to return to the Design Commission. The posted public meeting signs can remain, and the meeting date should be updated on the signs once the petitioner has confirmed the date with Staff. **Chair Kubow** asked Staff about an option of a preliminary review of a revised conceptual design concept, prior to a formal re-review, and **Mr. Hautzinger** said that an intermediate informal review with the commissioners could be an option, with no vote taken. **Mr. Dzarnowski** said that would be their preference, because they heard a lot of different concepts from the commissioners tonight.



A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO CONTINUE THE REVIEW OF DC#24-101, THE PROPOSED ARCHITECTURAL DESIGN FOR A NEW BATHHOUSE BUILDING AND AN ADDITION TO THE EXISTING COMMUNITY BUILDING AT RECREATION PARK, TO A FUTURE DESIGN COMMISSION MEETING, PER THE PETITIONER'S REQUEST.

1. URGE THE PETITIONER TO PREPARE CONCEPT SKETCHES TO IDENTIFY THE DIRECTION THAT THEY WANT TO GO, OR KEEP THE SAME SCHEME WITH SMALL CHANGES TO THE MASSING AND COLORATION OF THE BUILDING.
2. ALLOW A SPECIAL MEETING IF NECESSARY TO AVOID DELAYS.

**Commissioner Seyer** stated that he felt that the Design Commissioners were all in agreement that the Bathhouse design does not need to be a replica of the existing Community Building. **Chairman Kubow** concurred. **Commissioner Seyer** continued saying that if the petitioner wants it to be a smaller, non-descript building, but simple doesn't mean boring, it just means cleaner. The current design has too many parts and is trying to be too many things. It can be pitched roof or flat, whatever works, but it must be cleaner, and do not underestimate the importance of screening the mechanical units. **Commissioner Eckhardt** concurred.

**Mr. Dzarnowski** stated that based on these comments, they have a clear direction.

**ECKHARDT, AYE; SEYER, AYE; KINGSLEY, AYE; KUBOW, AYE.  
ALL WERE IN FAVOR. MOTION CARRIED.**

## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

**Project Name:** Recreation Park  
**Project Address:** 500 E. Miner Street  
**Prepared By:** Steve Hautzinger

**Date Prepared:** January 17, 2025

### PETITION INFORMATION:

**DC Number:** 24-101  
**Petitioner Name:** John Kramer  
**Petitioner Address:** Arlington Heights Park District  
410 N. Arlington Heights Rd.  
Arlington Heights, IL 60004  
**Meeting Date:** January 28, 2025

### Requested Action(s):

Approval of the proposed architectural design for a new Bathhouse Building and an addition to the existing Community Building at Recreation Park.

### Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval to amend the existing Planned Unit Development (PUD). Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

*"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission **for building and signage only.**"*

### Summary:

The petitioner is proposing a new Bathhouse Building to replace the existing Bathhouse Building in the same location. The petitioner is also planning a renovation of the existing Community Building including replacement of all windows and a new vestibule and elevator addition on the east side of the building.

### Bathhouse:

The petitioner has indicated that the design inspiration for the proposed new bathhouse was taken from the existing mid-century modern bathhouse (being replaced). Staff feels that the existing bathhouse building is unremarkable and starkly mismatched with the existing historic Community Building. The proposed design has a similar scale and massing as the existing building with a long single-story flat roof massing. In general, Staff disagrees with this design direction. Staff recommends that the new bathhouse building be designed with a more traditional massing to match or complement the existing traditional style Community Building, as well as the existing baseball field Storage Building, with pitched roofs and traditional detailing. Staff feels that this is an opportunity to create a cohesive traditional design theme for Recreation Park to be shared by all three buildings.

The concept sketch below illustrates one example of how the proposed bathhouse could look with a more traditional massing.



If the Design Commission does not object to the proposed flat roof design concept, then the following issues should be evaluated:

- a) Composition. Overall, the proposed design feels out of balance and unrefined.
  - i) The Multi-Purpose Room on the south end looks large, and the Concessions Space on the north end looks small.
  - ii) The brick box mass towards the south end of the building is tall and narrow, whereas the other brick areas are low and wide.
  - iii) The columns on the east end of the Multi-purpose Room look random, unnecessary, and out of balance.
  - iv) The canopy at the main entry has a minimal overhang as compared to the dramatic inspiration image.
- b) Rooftop Equipment Screening. The design includes two separate mechanical equipment screens made of staggered ribbed panels. The screens are highly visible and they stand out in a negative way. Per the Village's Design Guidelines, rooftop equipment screening shall be *"harmonious with the building"* and *"whenever possible, the screen should be designed as an architectural component of the structure such as but not limited to increasing the height of parapet walls"*. Staff feels that the rooftop screening has been poorly coordinated with the design, and for a new building, parapet walls should be used in lieu of a separate screening system.
- c) Materials and Details:
  - i) In general, the entire building is lacking detail and design interest.
  - ii) The large expanses of dark bronze siding read as big dark voids. Staff recommends brick for the entire body of the building.
  - iii) The large rolling gate at the main entrance has a poor appearance. Staff recommends that other more aesthetically pleasing access control options be explored.
- d) Signage. Per code, signage within residential neighborhoods is limited and subdued. Wall signage for a park building is allowed up to 45 sf maximum size, and shall be comprised of non-internally illuminated individual letters. The proposed sign on the rolling gate is not allowed, and it is overly large at approximately 112 sf. Staff recommends designing a code-compliant wall mounted sign in lieu of the proposed gate sign. Recreation Park also has an existing small ground sign facing Miner Street.
- e) Trash and Transformer Enclosure. The plans include a trash enclosure and a transformer enclosure in front of the new bathhouse. The enclosures are proposed to be made of solid Trex composite fencing. The Design Commission should evaluate the appearance of these enclosures.

### **Community Building:**

The existing Community Building was included in a Community Preservation Report which was prepared for the Village of Arlington Heights by the School of the Art Institute of Chicago in 2004. The report was prepared in an effort to raise community awareness and promote the preservation of the historic character in Arlington Heights. Properties in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The Community Building is rated "Exceptional", and is noted to have a Tudor Revival style with estimated construction between 1930-1950.

Overall, the proposed improvements to the existing Community Building are nicely done, and the Planning Department is excited that this important building is being maintained and improved. The Design Commission should evaluate the following:

- a) Window Replacement. The petitioner is proposing to replace all of the existing windows with new aluminum clad wood windows. They intend to match the building's original window designs, as close as possible, based on historical photos. The petitioner will need to provide details of the built-up mullions within the large window openings, but overall Staff has no objections.



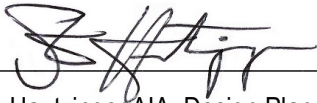
- b) Vestibule and Elevator Addition. Typically, Staff encourages that new additions be designed to blend as seamlessly as possible with existing buildings. However, another approach is to design an addition that is purposefully distinct from the original building. This approach can be particularly applicable with a historic building to visually separate the original building from the new addition. The petitioner is taking this approach with the proposed addition. Overall, Staff does not object to the proposed design which has a light and transparent appearance that does not overwhelm or dominate the existing original building. However, depending on the outcome of the bathhouse building design, the proposed addition may require revisions to coordinate.
- c) Raised Deck. The proposed design includes a large raised deck on the south side of the building facing the pool. The walls of the raised deck are proposed to be concrete with a stone pattern cast into the concrete. The example image provided by the petitioner has a nice appearance, but the Design Commission should evaluate the appearance. Additionally, the petitioner should clarify the detailing and materials of the exterior stair that connects the raised deck to the pool deck, including the exterior finish, interior finish, and cap of the stair walls.
- d) Rooftop Mechanical Screen. The existing building has rooftop mechanical equipment located on a flat roof area on the south side of the building. The petitioner is proposing to add a brown color corrugated metal screen to conceal the equipment from view. Equipment screening is required, but Staff objects to the proposed screening design which does not fit with the character of the building. Staff recommends that other screening solutions be explored. This area of the building has a partial parapet wall with sections of open metal railings. The petitioner should explore the possibility of replacing the open railings with solid decorative panels to screen the equipment in a more architecturally compatible way.

#### **RECOMMENDATION:**

It is recommended that the Design Commission **require revisions and re-review** the design of the new Bathhouse and the addition to the Community Building at Recreation Park located at 500 E. Miner Street. This recommendation is based on the Community Building Plans & Elevations received on 12/13/24, and the revised Bathhouse Plans & Elevations, Renderings, Material Sample Board & Schedule, Equipment & Trash Screening, and Pella Reserve Window Product Data received on 1/10/25, Site Plan received 1/21/25, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A recommendation to redesign the Bathhouse Building with a traditional style to match or complement the existing Community Building and baseball field Storage Building to create a cohesive traditional design theme for Recreation Park to be shared by all three buildings.
2. If the Design Commission does not object to the proposed Bathhouse design, then the following issues should be evaluated:
  - a. Composition. Evaluate the overall building composition which feels out of balance and unrefined.
  - b. Rooftop Equipment Screening. Evaluate the appearance of the proposed rooftop equipment screening, with a recommendation to add parapet screen walls to the building in lieu of a separate screening system.
  - c. Materials and Detailing. Evaluate the appearance of the proposed exterior materials. Staff recommends brick for the entire body of the building.
  - d. Rolling Gate. Evaluate the appearance of the proposed rolling gate at the main entrance. Staff recommends that other more aesthetically pleasing options be explored.
  - e. Signage. The proposed sign on the rolling gate is not allowed. Staff recommends designing a code-compliant wall mounted sign in lieu of the proposed gate sign.
  - f. Trash and Transformer Enclosures. Evaluate the appearance of the proposed enclosures made of solid Trex composite fencing.
3. Community Building:
  - a. Window Replacement. Provide details of the built-up mullions within the large window openings.
  - b. Vestibule and Elevator Addition. If the Bathhouse design is changed, then re-evaluate and revise the vestibule and elevation addition as needed to coordinate.

- c. Raised Deck. Evaluate the appearance of the proposed concrete walls with stone pattern cast into the concrete.
  - d. Deck Stair. Clarify the detailing and materials of the exterior stair that connects the raised deck to the pool deck, including the exterior finish, interior finish, and cap of the stair walls.
  - e. Rooftop Mechanical Screen. Staff recommends that other more decorative and architecturally compatible screening solutions be explored in lieu of the proposed corrugated metal.
4. The petitioner is required to meet the Sign code, Chapter 30 or obtain a sign variation(s).
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

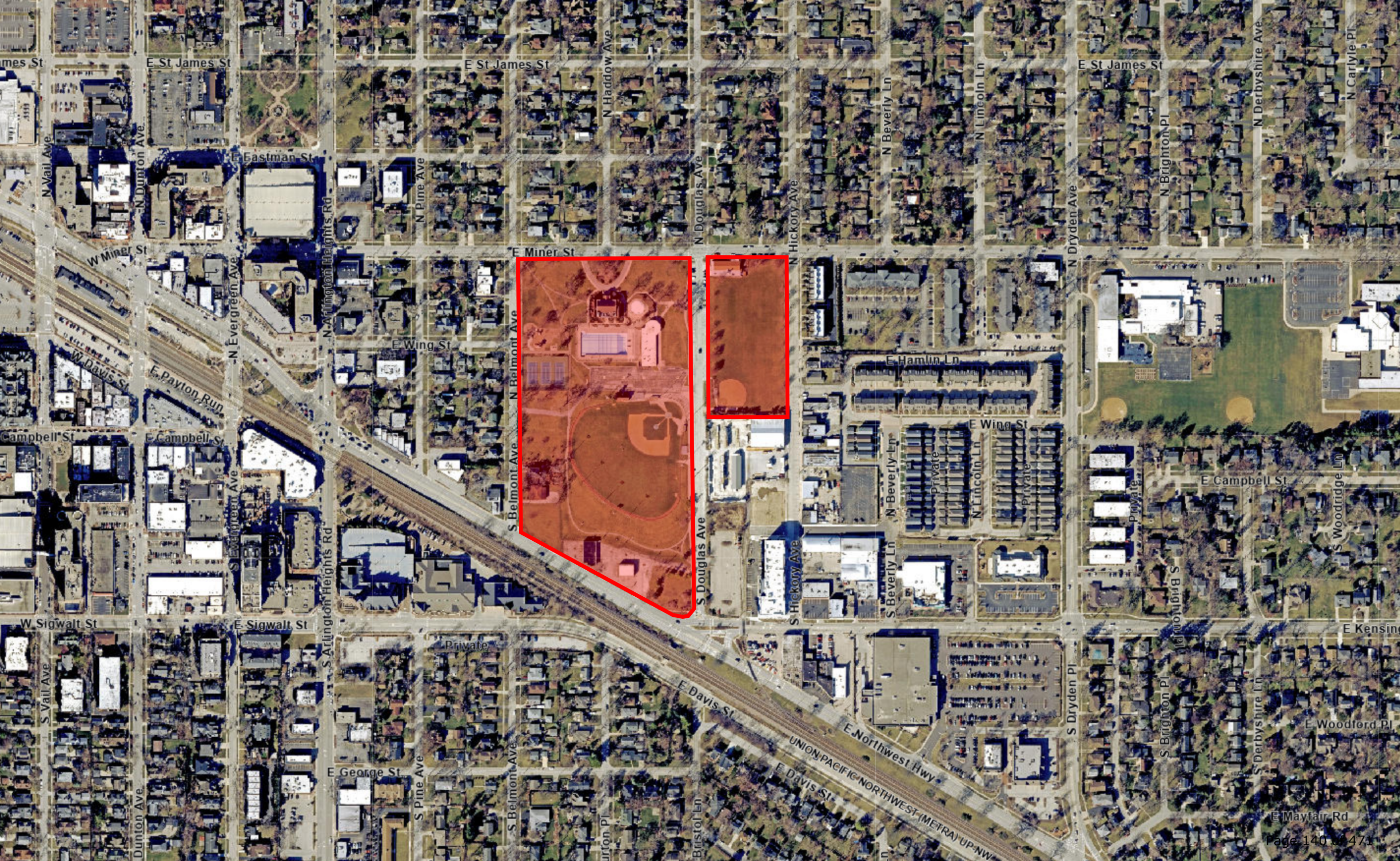


January 17, 2025

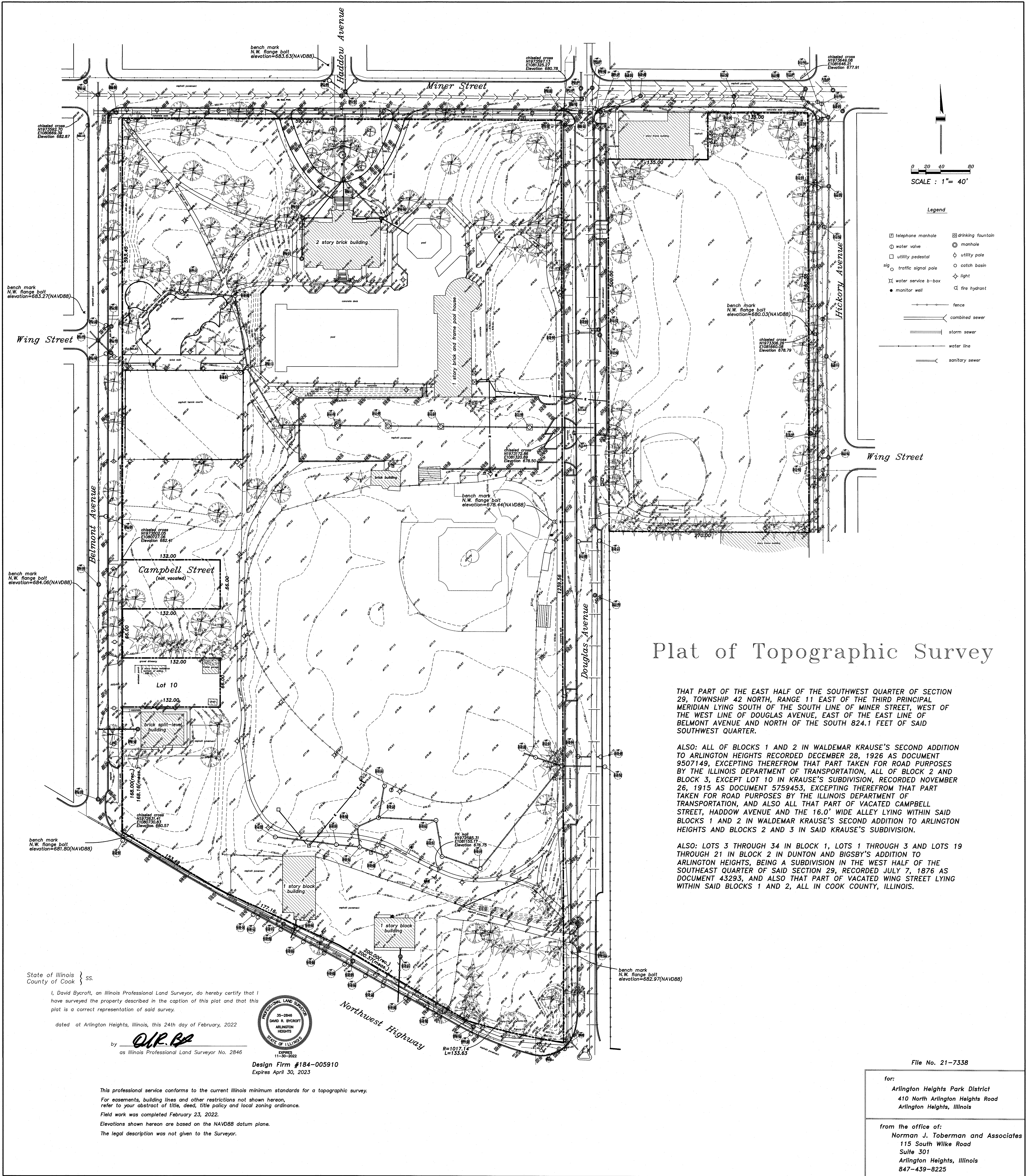
Steve Hautzinger AIA, Design Planner  
Department of Planning & Community Development

Cc: Emily Rodman, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Dan Osoba, Planner, Petitioner, DC File 24-1010









Plat of Topographic Survey

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE SOUTH LINE OF MINER STREET, WEST OF THE WEST LINE OF DOUGLAS AVENUE, EAST OF THE EAST LINE OF BELMONT AVENUE AND NORTH OF THE SOUTH 824.1 FEET OF SAID SOUTHWEST QUARTER.

ALSO: ALL OF BLOCKS 1 AND 2 IN WALDEMAR KRAUSE'S SECOND ADDITION TO ARLINGTON HEIGHTS RECORDED DECEMBER 28, 1926 AS DOCUMENT 9507149, EXCEPTING THEREFROM THAT PART TAKEN FOR ROAD PURPOSES BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, ALL OF BLOCK 2 AND BLOCK 3, EXCEPT LOT 10 IN KRAUSE'S SUBDIVISION, RECORDED NOVEMBER 26, 1915 AS DOCUMENT 5759453, EXCEPTING THEREFROM THAT PART TAKEN FOR ROAD PURPOSES BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, AND ALSO ALL THAT PART OF VACATED CAMPBELL STREET, HADDOW AVENUE AND THE 16.0' WIDE ALLEY LYING WITHIN SAID BLOCKS 1 AND 2 IN WALDEMAR KRAUSE'S SECOND ADDITION TO ARLINGTON HEIGHTS AND BLOCKS 2 AND 3 IN SAID KRAUSE'S SUBDIVISION.

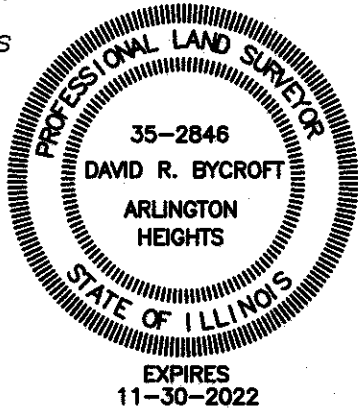
ALSO: LOTS 3 THROUGH 34 IN BLOCK 1, LOTS 1 THROUGH 3 AND LOTS 19 THROUGH 21 IN BLOCK 2 IN DUNTON AND BIGSBY'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29, RECORDED JULY 7, 1876 AS DOCUMENT 43293, AND ALSO THAT PART OF VACATED WING STREET LYING WITHIN SAID BLOCKS 1 AND 2, ALL IN COOK COUNTY, ILLINOIS.

State of Illinois }  
County of Cook } ss.

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

dated at Arlington Heights, Illinois, this 24th day of February, 2022

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



Design Firm #184-005910  
Expires April 30, 2023

This professional service conforms to the current Illinois minimum standards for a topographic survey.

For easements, building lines and other restrictions not shown hereon, refer to your abstract of title, deed, title policy and local zoning ordinance.

Field work was completed February 23, 2022.

Elevations shown hereon are based on the NAVD88 datum plane.

The legal description was not given to the Surveyor.

File No. 21-7338

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

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





## PUD Description

Recreation Park, Arlington Heights  
6/26/2024. Amended 3/27/2025

Recreation Park is a 21.1 acre park owned and maintained by the Arlington Heights Park District. The park includes the following existing recreational amenities that need revitalization:

1. Playground
2. Tennis courts with sports lighting
3. Ballfield with sports lighting
4. Community Center building
5. Bathhouse
6. 57-stall parking lot with basketball court striping

The Park District has been awarded grant funding from the Illinois Department of Natural Resources for the revitalization of Recreation Park as it has such a prominent role in servicing the recreational needs of the Arlington Heights Community. During the grant process the Park District hosted multiple community meetings and online surveys to determine the needs and desires of the community and used that feedback in the Park's program. The amenities proposed in Recreation Park have been identified as "high need" by the community and will allow the Park District to better serve the residents of Arlington Heights.

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The Park's hours of operation are 7am-9pm daily, Mon-Sat with ballfield and special events scheduled to 11pm. A full time Custodian and Athletics Supervisor work onsite with Seasonal Aquatic Staff. Maintenance Staff work as needed.

### Phase 1 Improvements:

On-site improvements in Phase One include a new inclusive playground with train theming to recall the close proximity of Arlington Heights Train Station. Other improvements include a new picnic shelter, fitness stations, concrete and asphalt walkways, parking lot, tennis courts, bag toss game, skate park with shade structure, and entry plazas. Stormwater detention is provided along Northwest Highway and will be planted primarily with turf grass. Three rain gardens are provided as part of phase one and include native plantings. A small pollinator garden with educational signage is included just south of the existing baseball field. Electrical improvements include sports lighting for the tennis courts and pedestrian lighting along interior paths.

Public off-site improvements include concrete curb and asphalt paving restoration where entry drives have been removed and the concrete apron



provided to access the new 18-stall parking lot. The removal of the concrete carriage walk and construction of the 10' wide multi-use path will be included along Northwest Highway.

**Phase 1A Improvements:**

On-site improvements in Phase 1A include the demolition of the existing buildings, pavement, and overhead utility lines located at the following addresses:

1. 506 East Northwest Highway
2. 500 East Northwest Highway
3. 21 South Belmont Avenue

These parcels will be fully restored and landscaped as part of Phase One.

**Phase 2 Improvements (amended 2/24/2025):**

Phase 2 on-site improvements include a new prefabricated restroom building, basketball court, bicycle parking, drinking fountain, and a 43-stall parking lot as well as improvements to the existing ball field. The ballfield improvements include new, open-air dugouts, sections of line fencing with sports netting, backstop (40' height), spectator seating areas, batting cage, and minor drainage improvements in the outfield. Stormwater detention is provided along Douglas Avenue between the proposed parking lot and right-of-way and between the ballfield and pool. These areas will be planted with native plantings and will include interpretive signage. Electrical improvements include exterior wall mounted and interior ceiling lights in the proposed restroom.

Public off-site improvements include concrete curb, parking lot entrances, the relocation of a fire hydrant along Douglas Avenue, and asphalt paving/public sidewalk restoration around the new parking lot entrances. A curb cut entrance will be maintained off of Douglas Avenue for Frontier Day's festival use.

**Phase 3 Improvements (amended 2/24/2025):**

Phase 3 on-site improvements include expanding the existing turn around off of Miner Street with 17 new parking stalls, a new bathhouse construction, renovation of the existing community building, pool renovation, and new splash pad. A rain garden is included along Miner Street and will be planted with low profile native plant species. Utility improvements include a new 6" waterline connection in Miner Street, an 8" water line connection along Douglas Avenue, and an 8" sewer connection in Miner Street. Electrical improvements include new pedestrian lighting along interior paths, exterior wall mounted lights, integrated flagpole lighting, and parking lot lights.

Public off-site improvements include new concrete curbs and apron, and asphalt paving/ public sidewalk restoration around the new parking lot entrances.





**Construction Schedule (amended 2/24/2025):**

**Phase One** construction began in early August, 2024. Construction is anticipated to be completed by June of 2025. Phase 1A is anticipated to be completed by June of 2025.

*Phase One OSLAD grant period: The IDNR grant agreement has been extended to April, 2026.*

**Phase Two** construction is anticipated to begin in May of 2025.

*Phase Two OSLAD grant period: April, 2024 – March, 2026*

**Phase Three** construction is anticipated to begin in May of 2025.

*Phase Three PARC grant period: April, 2024 – February, 2026*

**Zoning requests:**

1. **PUD amendment to Recreation Park PUD (Ord. 24-052)**
2. **Special Use Permit for a Facility Owned and Operated by the Arlington Heights Park District.**
3. **Traffic Study:** A variation from Section 6.12-1.3 of the Zoning Code to waive the requirement for a traffic study.
4. **Fence Height:** Variation to Chapter 28, Section 6.13-3.b to allow a fence height greater than 6 feet for the existing and proposed fence at the ball field and proposed pool enclosure fencing in the side yard. Variation to allow a fence height greater than 36" in the front yard for the proposed pool enclosure fencing.
5. **Light Pole Height:** A variation from Section 10.2-12.3.c of the Zoning Code to maintain the height for the existing sports lighting around the existing ball field at the estimated height 70' height. No sports lighting improvements are included with this project.
6. **Accessory Structure in the Front and Side Yard:** Variation to Chapter 28, Section 6.5-2 to permit accessory structures partially located in the front and side yard where accessory structures are only permitted in the rear yard.
7. **Accessory Structure in Front Yard:** Variation to Chapter 28, Section 6.5-2 to permit accessory structures partially located in the front yard where accessory structures are only permitted in the rear (pool to the northeast of the Community Building).
8. **Accessory Structure Quantity:** Variation to Chapter 28, Section 6.5-2 to permit additional accessory structures on the property (above the previously approved 12).
9. **Parking Analysis:** A parking analysis has been provided per Chapter 28, Section 6.12. A variation is requested to reduce the quantity of required off street parking stalls listed in the parking analysis by 506.



### **Special Use Justification**

Recreation Park, Arlington Heights

6/26/2024. Amended 2/24/2025

The Park District has been awarded grant funding from the Illinois Department of Natural Resources for the revitalization of Recreation Park to continue to serve the recreational needs of the community. During the grant process the Park District hosted multiple community meetings and online surveys to determine the needs and desires of the community and used that feedback in developing the Park's program for development. The amenities proposed in Recreation Park have been identified as "high need" by the community and will allow the Park District to better serve the residents of Arlington Heights. The current and proposed projects for the property will comply with the regulations and conditions specified in the ordinance and authorization granted by the Village Board of Trustees.

#### ***Demonstrate that the special use is deemed necessary for the public convenience at this location.***

The request for a Special Use permit is necessary for the public convenience and enjoyment of this site and will allow existing facilities to be upgraded and revitalized. The existing bathhouse does not meet current ADA standards and has not been updated since its construction in 1968. The proposed improvements including in the Phase Two and Three projects will renovate the existing historic community building and provide a reconstructed bathhouse using today's standards for safety and accessibility. The pool/splash pad renovation, ball field improvements, prefabricated restroom, and basketball court will rejuvenate the existing amenities offered at the park and provide the infrastructure for visitors to stay longer and enjoy the outdoor spaces. The enhanced accessible circulation routes and expanded parking areas will provide residents with better access to the improvements proposed. Lastly, the park's centralized location in the community and proximity to multi-family housing and the train station make it a convenient location for residents to access the valuable recreational services and amenities facilitated by the park.

#### ***Demonstrate that such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.***

The new and/or upgraded uses of this site will not under any circumstances be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity. On the contrary, these new amenities and upgrades will increase the level of enjoyment and recreation for all citizens. The pool is one of the only outdoor 50 Meter pools for lap swimming in the area and these upgrades are essential to its continued function. The proposed fencing and sport netting at the baseball field will reduce the number of foul balls that typically occur when the field is in play. These improvements will increase the safety of all park users or those residing or working in the vicinity.

#### ***Demonstrate that the proposed use will comply with the regulations and conditions specified in this Chapter for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.***

This proposed usage will comply with the regulations and stipulations specified in the ordinance for PL usage, with stipulations and conditions made a part of the authorization granted by the Village Board. The Arlington Heights Park District wishes to revise some of the parcels to adequately reflect

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Arlington Heights Park District  
Recreation Park Final Design Phase Two and Three  
Page 2

PL, because some parcels are still zoned in their originally purchased state. The current usage of the land is PL and activities are based in recreational enjoyment with the preservation of green space.





## Variation Requests and Responses

Recreation Park, Arlington Heights

6/26/2024. Amended 3/27/2025

1. Traffic Study: A variation from Section 6.12-1.3 of the Zoning Code to waive the requirement for a traffic study.

**It is our understanding that the requirement for a traffic study was waived during the approval process for Recreation Park Phase One and will not be required for Phase Two and Three as the access to the park is not changing with these improvements.**

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

**Recreation Park will continue to serve the community as a recreation resource for the residents. These improvements are primarily upgrading and revitalizing existing amenities that are beyond their useful life and will remain compatible with the existing uses and zoning of the nearby properties.**

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

**The proposed improvements are partially funded by a state grant and must adhere to a timeline agreement. The length of time needed to conduct a traffic study will not be possible without jeopardizing the grant funding.**

- III. *The proposed variation is in harmony with the spirit and intent of this Chapter.*

**This variation is in harmony with the spirit and intent of this Chapter.**

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

**This variation is the minimum variance necessary to allow the project to move forward on the agreed upon schedule for the grants.**

2. Fence Height: Variation to Chapter 28, Section 6.13-3.b to allow a fence height greater than 6 feet for the existing and proposed fence at the ball field and proposed pool enclosure fencing in the side yard. Variation to allow a fence height greater than 36" in the front yard for the proposed pool enclosure fencing.

The height of the ballfield fencing system will be 40' height total with 8' high chain-link and 32' high sports netting. A section of 10' chain-link fencing is also proposed in the outfield. The proposed pool enclosure fencing will be 8' height.

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

**This proposed use will not alter the character of the area as the existing ball field line fencing is already 8' in height and the existing backstop is +/- 24' in height. While the sports netting will increase the height of the fencing assembly, the proposed sports netting is an open/mesh material that is less visually impactful than classic chain-link fencing and will not impede views. The existing pool enclosure fencing is also 8' in height and will be replaced at 8' height.**

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

**The ball field is currently utilized by a wide variety of age groups with the highest level of play by the men's hardball league. There have been complaints throughout**

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**the years due to the number of foul balls that occur when the field is in use. The existing parking lot located just north of the field is currently not used during the baseball season due to the danger from foul balls. As such, the Park District is seeking to add sports netting to a height of 40' across the backstop and spectator areas of the ball field. This will provide a safer experience for park users as well as motorists in Douglas Avenue.**

III. *The proposed variation is in harmony with the spirit and intent of this Chapter.*

**The proposed fence/sport netting is a typical height for ball fields which support the level of play mentioned above.**

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

**The proposed height of the sports netting is the minimum height that would effectively reduce the number of foul balls and protect park users.**

3. Light Pole Height: A variation from Section 10.2-12.3.c of the Zoning Code to increase the maximum height for the existing sports lighting around the existing ball field to be 50' height.

**The eight (8) existing light poles around the ball field are estimated to be 70' in height. These poles have been in place for over 20 years and are proposed to remain in their current configuration and height.**

4. Accessory Structure in Front and Side Yard: Variation to Chapter 28, Section 6.5-2 to permit accessory structures partially located in the front and side yard where accessory structures are only permitted in the rear yard.

**Recreation Park and the amenities it offers are a public asset to the community.**

**Locating accessory structures in what is considered the front and side yard per Village code is essential to the use of the park. See below for a list of accessory structures proposed or existing to remain in the front and side yard:**

- **Accessory Structures Located in Side Yard**
  - **Wading pool with 8' fence height**
  - **Playground**
  - **Playground Shelter**
- **Accessory Structures Located in Front Yard**
  - **Wading pool with 8' fence height**

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

**The proposed structures listed above will not alter the essential character of the area and will remain compatible with the existing use of the park as a recreational amenity for the community.**

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

**Recreation Park provides many recreation services for the community and open space is limited. Additional space is needed in the side and front yards to accommodate the needs of the community.**

III. *The proposed variation is in harmony with the spirit and intent of this Chapter.*



**The proposed variation is in harmony with the purpose of the Public Land District to provide areas for public facilities which serve the citizens of Arlington Heights.**

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

**The variance requested is the minimum necessary to provide the structures listed above and to allow reasonable use of the property.**

5. Accessory Structure Quantity: Variation to Chapter 28, Section 6.5-2 to permit additional accessory structures on the property (above the previously approved 12).

**Response: The following twelve (12) accessory structures were listed and approved with Recreation Park Phase One:**

1. **Phase 1**
  - a. **Playground shelter**
  - b. **Skate park shelter**
  - c. **(2) entry trellis/arbors at the southern entrances**
  - d. **Playground**
  - e. **Skate park**
  - f. **Tennis courts**
2. **Phase 2**
  - a. **Prefabricated restroom building**
  - b. **Baseball field with two (2) dugouts**
    - i. **Frontier Days Office (previously referred to as "existing storage shed next to baseball diamond")**
3. **Phase 3**
  - a. **Bathhouse (previously referred to as "preschool")**

**The following accessory structures are requested to be added as part of the PUD amendment:**

1. **Basketball court**
2. **Swimming pool/wading pool, and associated equipment**

**This results in a total of fourteen (14) accessory structures on site.**

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

**The accessory structures listed above are primarily upgrading and revitalizing existing structures that are beyond their useful life and will remain compatible with the existing uses and zoning of the nearby property. The basketball court and swimming pool already exist on site today. These improvements will revitalize them and bring them up to today's standards.**

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

**Recreation Park is a community park and a key hub for the residents of Arlington Heights, offering services for a variety of age groups. These improvements are needed to bring existing amenities up to today's standards in accessibility and safety. The quantity of accessory structures being requested is similar to the**





**existing structures on site, with a few additions to provide much needed shade to support the use of the revitalized amenities.**

VII. *The proposed variation is in harmony with the spirit and intent of this Chapter.*

**The proposed variation is in harmony with the purpose of the Public Land District to provide areas for public facilities which serve the citizens of Arlington Heights.**

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

**The number of structures is the minimum necessary to allow reasonable use of the property. Removing any of the structure listed above would be removing an existing recreational amenity from the community's use.**

6. Parking Analysis: A parking analysis has been provided per Chapter 28, Section 6.12. A variation is requested to reduce the quantity of required off street parking stalls listed in the parking analysis by 506.

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

**This variation request does not alter the character of the area but preserves it by maintaining the amount of open space available.**

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

**Recreation Park provides many recreation services for the community and open space is limited. Open space should be preserved for recreational uses.**

III. *The proposed variation is in harmony with the spirit and intent of this Chapter.*

**The proposed variation is in harmony with the purpose of the Public Land District to provide areas for public facilities which serve the citizens of Arlington Heights by minimizing paved surfaces and maximizing recreational facilities.**

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

**The variance requested in the minimum necessary to allow reasonable use of the property.**



Classifieds

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## THE ARLINGTON HEIGHTS PARK DIS...



The Arlington Heights Park District is leading a planning initiative to improve Recreation Park and submit an application for funding assistance through an Illinois Department of Natural Resources OSLAD Grant. A community open house meeting will be held to review the Planning Project and Preliminary Design Concept on: Open House Meeting Wednesday, August 24, 2022, from 5:30 PM to 7:00 PM Recreation Park 500 E. Miner Street. All members of the public are invited to attend and are welcome to stop in anytime during the open house event to review the preliminary design concept, ask questions, and provide written comments. We look forward to hearing from you. Published in Daily Herald August 11, 2022 (4586857) , posted 08/11/2022

 Viewed 26 times  Posted August 11, 2022

# Recreation Park OSLAD Project

## Public Comments from the Community Meeting 8-23-2022 and Additional Comments from Contact Us

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1. 8/24/2022 From: Christopher Salituro [chrissalituro@gmail.com](mailto:chrissalituro@gmail.com)  
404 N. Haddow Ave. 773-520-1526

Comment: Message: Hi, I cannot make the meeting tonight regarding Rec Park renovation. I was hoping pass along some thoughts. First, I am SO GLAD that Rec is getting attention! It really needs it and it is in the heart of the town and attracts so many people for Frontier Days and swim meets and baseball. The park should reflect the modern loveliness that the rest of the village center has. I am also glad that you are planning to keep the historic WPA building.

A few of the proposed ideas that I think deserve a second look:

**(Ben Rea's replies in blue. This message was received via Contact us on 8/23/22)**

Why eliminate a tennis court and replace with bags - everyone has their own bags and can play it anywhere. Tennis is hard to find. Presently, the park district maintains 43 tennis courts in the community. That is about 5 over the minimum requirement set by the National Recreation and Park Association. The idea behind the lawn games (bags or something else) is to provide a recreation opportunity for all to utilize, as well as provide a recreational amenity that scores well on the grant application.

It is dumb to have a grand entrance from the SW corner - no one comes to the park from that direction. The access points from the southeast and southwest corners need to be created to provide a connection to the park's pathway. Most likely there will be a park sign and some enhance landscaping to welcome people into the park.

The playground is relatively new. Why change it? The playground was installed in 2011. The proposed playground is fully inclusive and will serve people of all abilities. Presently, the park district does not have a fully inclusive playground. Recreation Park is a great location, given the close proximity to the center of town.

Would love a nature path/walking path around the perimeter landscaped with native flora There are plans to introduce rain gardens throughout the space utilizing native plantings.

2. 8/24/2022 From: Unknown

Comment: My priority for Rec Park is to maintain and improve upon what we already have. And for it to continue being a neighborhood park! I would rather not see drastic changes, while I do agree and understand that some new elements are positive. I think having 3 tennis courts in approximately their current position is important. I also encourage the Park District NOT to remove any of the large trees in that area (left field of baseball diamond) in order to re- envision that use of space. I would greatly appreciate the PD's commitment to provide continuing to provide a large, free skate, ice skating rink in its historic location in winter time- in the past the pool has doubled as a warming house, and that would be fun to bring back and maybe add to/or renovate the existing structure, rather than tearing it completely down. Our neighborhood ice rink is cherished here at Rec! The pool is amazing as-is, but the baby pool leaves something to be desired. Great if that re-innovation could be part of Phase 1!

Please keep Frontier Days in our park! Also: preschool at Rec Park is a high priority! This is our neighborhood park and we would like its focus to still be on serving the neighbors.

3. 8/24/2022 From: Katie Roberts

Comment: What is the usage of exercise equipment? Seems like a waste of space and money. I've never seen them used at other parks. Why more tennis courts? I'm opposed to a parking lot on a residential street. More than ¼ of the park is on NW Hwy. At a minimum, it should be placed across from the Makers Space, the travel agency or existing open space.

4. 8/24/2022 From: Unknown

Comment: Any plans for Pickle Ball?

5. 8/24/2022 From: Anne Young



## Recreation Park OSLAD Project

### Public Comments from the Community Meeting 8-23-2022 and Additional Comments from Contact Us

Comment: 1. More parking 2. No sand boxes 3. Yes, ADA playground equipment 4. Yes, Berm activity.  
5. Yes Rain garden 6. Yes, to fitness/challenge area 7. Pickleball courts? Add them.  
8. Love this idea and the updates to the park! Can't wait for it!!

6. 8/24/2022 From: Claire Young

Comment: 1. Lets Do It! This plan looks GREAT! 2. I love the skate park 3. I love the obstacle course  
4. Berm playground items seem very cool 5. I'd really like to see native plants and trees added to the park.  
6. On the tennis courts, please be sure to include pickleball lines and nets (?). 7. Keeping trees is important to me  
8. Circle parking in front of the building looks great 9. I think the parking lot is a nice idea especially since the grass lot is not currently used for anything other than Frontier Days parking 10. Re-doing the pool house is a top priority for me so I'd be willing to put off some Phase 1 proposed items in favor of that.

7. 8/24/2022 From: Kristina Heaton

Comment: Please include play equipment for older kids on the playground. Most of the playgrounds at the park in AH cater to younger kids and many of the elementary schools do too. We are very excited about the whole project and are very supportive of it moving forward. We live 1 block away and have zero concerns about the potential additional traffic or parking.

8. 8/24/2022 From: Kathy Ley

Comment: Parking near play park- should all be ADA spots. Make lot much smaller. A lot does not really fit the residential side of the park. If the main building becomes the Pool House, please, **please** don't lose the preschool. We need a local, park district option for neighbors. Shade options in the play park **please**.

9. 8/24/2022 From: Andrew K

Comment: Looks great. Updating playground to be safe and more inclusive is ideal for children to be a community. Maintain greenery and trees. Need additional trees for shade and beauty. More seats (Benches/gazebos). Utilize high quality cement for basketball and tennis courts to ensure longevity and quality of courts.

10. 8/24/2022 From: James Kim

Comment: Hitchcock recently had a project in Highland Park that had a swing-set that also rotated like a carousel. Kids love the p/p mounds with tunnels and climbers and slides. Love the skate park- has something for everyone. Hopefully you get that MWRD stormwater infrastructure grant.

11. 8/24/2022 From: Michael Roberts

Comment: I think the proposed plan reduces green space too much and increases traffic on Belmont. 1) the parking lot is empty. There is no reason for additional parking. 2) I think we need more green space, a skate park does not answer the need for community as a whole.

12. 8/24/2022 From: Anjali Bagai

Comment: 1) Will there be any plans to create more integration to the community with the park? (ie; additional sidewalks, bike paths?) Having more entry points to the park. 2) Will there be lighting for the new basketball courts?

13. 8/24/2022 From: Claire Young

Comment: It is extremely important to me that we have a new basketball court. I'm in my 30's and love to shoot around but the current set-up isn't very nice. We need a new court. My husband is incredibly excited for the skate park. Skateboarding is an exciting, growing, LEGITIMATE U.S. sport and we deeply support it. Both of these facilities are sometimes categorized as "Bringing the wrong crowd". That is a problematic scare tactic and we support adding these offerings. Do It! We will love it!

## Recreation Park OSLAD Project

### Public Comments from the Community Meeting 8-23-2022 and Additional Comments from Contact Us

14. 8/24/2022 From: Unknown

Comment: Concerned about the decrease of open space- is it necessary to have an area specific to Bags game?? Please don't remove healthy mature trees such as the ones south of the current tennis courts. Still able to accommodate Frontier Days activities? Can't keep all 3 tennis courts? At least there should be a pickleball court (maybe in place of the Bags game).

15. 8/24/2022 From: Greg Summers

Comment: No need for parking on Belmont- only 4-5 cars park on side of road now. Place the parking in center of the site near the basketball court. Keep at least three tennis courts. Need more trees in the park. Pool needs renovation/splash pad. Park has limited seating now and it is in sun- not shade. Playground is shown at end of Wing St. w/o sidewalk connection to other side of Belmont. Place a fence to separate playground from street. No exercise equipment in the sun in the park- it won't get used. Keep gym in building- kids use it for recreation.

16. 8/24/2022 From: Kearin Hansen

Comment: I see you are re-doing the tennis courts. What happens when lessons are being given? Are patrons then kicked off the courts?

17. 8/24/2022 From: Jen Kim

Comment: We love the tri ride swing. Love the mound play, multi levels of play. Love pour and play mound with the different climbers and slides and tunnels.  
Skate Park- make sure it is welcoming to beginner levels. What is allowed...bikes, razors, blades? How will all use the space? How will those not allowed be enforced?  
Playground- like to see different manufactures ie; Landscape, Gametime, etc. use in space.  
Love additional parking in circle drive. It would be great for preschool.

18. 8/24/2022 From: Unknown

Comment: Would love to see equipment for playground reminiscent of parkour/Ninja Warrior obstacles for older kids!

19. 8/24/2022 From: Laura Reed

Comment: Re-do walking path so that can be cleared of snow so to walk all year round.

20. 8/24/2022 From: Barb Ottolino

Comment: 1) I commend you on the playground inclusiveness for autistic and handicap people. 2) I am concerned about removal of large trees before young ones are established and well on their way. 3) These tennis courts are heavily used. Reducing their number in this location will be unpopular. 4) Hurray for the skate park! 5) High school teens need places to congregate. Please include them near the skate park. 6) I am very concerned about the amount of paving. There are 3 paved entry ways. This is not necessary. Please leave green space! Parking next to the ball field is a poor plan. I have lived next to the park since 1974 and NOBODY has ever used the parking lot. Foul balls break windows. Develop a small, centrally located lot at the corner of the present tennis courts/pool so people can easily reach the playground, pool, etc. 7) There are 80 parking spaces on the street by the pool/baseball field-Douglas Ave. There appears to be no shortage of parking spaces. However, people have to be willing to walk from the parking area to their activity area.

21. 8/24/2022 From: Erin Egan

Comment: Please don't put a parking lot on Belmont. Please keep tennis courts in current location.

22. 8/24/2022 From: Patricia Schroeder

## Recreation Park OSLAD Project

### Public Comments from the Community Meeting 8-23-2022 and Additional Comments from Contact Us

Comment: If possible, I would like to see 3 tennis courts. The courts become very full in summer and as a family we enjoy playing. A second board to play individually and practice would be nice too. It is nice to be able to walk to park and not have to get in a car to find court space elsewhere.

The kids love the tower. If a tower could be incorporated into the new playground it would be a great way to extend the age range of the playground. Burning Bush Trails in Mount Prospect (great example). Merry Go Round type equipment seems to be very popular with all ages too.

Please keep as much green space as possible and trees as well. Eventually the walking path could be improved as well (widened).

23. 8/24/2022 From: Brian Forrest

Comment: As a neighbor of Belmont Ave., I respectfully ask that the park does not reconsider plans for a parking lot on Belmont and find another solution for ADA parking near the playground. I would be happy to work with the Board and staff on alternative ideas, and I know many Rec neighbors who would too. A great feature of the current park is parking and traffic are drawn to the interior of the park- away from quiet residential streets and neighbor house. I think we could work to reconfigure the current layout to accomplish this. I understand the needs of the whole community need to be considered. However, the proposed changes to the parking lot and tennis courts will have a disproportionate daily impact on neighbors which I believe merits additional consideration. I will provide further thoughts via emails to allow messy handwriting. Thank you for the opportunity to provide feedback on plans.

24. 8/24/2022 From: Madalina Ivay & Stefanie Ivay

Comment: 1. Bathrooms 2. Water fountains 3. Stay fun 4. Berms and slopes 5. Hillside play with climbing 6. crawl tunnel & slide 7. Wave climbers 8. Roller slide 9. Zip Krooz 10. Turbo Twister 11. Boogie Board 12. Accessible roller table

25. 8/24/2022 From: Unknown

Comment: Is there any conversation about allowing personal electric scooters on the paths?

26. 8/24/2022 From: Sheila Cruz

Comment: We need play equipment for senior citizens too. Adult swings would be a start. Maybe put these swings away from the children's playground- maybe by the outdoor athletic area. Seniors and adults would be more willing to swing if they weren't interfering with the children's play. "We don't stop playing because we grow old; we grow old because we stop playing". George Bernard Shaw (Joan Cruz & Diane Himes at Berbecker Park in AH)





## Recreation Park OSLAD Project

### Public Comments from the Community Meeting 8-23-2022 and Additional Comments from Contact Us

27. 8/25/2022 From: Katie Bonk

Comment: Hi Tyler, Thank you for talking with me today at the park. Here are a few of my comments about the Rec Park Concept that I wanted to share with you.

1. Permeable paver parking lots - In our community in Wisconsin we repaved our roads in our subdivision with permeable pavers and it has been far more work than ever imagined. You need to sweep with equipment and refill a couple times a year. There is a lot of growth in between bricks.  
I imagine you decided on permeable pavers so people wouldn't be upset with taking our greenspace for a parking lot but I don't think it's the right move.
2. Tennis Courts - The tennis courts at Rec at high times are always busy. I know someone mentioned that AH has more tennis courts on average than other areas but that doesn't help because Rec Park is a hot spot for tennis. My suggestion would be not only to have 3 courts but many even ADD a court or pickleball courts. I think if we look at trending sports pickleball is rising!
3. What is the reason to have a parking lot right next to the park in the middle of the neighborhood? It's dangerous for kids going to the park. If anything, there are far better spots for the parking lot like right on Northwest HWY and Belmont or in front of what's labelled "T - Future space". Parking lots do not need to be in the middle of a neighborhood. We have far too many issues with cars on Belmont/Miner and Wing and Belmont. It's scary. We don't need another reason for cars to be closer to the park. **If you need accessibility, then add handicap parking signs right on Belmont in front of the park.**
4. A spot for a permanent Bag Toss Game seems very unusable. Where do people get the bags? Also not something I think kids/families are looking for when going to the park? It truly does seem like wasted space.
5. Adjacent to the bag toss game is the fitness equipment. Does anyone use this at Lake Arlington? Anytime I am there it's usually just a bunch of toddlers/little kids walking over there playing with the equipment. Doesn't seem like something people are actually using.
6. I don't know what the plans are for the play area but I know it's to be more inclusive, which is absolutely great! I also want to suggest that areas around us have ninja parks and splash pads. I know friends who travel to Glenview, Hoffman Estates, Schaumburg for these spots. It's something that AH doesn't offer. Just an idea :)
7. What about things like updating the lighting in the park to go on at dusk and shut off at dawn. Easy things like this... just some ideas!

Thanks for taking the time to read through this email because I know it's a lot. I am glad you are getting input from neighbors. I just want to make sure this is a plan that makes sense for people who are using the park.

Elaine Schreck

1 of 4

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and for  
it to  
continue  
being a  
priority  
for park!

My priority  
Red Park is to  
maintain and  
improve upon what  
we already have,  
I would rather not  
see drastic changes  
while I do agree  
and understand  
that some new  
elements are positive.  
I think having  
3 tennis courts in  
approximately their  
current position is

THE GREATEST CASUALTY IS BEING FORGOTTEN.®

05-040-000247452

Elaine Schreck

2 of 1

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important. I also  
encourage the  
Park District NOT  
to remove any of  
the large trees in  
that area (left field  
of baseball diamond  
in order to reinvision  
that use of space.

I would greatly  
appreciate the PD's  
commitment to  
continuing to provide  
a large, free skate

THE GREATEST CASUALTY IS BEING FORGOTTEN.®

05-040-000247452

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ice skating rink  
in its historic  
location in winter  
time - in the past  
the pool has doubled  
as a warming house  
and that would be  
so fun to bring back  
and maybe add to  
the existing pool <sup>renovate</sup>  
structure, rather than  
tearing it completely  
down. Our neighbor-  
hood ice rink is  
cherished here at Rec!

THE GREATEST CASUALTY IS BEING FORGOTTEN.®

05-040-000247452

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The pool is amazing  
as-is, but the  
baby pool leaves  
something to be  
desired. Great if  
that renovation could  
be part of Phase I!

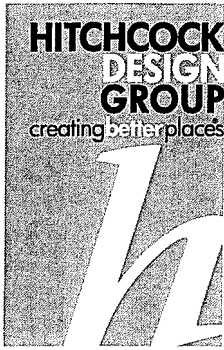
Please keep Frontier  
Days in our park!

Also: preschool at Rec  
Park is a high priority!  
this is our neighborhood  
park and we would  
like its focus to still be on  
serving the neighbors.

THE GREATEST CASUALTY IS BEING FORGOTTEN.®

05-040-000247452





## Comment Card

Date: August 24, 2022  
Location: Arlington Heights Park District  
410 N Arlington Heights Road, Arlington Heights, Illinois

RE: Recreation Park OSLAD Plan – Open House

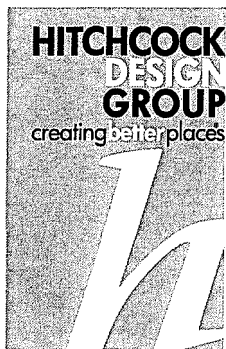
Name (Optional) Katie Roberts

### Comments

→ What is the usage of exercise equipment?  
Seems like a waste of space & money.  
I've never seen them used at other parks.

→ why move the tennis courts?

→ I'm opposed to a parking lot on a residential street. More than 1/4 of the park is on NW Hwy. At a minimum it should be placed across from the makers space, the travel agency or existing open space.



## Comment Card

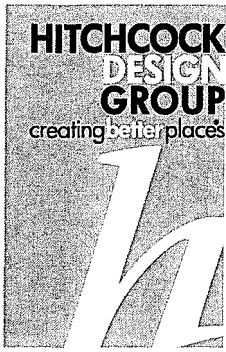
Date: August 24, 2022  
Location: Arlington Heights Park District  
410 N Arlington Heights Road, Arlington Heights, Illinois

**RE: Recreation Park OSLAD Plan – Open House**

**Name (Optional)** \_\_\_\_\_

### Comments

Any plans for Pickle Ball?



## Comment Card

Date: August 24, 2022  
Location: Arlington Heights Park District  
410 N Arlington Heights Road, Arlington Heights, Illinois

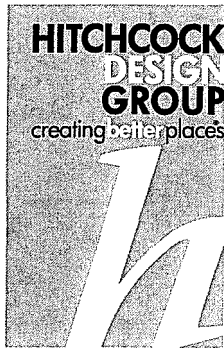
RE: Recreation Park OSLAD Plan – Open House

Name (Optional) Anne Young

### Comments

1. More Parking
2. No sand boxes
3. Yes ADA playground equipment
4. Yes Berm Activity
5. Yes Rain garden
6. Yes to fitness / challenge area
7. Pickle ball courts? Add them
8. Love this idea and updates to the park! Can't wait for it!!





## Comment Card

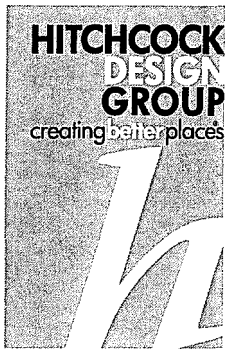
Date: August 24, 2022  
Location: Arlington Heights Park District  
410 N Arlington Heights Road, Arlington Heights, Illinois

RE: Recreation Park OSLAD Plan – Open House

Name (Optional) CLAIRE YOUNG

### Comments

- ① LET'S DO IT! THIS PLAN LOOKS GREAT
- ② I LOVE THE SKATE PARK
- ③ I LOVE THE OBSTACLE COURSE
- ④ BERM PLAYGROUND ITEMS SEEM VERY COOL
- ⑤ I'D REALLY LIKE TO SEE NATIVE PLANTS & TREES ADDED TO THE PARK
- ⑥ ON THE TENNIS COURTS PLEASE BE SURE TO INCLUDE PICKLEBALL LINES + NETS(?)
- ⑦ KEEPING TREES IS IMPORTANT TO ME
- ⑧ CIRCLE PARKING IN FRONT OF THE BUILDING LOOKS GREAT
- ⑨ I THINK THE PARKING LOT IS A NICE IDEA ESPECIALLY SINCE THE GRASS LOT IS NOT CURRENTLY USED FOR ANYTHING OTHER THAN FRONTIER DAYS PARKING
- ⑩ RE-DOING THE POOL HOUSE IS A TOP PRIORITY FOR ME SO I'D BE WILLING TO PUT OFF SOME



## Comment Card

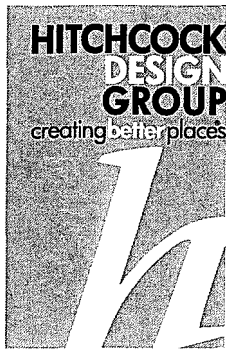
Date: August 24, 2022  
Location: Arlington Heights Park District  
410 N Arlington Heights Road, Arlington Heights, Illinois

RE: Recreation Park OSLAD Plan – Open House

Name (Optional) Kristina Heaton

### Comments

Please include play equipment for older kids on the playground. Most of the playgrounds @ the parks in AH cater to younger kids and many of the elementary schools do too. We are very excited about the whole project and are very supportive of it moving forward. We live 1 block away and have zero concerns about the potential additional traffic or parking.



## Comment Card

Date: August 24, 2022  
Location: Arlington Heights Park District  
410 N Arlington Heights Road, Arlington Heights, Illinois

RE: Recreation Park OSLAD Plan – Open House

Name (Optional) Kathy Lay

### Comments

parking near play park - should all be ADA spots. Make lot much smaller. A lot ~~won't be preschool~~ does not really fit the residential side of the park.

If the main building becomes the Pool House, please please don't ~~take~~ the preschool. We need a local, park district option for neighbors.

★ Shade options in the play park please.



## Comment Card

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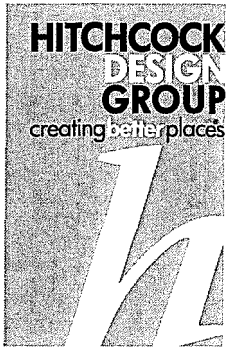
RE: Recreation Park OSLAD Plan – Open House

Name (Optional) Andrew K.

### Comments

+ LOOK GREAT  
+ Updating playground to be safe + more inclusive  
IS IDEAL FOR CHILDREN TO BE A COMMUNITY  
+ Maintain greenery + trees  
+ NEED Additional trees for shade + beauty  
+ MORE SEATS (Benches + gazibos)  
+ Utilize high quality cement for basketball + tennis  
COURTS. TO ENSURE LONGEVITY + QUALITY of COURT.





## Comment Card

Date: August 24, 2022  
Location: Arlington Heights Park District  
410 N Arlington Heights Road, Arlington Heights, Illinois

RE: Recreation Park OSLAD Plan – Open House

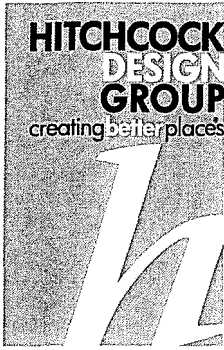
Name (Optional) James Kim

Comments Hitchcock recently had a project  
in Highland PARK that had a swingset  
that also rotated like a carousel.

Kids love the DIP mounds w/ tunnels  
and climbers & slides.

Love the skate park, has something  
for everyone.

Hopefully you get that MWRD  
STORWATER  
Infrastructure Grant



## Comment Card

Date: August 24, 2022  
Location: Arlington Heights Park District  
410 N Arlington Heights Road, Arlington Heights, Illinois

RE: Recreation Park OSLAD Plan – Open House

Name (Optional) Michael Roberts

### Comments

I think the proposed plan reduces green space too much and increases traffic on Belmont.

1) The parking lot is empty there is no reason for additional parking.

2) I think we need more green space, a skate park does not answer the need for the community as a whole.

3)



## Comment Card

Date: August 24, 2022  
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410 N Arlington Heights Road, Arlington Heights, Illinois

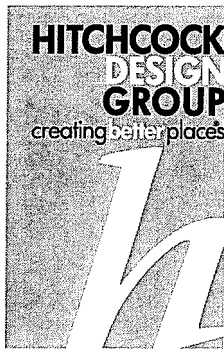
RE: Recreation Park OSLAD Plan – Open House

Name (Optional) Anjali Bagan

### Comments

① will there be any plans to create more integration to the community with the park? (ie: Additional sidewalks, bike ~~paths~~ paths?) Having more entry points to the park?

② will there be lighting for the new basketball courts?



## Comment Card

Date: August 24, 2022  
Location: Arlington Heights Park District  
410 N Arlington Heights Road, Arlington Heights, Illinois

RE: Recreation Park OSLAD Plan – Open House

Name (Optional) CLAIRE YOUNG

### Comments

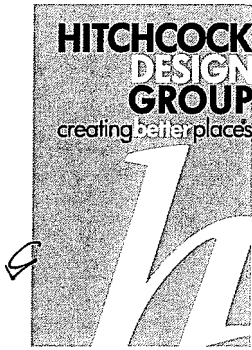
IT IS EXTREMELY IMPORTANT TO ME THAT WE HAVE A NEW BASKETBALL COURT. I'M IN MY 30S AND LOVE TO SHOOT AROUND BUT THE CURRENT SETUP ISN'T VERY NICE. WE NEED A NEW COURT.

MY HUSBAND IS INCREDIBLY EXCITED FOR THE STATE PARK. SKATEBOARDING IS AN EXCITING, GROWING, LEGITIMATE U.S. SPORT AND WE DEEPLY SUPPORT IT.

BOTH OF THESE FACILITIES ARE SOMETIMES CATEGORIZED AS "BRINGING THE WRONG CROWD". THAT IS A PROBLEMATIC SCARE TACTIC AND WE SUPPORT ADDING THESE

OFFERINGS. DO IT! WE WILL LOVE IT!





## Comment Card

Date: August 24, 2022  
Location: Arlington Heights Park District  
410 N Arlington Heights Road, Arlington Heights, Illinois

RE: Recreation Park OSLAD Plan – Open House

Name (Optional) \_\_\_\_\_

### Comments

- CONCERNED ABOUT THE DECREASE OF OPEN SPACE — IS IT NECESSARY TO HAVE AN AREA SPECIFIC TO BAGS GAME?
- PLEASE DON'T REMOVE HEALTHY MATURE TREES SUCH AS THE ONES SOUTH OF THE CURRENT TENNIS COURT
- STILL ABLE TO ACCOMMODATE FRONTIER DAYS ACTIVITIES?
- CAN'T KEEP ALL 3 TENNIS COURTS? AT LEAST THERE SHOULD BE A PICKLEBALL COURT (MAYBE IN PLACE OF THE BAGS GAME)



## Comment Card

Date: August 24, 2022  
Location: Arlington Heights Park District  
410 N Arlington Heights Road, Arlington Heights, Illinois

RE: Recreation Park OSLAD Plan -- Open House

Name (Optional) GREG SUMMERS

Comments NO NEED FOR PARKING ON BELMONT - ONLY  
4-5 CARS PARK ON SIDE OF ROAD NOW - PLACE  
HC PARKING IN CENTER OF SITE NEAR PARKBALL  
COURT. KEEP AT LEAST THREE TENNIS COURTS.  
NEED MORE TREES IN PARK. POOL NEEDS  
RENOVATION / SPLASH PAD. PARK HAS LIMITED  
SEATING NOW AND IT IS IN SUN NOT SHADE.  
PLAYGROUND IS SHOWN @ END OF WING W/O  
SIDEWALK CONNECTION TO OTHER SIDE  
OF BELMONT. PLACE A FENCE TO  
SEPARATE PLAYGROUND FROM STREET.  
NO EXERCISE EQUIPMENT IN THE SUN  
IN THE PARK - IT WON'T GET USED.  
KEEP GYM IN BUILDING - KIDS USE IT  
FOR RECREATION



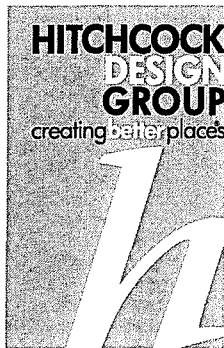
## Comment Card

Date: August 24, 2022  
Location: Arlington Heights Park District  
410 N Arlington Heights Road, Arlington Heights, Illinois

RE: Recreation Park OSLAD Plan – Open House

Name (Optional) Hearin Hansen

Comments I see you are reducing the  
tennis courts. What happens when  
lessons are being given - are patrons  
then kicked off the courts?



## Comment Card

Date: August 24, 2022  
Location: Arlington Heights Park District  
410 N Arlington Heights Road, Arlington Heights, Illinois

RE: Recreation Park OSLAD Plan – Open House

Name (Optional) Jen Kim

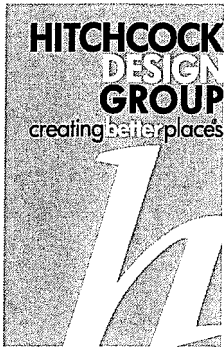
Comments We love the tri ride swing. Love the  
mound play, multi levels of play.  
Love the pour and play mound with the  
different climbers and slides and tunnels.

Kale park - make sure it is welcoming  
to beginner levels. what is allowed  
bikes, razors, blades? How will we  
use space. How will those not allowed  
be enforced.

Playground - like to see different man factors  
to Landscape, Game time, ect use the  
space

Love the additional parking in circle drive.  
it would be great for preschool.





**Comment Card**

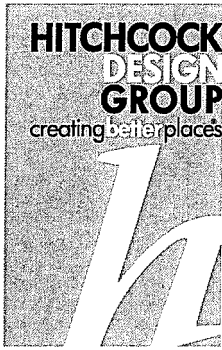
Date: August 24, 2022  
Location: Arlington Heights Park District  
410 N Arlington Heights Road, Arlington Heights, Illinois

RE: Recreation Park OSLAD Plan – Open House

Name (Optional) \_\_\_\_\_

**Comments**

Would love to see equipment for playground  
reminiscent of parkour/Ninja Warrior obstacles  
for older kids!



## Comment Card

Date: August 24, 2022  
Location: Arlington Heights Park District  
410 N Arlington Heights Road, Arlington Heights, Illinois

RE: Recreation Park OSLAD Plan – Open House

Name (Optional) Laura Reed

### Comments

Re-do walking path so that can be  
cleared of snow so to walk all year  
round.



## Comment Card

Date: August 24, 2022  
Location: Arlington Heights Park District  
410 N Arlington Heights Road, Arlington Heights, Illinois

RE: Recreation Park OSLAD Plan - Open House

Name (Optional)

Bobb Ottolins

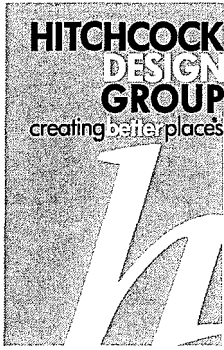
### Comments

- (1) I commend you on the playground inclusiveness for artistic & handicapped.
- (2) I am concerned about removal of large trees before young ones are established & well on their way.
- (3) these tennis courts are heavily used. Reducing their number in this location will be unpopular.
- (4) Allow for the skate park.
- (5) High School teens need places to aggregate. Please include sitting/picking tables for them, near the skate park.
- (6) I am VERY concerned about the amount of paving. There are 3 paved entryways. This is not necessary. PLEASE leave green space!

Parking next to the ball field is a poor plan. I have lived next to the park since 1974 and NOBODY has ever used the parking lot - fly balls break windows. Develop a small centrally located lot at the corner of the present tennis courts / pool so people can easily reach the playground, pool, etc.

- ⑦ There are 80 parking spaces on the street by the pool / baseball field - Douglas. There appears to be no shortage of parking spaces. However, people have to be willing to walk from the parking area to their activity area.





## Comment Card

Date: August 24, 2022  
Location: Arlington Heights Park District  
410 N Arlington Heights Road, Arlington Heights, Illinois

RE: Recreation Park OSLAD Plan – Open House

Name (Optional) Erin Egan

### Comments

Please don't put a parking lot on Belmont.  
Please keep tennis courts in current location.



## Comment Card

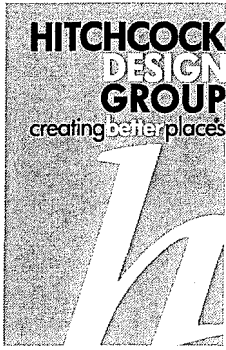
Date: August 24, 2022  
Location: Arlington Heights Park District  
410 N Arlington Heights Road, Arlington Heights, Illinois

RE: Recreation Park OSLAD Plan – Open House

Name (Optional) Patricia Schroeder

Comments - If possible I would like to see 3 tennis courts. The courts become very full in summer and as a family we enjoy playing. A second board to play individually and practice would be nice too. It is nice to be able to walk to park and not have to get in car to find court space elsewhere.

- The kids love the tower. If a tower could be incorporated into the new playground it would be a great way to extend the age range of the playground (Burning Bush Trails in Mount Prospect Great Example). Merry Go Round type equipment seems to be very popular with all ages too.
- Please keep as much green as possible and trees as well. Eventually the walking path could be improved as well (widened).



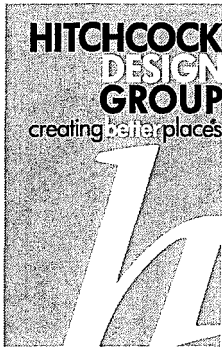
## Comment Card

Date: August 24, 2022  
Location: Arlington Heights Park District  
410 N Arlington Heights Road, Arlington Heights, Illinois

RE: Recreation Park OSAD Plan – Open House

Name (Optional) Brian Forrest

Comments ~~Please~~ As a neighbor on Belmont Ave, I respectfully ask that the Park District reconsider plans for a parking lot on Belmont and find another solution for ADA parking near the playground. I would be happy to work with the board & staff on alternative ideas, and I know many Rec neighbors who would too. A great feature of the current park layout is parking and traffic are drawn to the interior of the park, away from quiet residential streets and neighbors' houses. I think we could work to reconfigure the current layout to accomplish this. I understand the needs of the whole community need to be considered. However, the proposed changes to the parking lot and tennis courts will have a disproportionate, daily impact on neighbors which I believe merits additional consideration. I will provide further thoughts via email to allow ~~more time~~ more time and to mitigate my messy handwriting. Thank you for the opportunity to provide feedback on Park plans.



## Comment Card

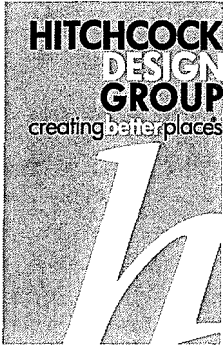
Date: August 24, 2022  
Location: Arlington Heights Park District  
410 N Arlington Heights Road, Arlington Heights, Illinois

RE: Recreation Park OSLAD Plan – Open House

Name (Optional) MADALINA IVAN & STEFANIE Ivan

- Comments
1. Bathroom
  2. water fountain
  3. sandy fun
  4. benches & slopes
  5. hillside play with climbing
  6. crawl tunnel + slide
  7. wave climbers
  8. roller slide
  9. zip krooz
  10. turbo twister
  11. boogie board
  12. accessible roller table





## Comment Card

Date: August 24, 2022  
Location: Arlington Heights Park District  
410 N Arlington Heights Road, Arlington Heights, Illinois

RE: Recreation Park OSLAD Plan – Open House

Name (Optional) \_\_\_\_\_

### Comments

Is there any conversation about  
allowing personal electric scooters  
on the paths?

# Recreation Park OSLAD Project

## Public Comments from the Community Meeting 8-23-2022 and Additional Comments from Contact Us

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**1. 8/24/2022 From: Christopher Salituro [chrissalituro@gmail.com](mailto:chrissalituro@gmail.com)**

**Comment:** Message: Hi, I cannot make the meeting tonight regarding Rec Park renovation. I was hoping pass along some thoughts.

First, I am SO GLAD that Rec is getting attention! It really needs it and it is in the heart of the town and attracts so many people for Frontier Days and swim meets and baseball. The park should reflect the modern loveliness that the rest of the village center has.

I am also glad that you are planning to keep the historic WPA building.

A few of the proposed ideas that I think deserve a second look:

**(Ben Rea's replies in blue. This message was received via Contact us on 8/23/22)**

Why eliminate a tennis court and replace with bags - everyone has their own bags and can play it anywhere. Tennis is hard to find. [Presently, the park district maintains 43 tennis courts in the community. That is about 5 over the minimum requirement set by the National Recreation and Park Association. The idea behind the lawn games \(bags or something else\) is to provide a recreation opportunity for all to utilize, as well as provide a recreational amenity that scores well on the grant application.](#)

It is dumb to have a grand entrance from the SW corner - no one comes to the park from that direction. [The access points from the southeast and southwest corners need to be created to provide a connection to the park's pathway. Most likely there will be a park sign and some enhance landscaping to welcome people into the park.](#)

The playground is relatively new. Why change it? [The playground was installed in 2011. The proposed playground is fully inclusive and will serve people of all abilities. Presently, the park district does not have a fully inclusive playground. Recreation Park is a great location, given the close proximity to the center of town. Would love a nature path/walking path around the perimeter landscaped with native flora There are plans to introduce rain gardens throughout the space utilizing native plantings.](#)

**2. 8/24/2022 From: Elaine Schreck**

**Comment:** My priority for Rec Park is to maintain and improve upon what we already have. And for it to continue being a neighborhood park! I would rather not see drastic changes, while I do agree and understand that some new elements are positive. I think having 3 tennis courts in approximately their current position is important. I also encourage the Park District **NOT** to remove any of the large trees in that area (left field of baseball diamond) in order to re- envision that use of space. I would greatly appreciate the PD's commitment to provide continuing to provide a large, free skate, ice skating rink in its historic location in winter time- in the past the pool has doubled as a warming house, ant that would be fun to bring back and maybe add to/or renovate the existing structure, rather than tearing it completely down. Our neighborhood ice rink is cherished here at Rec! The pool is amazing as-is, but the baby pool leaves something to be desired. Great if that re-innovation could be part of Phase 1!

Please keep Frontier Days in our park! Also: preschool at Rec Park is a high priority! This is our neighborhood park and we would like its focus to still be on serving the neighbors.

**3. 8/24/2022 From: Katie Roberts**

**Comment:** What is the usage of exercise equipment? Seems like a waste of space and money. I've never seen them used at other parks. Why more tennis courts? I'm opposed to a parking lot on a residential street.

## Recreation Park OSLAD Project

### Public Comments from the Community Meeting 8-23-2022 and Additional Comments from Contact Us

More than ¼ of the park is on NW Hwy. At a minimum, it should be placed across from the Makers Space, the travel agency or existing open space.

**4. 8/24/2022 From: Unknown**

**Comment:** Any plans for Pickle Ball?

**5. 8/24/2022 From: Anne Young**

**Comment:** 1. More parking 2. No sand boxes 3. Yes, ADA playground equipment 4. Yes, Berm activity.  
5. Yes Rain garden 6. Yes, to fitness/challenge area 7. Pickleball courts? Add them.  
8. Love this idea and the updates to the park! Can't wait for it!!

**6. 8/24/2022 From: Claire Young**

**Comment:** 1. Lets Do It! This plan looks GREAT! 2. I love the skate park 3. I love the obstacle course  
4. Berm playground items seem very cool 5. I'd really like to see native plants and trees added to the park.  
6. On the tennis courts, please be sure to include pickleball lines and nets (?). 7. Keeping trees is important to me  
8. Circle parking in front of the building looks great 9. I think the parking lot is a nice idea especially since the grass lot is not currently used for anything other than Frontier Days parking 10. Re-doing the pool house is a top priority for me so I'd be willing to put off some Phase 1 proposed items in favor of that.

**7. 8/24/2022 From: Kristina Heaton**

**Comment:** Please include play equipment for older kids on the playground. Most of the playgrounds at the park cater to younger kids and many of the elementary schools do too. We are very excited about the whole project and are very supportive of it moving forward. We live 1 block away and have zero concerns about the potential additional traffic or parking.

**8. 8/24/2022 From: Kathy Ley**

**Comment:** Parking near play park- should all be ADA spots. Make lot much smaller. A lot does not really fit the residential side of the park. If the main building becomes the Pool House, please, **please** don't lose the preschool. We need a local, park district option for neighbors. Shade options in the play park **please**.

**9. 8/24/2022 From: Andrew K**

**Comment:** Looks great. Updating playground to be safe and more inclusive is ideal for children to be a community. Maintain greenery and trees. Need additional trees for shade and beauty. More seats (Benches/gazebos). Utilize high quality cement for basketball and tennis courts to ensure longevity and quality of courts.

**10. 8/24/2022 From: James Kim**

**Comment:** Hitchcock recently had a project in Highland Park that had a swing-set that also rotated like a carousel. Kids love the p/p mounds with tunnels and climbers and slides. Love the skate park- has something for everyone. Hopefully you get that MWRD stormwater infrastructure grant.

Recreation Park OSLAD Project  
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**11. 8/24/2022 From: Michael Roberts**

**Comment:** I think the proposed plan reduces green space too much and increases traffic on Belmont. 1) the parking lot is empty. There is no reason for additional parking. 2) I think we need more green space, a skate park does not answer the need for community as a whole.

**12. 8/24/2022 From: Anjali Bagai**

**Comment:** 1) Will there be any plans to create more integration to the community with the park? (ie; additional sidewalks, bike paths?) Having more entry points to the park. 2) Will there be lighting for the new basketball courts?

**13. 8/24/2022 From: Claire Young**

**Comment:** It is extremely important to me that we have a new basketball court. I'm in my 30's and love to shoot around but the current set-up isn't very nice. We need a new court. My husband is incredibly excited for the skate park. Skateboarding is an exciting, growing, LEGITIMATE U.S. sport and we deeply support it. Both of these facilities are sometimes categorized as "Bringing the wrong crowd". That is a problematic scare tactic and we support adding these offerings. Do It! We will love it!

**14. 8/24/2022 From: Unknown**

**Comment:** Concerned about the decrease of open space- is it necessary to have an area specific to Bags game?? Please don't remove healthy mature trees such as the ones south of the current tennis courts. Still able to accommodate Frontier Days activities? Can't keep all 3 tennis courts? At least there should be a pickleball court (maybe in place of the Bags game).

**15. 8/24/2022 From: Greg Summers**

**Comment:** No need for parking on Belmont- only 4-5 cars park on side of road now. Place the parking in center of the site near the basketball court. Keep at least three tennis courts. Need more trees in the park. Pool needs renovation/splash pad. Park has limited seating now and it is in sun- not shade. Playground is shown at end of Wing St. w/o sidewalk connection to other side of Belmont. Place a fence to separate playground from street. No exercise equipment in the sun in the park- it won't get used. Keep gym in building- kids use it for recreation.

**16. 8/24/2022 From: Kearin Hansen**

**Comment:** I see you are re-doing the tennis courts. What happens when lessons are being given? Are patrons then kicked off the courts?

**17. 8/24/2022 From: Jen Kim**

**Comment:** We love the tri ride swing. Love the mound play, multi levels of play. Love pour and play mound with the different climbers and slides and tunnels.

Skate Park- make sure it is welcoming to beginner levels. What is allowed...bikes, razors, blades? How will all use the space? How will those not allowed be enforced?

Playground- like to see different manufactures ie; Landscape, Gametime, etc. use in space.

Love additional parking in circle drive. It would be great for preschool.



**Recreation Park OSLAD Project**  
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**18. 8/24/2022 From: Unknown**

**Comment:** Would love to see equipment for playground reminiscent of parkour/Ninja Warrior obstacles for older kids!

**19. 8/24/2022 From: Laura Reed**

**Comment:** Re-do walking path so that can be cleared of snow so to walk all year round.

**20. 8/24/2022 From: Barb Ottolino**

**Comment:** 1) I commend you on the playground inclusiveness for autistic and handicap people. 2) I am concerned about removal of large trees before young ones are established and well on their way. 3) These tennis courts are heavily used. Reducing their number in this location will be unpopular. 4) Hurray for the skate park! 5) High school teens need places to congregate. Please include them near the skate park. 6) I am very concerned about the amount of paving. There are 3 paved entry ways. This is not necessary. Please leave green space! Parking next to the ball field is a poor plan. I have lived next to the park since 1974 and NOBODY has ever used the parking lot. Foul balls break windows. Develop a small, centrally located lot at the corner of the present tennis courts/pool so people can easily reach the playground, pool, etc. 7) There are 80 parking spaces on the street by the pool/baseball field-Douglas Ave. There appears to be no shortage of parking spaces. However, people have to be willing to walk from the parking area to their activity area.

**21. 8/24/2022 From: Erin Egan**

**Comment:** Please don't put a parking lot on Belmont. Please keep tennis courts in current location.

**22. 8/24/2022 From: Patricia Schroeder**

**Comment:** If possible, I would like to see 3 tennis courts. The courts become very full in summer and as a family we enjoy playing. A second board to play individually and practice would be nice too. It is nice to be able to walk to park and not have to get in a car to find court space elsewhere.

The kids love the tower. If a tower could be incorporated into the new playground it would be a great way to extend the age range of the playground. Burning Bush Trails in Mount Prospect (great example). Merry Go Round type equipment seems to be very popular with all ages too.

Please keep as much green space as possible and trees as well. Eventually the walking path could be improved as well (widened).

**23. 8/24/2022 From: Brian Forrest**

**Comment:** As a neighbor of Belmont Ave., I respectfully ask that the park does not reconsider plans for a parking lot on Belmont and find another solution for ADA parking near the playground. I would be happy to work with the Board and staff on alternative ideas, and I know many Rec neighbors who would too. A great feature of the current park is parking and traffic are drawn to the interior of the park- away from quiet residential streets and neighbor house. I think we could work to reconfigure the current layout to accomplish this. I understand the needs of the whole community need to be considered. However, the proposed changes to the parking lot and tennis courts will have a disproportionate daily impact on neighbors which I believe merits additional consideration. I will provide further thoughts via emails to allow messy handwriting. Thank you for the opportunity to provide feedback on plans.

## Recreation Park OSLAD Project

### Public Comments from the Community Meeting 8-23-2022 and Additional Comments from Contact Us

**24. 8/24/2022 From: Madalina Ivay & Stefanie Ivay**

**Comment:** 1. Bathrooms 2. Water fountains 3. Stay fun 4. Berms and slopes 5. Hillside play with climbing 6. crawl tunnel & slide 7. Wave climbers 8. Roller slide 9. Zip Krooz 10. Turbo Twister 11. Boogie Board 12. Accessible roller table

**25. 8/24/2022 From: Unknown**

**Comment:** Is there any conversation about allowing personal electric scooters on the paths?

**26. 8/24/2022 From: Sheila Cruz [scruz@ahpd.org](mailto:scruz@ahpd.org)**

**Comment:** We need play equipment for senior citizens too. Adult swings would be a start. Maybe put these swings away from the children's playground- maybe by the outdoor athletic area. Seniors and adults would be more willing to swing if they weren't interfering with the children's play. "We don't stop playing because we grow old; we grow old because we stop playing". George Bernard Shaw (Joan Cruz & Diane Himes at Berbecker Park in AH)



**27. 8/25/2022 From: Katie Bonk**

**Comment:** Hi Tyler, Thank you for talking with me today at the park. Here are a few of my comments about the Rec Park Concept that I wanted to share with you.

1. Permeable paver parking lots - In our community in Wisconsin we repaved our roads in our subdivision with permeable pavers and it has been far more work than ever imagined. You need to sweep with equipment and refill a couple times a year. There is a lot of growth in between bricks.

I imagine you decided on permeable pavers so people wouldn't be upset with taking our greenspace for a parking lot but I don't think it's the right move.

2. Tennis Courts - The tennis courts at Rec at high times are always busy. I know someone mentioned that AH has more tennis courts on average than other areas but that doesn't help because Rec Park is a hot spot for tennis. My suggestion would be not only to have 3 courts but many even ADD a court or pickleball courts. I think if we look at trending sports pickleball is rising!

3. What is the reason to have a parking lot right next to the park in the middle of the neighborhood? It's dangerous for kids going to the park. If anything, there are far better spots for the parking lot like right on

## Recreation Park OSLAD Project

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Northwest HWY and Belmont or in front of what's labelled "T - Future space". Parking lots do not need to be in the middle of a neighborhood. We have far too many issues with cars on Belmont/Miner and Wing and Belmont. It's scary. We don't need another reason for cars to be closer to the park. **If you need accessibility, then add handicap parking signs right on Belmont in front of the park.**

4. A spot for a permanent Bag Toss Game seems very unusable. Where do people get the bags? Also not something I think kids/families are looking for when going to the park? It truly does seem like wasted space.

5. Adjacent to the bag toss game is the fitness equipment. Does anyone use this at Lake Arlington? Anytime I am there it's usually just a bunch of toddlers/little kids walking over there playing with the equipment. Doesn't seem like something people are actually using.

6. I don't know what the plans are for the play area but I know it's to be more inclusive, which is absolutely great! I also want to suggest that areas around us have ninja parks and splash pads. I know friends who travel to Glenview, Hoffman Estates, Schaumburg for these spots. It's something that AH doesn't offer. Just an idea :)

7. What about things like updating the lighting in the park to go on at dusk and shut off at dawn. Easy things like this... just some ideas! Thanks for taking the time to read through this email because I know it's a lot. I am glad you are getting input from neighbors. I just want to make sure this is a plan that makes sense for people who are using the park.

**28. 8/26/2022 From: Tammy Petricca [twee10@comcast.net](mailto:twee10@comcast.net)**

**Comment:** Rec Park is a very "neighborhood" park. Those of us who live close use it almost exclusively, over the other outstanding facilities in the AHPD. Thus, the features there are important to our community. Please consider the following requests that: The number of tennis courts remain at 3; The proposed parking lot off of Belmont be reduced or eliminated; A number of parking spaces in the horse-shoe driven and on the street be designated as handicapped only; Every effort be made to save the large trees. All other proposals seem prudent and provide for inclusive and improved conditions and features for both local and non-local users. We love our park! Thank you for keeping it the jewel of our neighborhood.

**29. 8/27/2022 From: Robert Levin [RLtabletennis1@gmail.com](mailto:RLtabletennis1@gmail.com)**

**Comment:** Please repair the three tennis courts at Recreational park for the cracks are pretty bad. I am in Kim's group who pays for permits every year! The three courts are invaluable to us! Thanks for your consideration!

**30. 8/27/2022 From: Kim Gilfillan [kgilfil@cap.org](mailto:kgilfil@cap.org)**

**Comment:** (message copied to many Gilfillan contacts and the AHPD )

Tennis – The following is a flyer that was distributed at tennis today.

In addition to the items mentioned, please keep in mind we spent almost \$1,500 in permits this summer. To date, no repairs have been made to the tennis courts at Rec Park or Heritage Park. The cracks were repaired on 1 tennis court at Pioneer Park.

I'd like to know where our money is going. **Kim Gilfillan**

Fellow tennis players,

**Did you know, the Arlington Heights Park District's new "master plan" for Rec Park includes eliminating a tennis court?**

Rec's tennis courts are widely used and there are often waits; this will get worse with only 2 tennis courts

## Recreation Park OSLAD Project

### Public Comments from the Community Meeting 8-23-2022 and Additional Comments from Contact Us

**Would you like the current courts to be resurfaced to fix the many cracks?** Rec's tennis courts were supposed to be resurfaced this year, but the AHPD board of commissioners chose to delay this work until the smaller courts could be rebuilt, which will be years away

**If you would like Rec to keep 3 tennis courts instead of reducing to 2, we need your help.** Please contact the park district to give your feedback and ask that Rec keep and improve the current 3 tennis courts. **Use this link to leave a comment:** <https://www.ahpd.org/capital-improvements/rec-pk-comments-for-oslad-plans/>

**Or email the AHPD Board and leadership:**

[cfullerton@ahpd.org](mailto:cfullerton@ahpd.org) – Executive Director

[tgelinas@ahpd.org](mailto:tgelinas@ahpd.org) – Commissioner

[mleno@ahpd.org](mailto:mлено@ahpd.org) – Commissioner

[rnesvacil@ahpd.org](mailto:rnesvacil@ahpd.org) – Commissioner

[bowen@ahpd.org](mailto:bowlen@ahpd.org) - Commissioner

**31. 8/28/2022 From: Paul F Petricca** [paulpetricca@torque-consulting.com](mailto:paulpetricca@torque-consulting.com)

**Comment:** Two non-starters for the Rec Park neighbors in the Concept Plan. The parking lot proposed for Belmont Avenue and downsizing the tennis courts. I will submit a more detailed response to the Park Board Members. Please know that the Rec Park Neighbors will use all tools at our disposal to protest these features in the Concept Plan.

**32. 8/28/2022 From: Paul Petricca** [paulpetricca@torque-consulting.com](mailto:paulpetricca@torque-consulting.com)

**Comment:** Some of the new features in the latest Concept Plan for the redevelopment of Recreation Park are welcomed and long overdue. However, this plan has several components that will be very difficult for my fellow residents in the Rec Park Neighborhood to support and endorse. Based on conversations with the park district officials in attendance at the open house this past week and numerous conversations with other Recreation Park neighbors, here are my concerns and suggestions:

**\* The additional parking lot on Belmont is unnecessary and potentially dangerous.** Currently, all of the parking for the amenities in the park are on non-residential streets. Building a parking lot on an already relatively busy Belmont Avenue will create safety concerns for residents in the immediate area and the majority of people who walk to the park. If Village officials are requiring these additional parking spaces (as stated by park district officials at the open house), Recreation Park neighbors will voice strong opposition at Village Board Meetings.

Neither the playground or the tennis courts are destination amenities. Other parks currently have equal or better playgrounds, tennis courts, and basketball courts. Most people walk from the neighborhood to these park features. The few visitors who drive to the playground or to play tennis can continue to park on the street as they have done since the park was built.

The lack of parking has never been an issue in this area of the park. More importantly, **creating more pavement in the form of parking is not where the country is heading environmentally. Encouraging people to drive to a recreation facility adds to the carbon footprint of the park instead of reducing it.** This alone is a valid reason to eliminate this proposed parking lot. If ADA parking spaces are needed for the accessible playground, designated spots could be added on Belmont Avenue immediately adjacent to the



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playground. **(THIS PROPOSED PARKING LOT IS A NON-STARTER FOR THE NEIGHBORS. WE WILL USE EVERY OPTION AT OUR DISPOSAL TO PROTEST THIS FEATURE OF THE PLAN)**

**\* Eliminating the parking lot on Belmont will allow the tennis facility to maintain three courts, not the scaled down version of two.** I play tennis regularly on these courts. It is often difficult to secure a court on evenings and weekends. I suggest leaving the courts where they are or relocating the three courts in the proposed parking area. If the tennis facility is re-oriented parallel to Belmont Avenue in the same footprint as the proposed parking lot, pickleball courts could be added where the two tennis courts are proposed. This would be well-received by the Rec Park neighbors. **(REDUCING THE NUMBER OF TENNIS COURTS IS A NON-STARTER FOR THE NEIGHBORS. WE WILL USE EVERY OPTION AT OUR DISPOSAL TO PROTEST THIS FEATURE OF THE PLAN)**

**\* The skate park is another unnecessary new feature.** Skate parks are closing in the area due to decreased demand. The proposed size and configuration of this feature will not make it a destination amenity that will draw skaters from the greater Northwest Suburbs. Municipalities like Park Ridge have found these skate parks are targets for vandalism. Unless the Park District has current and valid studies showing the demand for this amenity from Rec Park neighbors, this feature should be eliminated.

**\* The current parking adjacent to Lloyd Meyer Field has historically been the most underutilized area in the park.** Very few people park there when they visit the pool and smart parkers avoid this lot during baseball games. I played on the baseball field for many years and always questioned why this lot was built so close to a full-size baseball field. No netting plan would avoid balls landing in the current or proposed downsized lot. I agree the parking lot should be downsized, but the 50 spaces should be relocated to "Area T" on the Concept Plan.

The green space that is lost in "Area T" could be moved to the proposed downsized parking lot area. This would eliminate the safety and car damage issues from balls leaving the field of play. It would also provide more green space for baseball fans to set up their chairs and blankets. Children will also be able to play in this area when they are attending games. Other than the bleachers, there is currently very little green space for spectators. **(RECREATION PARK NEIGHBORS STRONGLY SUGGEST RELOCATING THE PROPOSED DOWNSIZED PARKING LOT)**

**\* The pool house is architecturally and historically significant.** I would encourage the Park District to save this structure and renovate the common area, guard house, and locker rooms. This would allow for more creative and efficient use of a renovated field house building. **(RECREATION PARK NEIGHBORS WILL STRONGLY CHALLENGE THE DEMOLITION OF THIS LANDMARK STRUCTURE)**

I appreciate the opportunity to comment on the Concept Plan. I look forward to reviewing a revised plan. Thank you

**33. 8/28/2022 From: John B. Swanson [jbruceswanson@att.net](mailto:jbruceswanson@att.net)**

**Comment:** I heard there were/are plans in the works to reduce the number of tennis courts from the current amount of 3 down to 2 next year. I beg you not to do that! On the contrary, Rec Park's tennis courts are very popular and many days there are people waiting for a court. I feel it would be better to add a court instead of

## Recreation Park OSLAD Project

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reducing it by one. With the acquisition of the houses along Belmont, there is plenty of room for an additional court. Recreation, the jewel of all parks, should be as nice or better than Pioneer Park's tennis courts. In addition, we pay for 2 permits for 2 courts on Saturday morning (and have gotten 2 courts for Thursday nights in the past too) and with the reduction in courts our group would probably be forced to have only 1 court which is not enough for our group of 30+ players. We implore you to reconsider the thought of reducing the tennis courts at Rec Park. It would do a lot more harm than good, besides I believe in karma. Our group will be reaching.

**34. 8/28/2022 From: Steve Krause [sfksocial@outlook.com](mailto:sfksocial@outlook.com)**

**Comment:** Hello, Please do not eliminate any tennis courts at Recreation Park. All of these courts get used and usually there are people waiting. There are plenty of Pickleball courts now available in AH. Please preserve these courts. Regards, Steve

**35. 8/28/2022 Valerie Prorok [valhood@hotmail.com](mailto:valhood@hotmail.com)**

**Comment:** Message: Please consider putting in 4 tennis courts at Rec Park. There is a short list of good tennis courts available for permit in the evenings. Rec park has ample room for more courts like Pioneer park. Thank you!

**36. 8/28/2022 Bruce Swanson [jbruceswanson@att.net](mailto:jbruceswanson@att.net)**

**Comment:** I too sent a message to the park district but the link on the flyer worked for me. However; I will be contacting each person mentioned on the flyer individually as well, voicing my displeasure and distain of losing a court.

I have attached what I found on the AHPD site regarding Rec Park future OSLAD plans and it definitely shows only 2 tennis courts. Very upsetting!! Plus, if Frontier Days does indeed continue (which is in doubt) these new plans seem to show it takes away most of the areas used for the 5 day festival. So I'm guessing if Frontier Days does survive, they'll move it to a different park.

I hope each one of you reach out to the board members and voice your displeasure with the elimination of a court. It looks like to me there is plenty of room to make 4 courts just like Pioneer. There's no way we'll be able to get a permit for both courts for Saturdays I'm assuming. (If you look closely, they want to have an area for 3 bag games near the tennis court. Why?) Bruce

**37. 8/29/2022 From: Mick Brown [mickbrown98@gmail.com](mailto:mickbrown98@gmail.com)**

**Comment:** Hello Carrie, Maryfran, Brian, Robert & Tim,

I am contacting you regarding the park district's plan for Recreation Park. While I may like many of the improvements planned, I am disappointed by the idea that there is consideration on the staff and the boards behalf to reduce the number of tennis courts at Rec Park from 3 down to 2. Rec Park is my neighborhood park and I play tennis there weekly. Please add a court so that wait times are reduced. The tennis courts at Recreation Park are very popular (even though they are in such bad shape) and many days/times folks are waiting for a court to open up. If the number of courts are reduced, then this (waiting) will only increase and cause more problems. Contrary to the reduction in courts, I believe it would better serve (no pun intended) the parks interest to increase the number of courts to 4 - similar to Pioneer Park. This would help eliminate waiting times and will increase the number of people able to play, not decrease them. Many of the problems related to the 2 courts would go away if courts were double to 4 instead of 2.

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Thank you for reconsidering the direction that is taken with our courts, Cordially,  
- Mick Brown

**38. 8/29/2022 From: Russell J Daugerdas [rdaugerdas@yahoo.com](mailto:rdaugerdas@yahoo.com)**

**Comment:** Dear Ms. Carrie Fullerton: I was recently informed that the Village of Arlington Heights is considering some major renovations of REC park. While I fully support updating our parks, I am not supportive of reducing the number of tennis courts, which is currently part of the plan. I live next to REC park (on Hickory Ave), and the current tennis courts are always full during prime time playing. Reducing the tennis courts from 3 to 2 will only make it all that more difficult to play. Therefore, I believe the village should invest in more, not less, tennis courts, and improve the lighting and annual maintenance of the courts. There's currently large cracks on the courts and the lightning is a but antiquated. Please reconsider the current design and add more tennis courts to REC park. Thank you

**39. 8/29/2022 From: Sally Shewmon [sallyshewmon@aol.com](mailto:sallyshewmon@aol.com)**

**Comment:** Hello, I also play tennis weekly at rec Park and I agree totally with Bruce. Rather than remove a court, I am hoping we could increase the number of courts to at least four or at a minimum resurface the three that are currently there.  
Thank you

**40. 8/29/2022 From: Kim Gilfillan [kgilfil@cap.org](mailto:kgilfil@cap.org)**

**Comment:** Recreation Park needs 4 tennis courts. Our tennis group has been using the courts for over 25 years. We have 39 players, most live in Arlington Heights. In addition to the items mentioned, please keep in mind we spent almost \$1,500 in permits this summer. To date, no repairs have been made to the tennis courts at Rec Park or Heritage Park. The cracks were repaired on 1 tennis court at Pioneer Park. I'd like to know where our money is going. The cracks are terrible at Pioneer Park and Heritage Park. In fact, on July 9th, while playing tennis at Rec, I tripped on a crack, and hit my head. Developed a floater in my right eye, have gone to the Ophthalmologist twice, and now require laser surgery. The Rec park courts and Heritage park courts need to be repaired now. We need 3 -4 courts at Rec Park to accommodate tennis lessons and tennis court summer permits. Thank you

**41. 8/29/2022 From: Michelle Strahan [michellestrahan4@hotmail.com](mailto:michellestrahan4@hotmail.com)**

**Comment:** I am writing to express my concerns over hearing there is a possibility to reduce the amount of tennis courts at Rec Park. I play there often and courts are often crowded as it is with people waiting. This community is a tennis playing community and it would be short sighted planning to REDUCE the ability for people to gather and be athletic in our community. Please consider an alternative plan. Thank you.

**42. 8/29/2022 From: Patty Colabuono [pcolabuono@comcast.net](mailto:pcolabuono@comcast.net)**

**Comment:** I'm so happy that you're applying for a grant to improve Recreation Park. I'm concerned, though, about the plans for the tennis courts. Is it true that instead of resurfacing the existing courts, the plan is to remove them and build two new courts? I can't understand how that would be a good use of the grant money. While the courts desperately need to be repaired, the location of the courts is fine. There is no reason to move them to a different area. Rec Park is an amazing and popular park. I play tennis there regularly and there are often people waiting for a court to open up. Reducing the number of courts would only make that worse.

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Please use our tax dollars and/or the grant money wisely. Add new lights and resurface the courts to make them safe. Sometimes the simplest solution is the best.

**43. 8/29/2022 From: Sj Oreill** [coupon.susan@aol.com](mailto:coupon.susan@aol.com)

**Comment:** Please do not reduce courts at Rec! If anything, please add more! We use it weekly.

**44. 8/29/2022 From: Lynne Kellner** [kellner3boys@att.net](mailto:kellner3boys@att.net)

**Comment:** As an active member of a tennis league , I support the resurfacing of rec park courts to include all 3 courts !! Please continue with all 3 courts to provide the opportunity to play tennis or pickles I to as many residents as possible . Even 4 courts would be useful !!! Thank you!!!

**45. 8/29/2022 From: Bruce Swanson** [jbruceswanson@att.net](mailto:jbruceswanson@att.net)

**Comment:** Hello Carrie (Maryfran, Brian, Robert & Tim),

I am a long time Arlington Heights resident (30+ years), multiple year Frontier Days volunteer (we "met" very briefly at the 4th of July parade this year, I was a parade marshal in your vehicle group) and an avid recreational tennis player.

I am contacting you regarding the park district's master plan for Recreation Park. While I may like many of the improvements planned, I deplore and detest the idea that there is consideration on the boards behalf to reduce the number of tennis courts at Rec Park from 3 down to 2. Rec Park is my neighborhood park and I play tennis there weekly.

The tennis courts at Recreation Park are very popular (even though they are in such bad shape) and many days/times folks are waiting for a court to open up. If the number of courts are reduced, then this (waiting) will only increase and cause more problems. Contrary to the reduction in courts, I believe it would better serve (no pun intended) the parks interest to increase the number of courts to 4 - similar to Pioneer Park. This would help eliminate waiting times and will increase the number of people able to play, not decrease them. Many of the problems related to the 2 courts would go away if courts were double to 4 instead of 2.

Perhaps you don't realize but tennis is growing rapidly in popularity by double digit percentages yearly. Millions and millions and millions of people play tennis around the world and sometimes it seems like all of them are at Rec Park on a beautiful Saturday morning or a wonderful week day evening waiting for a court, lol - just kidding but it does get very busy at Rec at times. Fewer courts would only cause more frustration and anger. Would hate to see somebody get hurt (or worse) arguing over a court or playing time because there are fewer courts. Arguing is already going on with 3 courts. Do you see that being eliminated if reduced to 2 courts?

According to the Tennis Creative website:

**Is Tennis a Popular Sport?**

Yes, without a doubt, **tennis is a very popular sport**. In fact, approximately [87 million people play tennis](#) around the world. That's 1.17% of the world's population that plays tennis. [Tennis is one of the most watched sports on tv](#) and is widely accepted as **one of the most popular individual/non-team sports in the world**.

In fact, when analysing **Google Trends Data for tennis compared to other sports at a global level**, tennis appears to be ahead of many sports in terms of its search interest. As expected, major team sports such as



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football (soccer) and basketball are more popular, though **tennis appears to attract more overall interest than other individual** sports such as boxing, swimming and cycling.

With such an avid following and recreational tennis being more and more popular year after year, doesn't it make more sense to increase the number of tennis courts instead of reducing them? Don't you want to attract players to the park instead of alienating them? The amount of tennis players is growing - that's a fact, not declining! If you reduce the courts to 2, then you're providing (encouraging) overcrowding conditions in an era of "social distancing" concerns for some people. I feel you are under estimating the popularity and usage of the tennis courts at Rec Park.

According to an article in Forbes online magazine:

**Tennis Participation Bounced Even Higher In 2021, Up 27.9% Since 2019**

According to google:

Data from the Physical Activity Council's recent participation report, which monitors activity in more than 100 sports and activities, showed **tennis participation rose 22 percent in 2020**, with 21.6 million Americans saying they played the sport at least once. Mar 11, 2021

According to the USTA (United States Tennis Association):

Tennis is the perfect social-distancing sport—and the numbers continue to prove it. Tennis participation in the U.S. increased by 22% in 2020, with 21.64 million people hitting the courts, according to recent data from the Physical Activity Council's Participation (PAC) report produced by Sports Marketing Surveys. The survey and report monitor more than 120 different sports and activities participated in by Americans.

Of the more than 21 million Americans saying they played tennis last year, 6.78 million were either new or returning/lapsed players. Nearly 3 million of those were first-time players, a 44% increase over new players in 2019. Additionally, the 3.82 million Americans who returned to the sport after time away was a 40% increase over the same measure in 2019.

An excerpt from a June 17, 2021 article from the National Recreation and Park Association (perhaps you're familiar with this magazine?): [A recent study reveals the sport attracted 3 million new players in 2020](#)

While the U.S. Open is a perennial showcase for the world's best tennis players, the 2020 event also had put the world's best physical distancing sport in the spotlight. As one of the first major sporting events held following nationwide coronavirus (COVID-19) stay-at-home orders, the 2020 U.S. Open showcased — on the world's largest tennis stage — that the sport could indeed be played safely.

"When we proved to the world that we could have over 13,000 [COVID-19] tests and 99.97 percent of them were negative... I think we demonstrated that if you do it properly, tennis is absolutely a safe sport to play," says Michael Dowse, chief executive officer and executive director of the United States

#### [Tennis by the Numbers](#)

At the recreation level, activity throughout the past year suggests that people have taken to the sport during the pandemic, and the numbers confirm it. Annual data shows significant growth in racquet sales and tennis participation across the United States. Tennis participation in the country increased by 22 percent in 2020, with 21.64 million people hitting the courts, according to data from the Physical Activity Council's

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(PAC) [Participation Report](#) produced by Sports Marketing Surveys. The survey and report monitor more than 120 different sports and activities participated in by U.S. residents (see charts below).

Of the more than 21 million Americans who say they played tennis last year, 6.78 million were either new or returning players.

“We are thrilled that so many new and existing players came back to the sport — especially in what was such a challenging year for so many people,” says Dowse. “These new participation numbers are a testament to the hard work, passion and commitment of a united industry that worked together to ensure that tennis not only survived, but also thrived.

“Even though we continue to face challenges, it’s evident that many people recognize tennis as the ideal social-distancing sport, which puts it in a great position to continue to grow and allow people to stay active and social in a healthy and safe manner.”

Tennis’ positive health impacts are well-documented. The report, [Health of Tennis Industry 2020](#) published in the July 2020 edition of the *Journal of Medicine and Science in Tennis*, shows that those who play the sport have better general, physical, social and mental health than the general population.

“We are excited to see these positive trends and such significant growth in our sport,” says Craig Morris, USTA chief executive, community tennis. “We are energized to continue putting forward key industry partnerships and quality programming to ensure new and existing players of all ages and abilities have the best experience playing the sport for a lifetime.”

#### The Sport’s Impact on Recreation

Self-contained facilities have been among those that are reaping the benefits of the boom. The courts were resurfaced in 2019 with the help of a \$20,000 USTA facility assistance grant and have been the cornerstone of a vibrant community. Since reopening in July 2020, the park has seen its courts full from morning to dusk, booked on a first-come, first-served basis.

“The community was so ready to get the courts up and running again,” says Mohammad El-Haj Ahmad, president of the Fort Greene Tennis Association (FGTA), which has a 10-person board of volunteers that guides decision making, funding and scheduling for the tennis center.

Pre-pandemic, a line of 20 to 30 people would be a good turnout for a sunny weekend day, he explains. Now, they see upwards of 50 on a regular basis, and as many as 70 on busy days. “It was incredible to see how it went from nothing to full in just a few hours.”

The Querbes Tennis Center in Shreveport, Louisiana, celebrated a grand reopening in late February 2020 after major renovations, aided by USTA grants. After just two weeks of play, the center shut down due to COVID-19. But any concerns about revenue loss were quickly diminished once it opened again in May 2020. This single, 11-court tennis club saw roughly 250 new players by year’s end, including some 150 kids. In both July and August, more than 2,000 players took to the courts in Louisiana’s northwest corner.

“It has really been a perfect storm,” Chris Dudley, tennis director at Querbes Tennis Center, says of the combination of the brand-new facility and tennis’ boom as a physical-distancing sport.

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Statistics show tennis is growing in popularity and a reduction in courts at Rec Park seems counterproductive and counterintuitive to me. When roads become congested and/or over crowded, they get expanded not reduced. When schools get overcrowded, school districts want to expand - just like school district 25 here in AH.

We have over 30 players (and growing) of various skill levels in our tennis group and we pay for permits for 2 courts at Rec and Pioneer Parks (about \$1,500) during the summer months. Our season runs from St. Patrick's Day weekend through Thanksgiving weekend so we use both parks A LOT! With so many players in our group, we need more courts not fewer courts.

I feel there is more than enough room for 4 courts under the new master plan from looking at the artist's rendering (attached). For one, the proposed parking lot could be altered a little to accommodate a few less cars (say 18 stalls instead of 22) and I don't see the need for an area for the bag toss games. If bags are that popular, perhaps move or relocate the bag games to the "future development" area (T) and maybe install or include some volleyball courts there too like at Heritage Park. Throw in a few bocce balls courts as well and be the first on the block to offer bocce ball, lol. Food for thought, adding new features instead of reducing a very popular one.

I/we ask that you please reconsider the reduction of tennis courts and instead please increase the number to 4. The reduction to 2 will effect a hell of a lot more people then you think! Let's increase, not decrease this vital park asset. 4 courts will help make Rec Park the crowning jewel that it is. Besides, the park district does provide various levels of tennis instruction. Where are all of these new and existing players gonna play? If you're gonna teach them to play tennis - don't you need more facilities for them to play on instead of less? In addition, courts used for instruction (per park district rules) take away from the number of courts needed/wanted for recreational tennis.

We all pay plenty of park district taxes and I appreciate you taking time to read this email and seriously ponder a different decision. Even resurfacing or redoing the current 3 courts would be a far better alternative then the reduction of courts. Thank you for your time, P.S. Maryfran, I too am a St. James parishioner (and PADS volunteer at St. James) Bruce Swanson

#### TENNIS PARTICIPATION GROWTH IN 2020



Source: 2020 Physical Activity Council's Participation (PAC) Report.

46. 8/30/2022 From: Chris Nisbet

[cnisbet@ahpd.org](mailto:cnisbet@ahpd.org)

**Comment:** I'm not sure where I should share my thoughts on the plans for Rec Park: the plans show only 2 tennis courts. AHPD has 40+ outdoor courts, I would agree that AHPD should eliminate a few, but not at a rec center and especially not at Rec Park. When the courts were eliminated at the ARC, AHPD lost a huge combo camp. I would recommend using the USTA Tennis Assessment in making this decision. The rec centers have the busiest courts.

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**47. 8/30/2022 From: Doreen Watkinson [watk1@comcast.net](mailto:watk1@comcast.net)**

**Comment:** Please keep a solo practice board against the fence in the tennis courts!! Thank you!

**48. 8/30/2022 From: Anna Manova [nyagolova@gmail.com](mailto:nyagolova@gmail.com)**

**Comment:** It is very sad and disturbing that the new Rec Park project intends to eliminate one of the tennis courts to put additional parking lots, which nobody needs. The existing parking lot is big and underused. On the contrary, the tennis courts are always occupied weather permitting. My husband and I usually get to play only after 9pm. This is why I would like to know if you plan to keep the lights on the tennis court, which are such a great asset to the tennis court! Also, the big wall in Rec Park is used often and is a valuable part of the tennis court. I do hope you keep these assets.

If the courts are reduced to 2, too many people will never get to play.

I remain hopeful that the designers would be kind enough to take into considerations the actual needs of the patrons and only add improvements to the park without taking away and destroying a valuable, favorite, and well-used part of Rec Park – its 3 tennis courts with lights and a big wall that help players improve their strokes.

**49. 8/30/2022 From: Christine Muhr [chrismuhr@comcast.net](mailto:chrismuhr@comcast.net)**

**Comment:** Message: Dear Arlington Height Park District Board Executive Director and Commissioners, I am an Arlington Heights resident who attended Arlington and Prospect High Schools. I have been a teacher in School District 25 for 24 years. My husband and I have raised our three children in Arlington Heights and love our village! My parents and our married siblings also live in Arlington Heights. I have many friends here, and one of my favorite things to do is to play tennis. I am writing because I think it is important for there to be three or four tennis courts built at Recreation Park when it is remodeled instead of only two. I could hardly believe it when I found out that the current plan is for the building of only two tennis courts. There have been three courts at Recreation Park for as long as I can remember, and these courts are very popular. I started playing tennis with several Arlington Heights neighbors about 15 years ago, and we have been playing mixed doubles tennis at Recreation Park every week ever since. We meet and play whenever the weather is above 50 degrees and dry, generally from May through November. We have an annual tradition of playing every year on Thanksgiving morning as our last session before winter. Our group has grown in numbers from around 10 to over 40 people. Not all 40 people show up to the tennis courts on any given day, but we often have close to 20 people drop in and play. We almost always need all 3 courts, and we play for two hours. The leader of our group sends out emails at least weekly.

In recent years, the tennis courts at Recreation Park and Pioneer Park have become so popular that we as a group have put a reserve on the courts through Heritage tennis club. It is nearly impossible to get the courts to play on unless we do that. The courts at Pioneer are extremely popular, and they are used by people consistently during the evenings and weekends. One reason for this is because there are 4 courts. When a group of people shows up, they know they will probably have a chance of getting a court.

Recreation Park is centrally located in Arlington Heights, and I am sure that if four courts were built, they would be popular and well-used by Arlington Heights residents. I play with other tennis groups as well, and it is very important to have at least three tennis courts. By only building two tennis courts, groups like ours would no longer be able to play. Two courts are not enough for us.



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Please let me know if you would like to meet in person to further discuss my recommendations. I would be incredibly disappointed if a renovation to Recreation Park decreases existing tennis options for its faithful residents. We absolutely need three or more courts. Please stop by the courts to see for yourself how popular they are! Thank you! Kindly, Christine Muhr, Arlington Heights resident since 1982

**50. 8/31/2022 From: Robert Kuhn [kuhn\\_10@hotmail.com](mailto:kuhn_10@hotmail.com)**

**Comment:** Message: Recently I saw a flyer at Recreation Park about reducing the number of tennis courts from 3 to 2. I do not think that is a good idea, as there are plenty of times when all 3 courts are full and there are people waiting to use a court. The courts at Green Slopes Park were recently re-done and are in great shape, but that reduced the number of tennis courts from 3 to 2, in order to make room for 2 pickle ball courts. Even Pioneer Park has people waiting to use a court, and there are 4 courts there. If anything, the village should add more tennis courts, not take some away. Please at least do not reduce the number of courts in the village. Thank you.

**51. 8/31/2022 From: Kim Gilfillan [kgilfil@cap.org](mailto:kgilfil@cap.org)**

**Comment:** All – Please plan for 4 tennis courts at Recreation Park. In the past, when parks have been redesigned, we have lost tennis courts. The courts with lights are essential. When Pioneer Park was redesigned, we went from 5 courts to 4. Frontier went from 3 courts to 2. We have lost tennis courts at Greenslopes, Volz, and Dryden. Do you know there are actually fights/challenges over the courts? When was the last time you were at Pioneer Park on a weeknight? Or Recreation Park on a Saturday morning? The courts are packed, and no one wants to give up their courts at the top of the hour. We have tennis court permits and often get into verbal conflicts to gain access to our courts. Plus, the tennis courts generate revenue for the park district through permits and lessons. Arlington Heights Park District needs more lit outdoor tennis courts, not less. Thank you

**52. 8/31/2022 From: Katelyn Stack [chicagows1221@gmail.com](mailto:chicagows1221@gmail.com)**

**Comment:** My kids and I use the practice board in the tennis courts a lot. Please put a practice singles board in the new tennis courts.

**53. 8/31/2022 From: Jay Carpenter [carpenterj80@yahoo.com](mailto:carpenterj80@yahoo.com)**

**Comment:** We like using the individual practice board in the tennis courts. Please put a practice board in the new courts! Thank you.

**54. 8/31/2022 From: Bradley Carpenter [bradcarpenter65@yahoo.com](mailto:bradcarpenter65@yahoo.com)**

**Comment:** Our family likes using the solo practice board in the tennis courts. Please put a solo board in the new courts! Thank you.

**55. 8/31/2022 From: Larry Weiss [larry.weisavnet@yahoo.com](mailto:larry.weisavnet@yahoo.com)**

**Comment:** we'd like to see a practice board in the new tennis courts for single players to practice. thanks

**56. 8/31/2022 From: Jennifer Licato [jennlicato@yahoo.com](mailto:jennlicato@yahoo.com)**

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**Comment:** Hello, I would appreciate the park district considering keeping the tennis courts in tact at Recreation Park. There is plenty of street parking in the area and I feel the tennis courts with lights are more valuable to our community. Thank you.

**57. 9/1/2022 From: Vicki Vassallo [vickivassallo@yahoo.com](mailto:vickivassallo@yahoo.com)**

**Comment:** Please keep a solo practice board in the new tennis courts. Thank you!!

**58. 9/2/2022 From: Melanie Nagy [mnagy48114@gmail.com](mailto:mnagy48114@gmail.com)**

**Comment:** Thank you for the opportunity to comment. Generally favorable, the plan eliminates 1 tennis court. Has a use study been conducted of tennis court usage in AH that supports this reduction? How recent is it? The change to 2 courts eliminates the use of Rec Park for tennis group with > 4 players as it will be unlikely to find 2 open courts at Rec during popular playing hours. The shade trees and backstop will also be missed. It is ironic that providing more onsite parking will actually reduce the need for it. If AHPD proceeds with this plan, please consider updates to the permit process and accessibility for all players. Recommendations: (1) allow groups of >8 players permits for 3 courts, (2) give larger groups of players reservation or access priority at remaining parks with 3 or more courts, (3) conduct park district lessons at 2 court locations only, and (4) create online reservation & access systems separate from permits so players can see open courts prior to showing up.

**59. 9/2/2022 Gustavo Narez [gustavonarez@gmail.com](mailto:gustavonarez@gmail.com)**

**Comment:** Hello, I saw that there are plans to remove one tennis court at Rec Park. I would just like to voice my opinion. As a tennis enthusiast, one of the reasons I decided to move here is because the tennis courts are just one block from my place. I always see people enjoying playing tennis at these courts, so they are well utilized to have fun and doing exercise. I've seen lessons for kids and adults as well, and many times all three courts are booked. If one court is removed I think people will be affected negatively. For myself, knowing that there are only 2 courts and they will always be busy, and as someone that often plays tennis, will consider moving to somewhere else where I can practice more easily the sport that I love. I know there are other considerations for this plan, but I just wanted to respectfully express my opinion. Thank you

**60. 9/2/2022 Kaloian Dantchev [kaloian@yahoo.com](mailto:kaloian@yahoo.com)**

**Comment:** Please, do not reduce the number of tennis courts, unless you convert them into pickleball courts

**61. 9/2/2022 Anna Manova [nyagolova@gmail.com](mailto:nyagolova@gmail.com)**

**Dear Mr. Meyer:** Thank you so much for your time, work, and sincere care for the AHPD patrons.

I recently heard about the OSLAD capital project for Rec Park in Arlington Heights, the changes concerning the tennis courts and I am really concerned about the corresponding consequences for the tennis players (kids and adults) in the neighborhood.

Reducing the number of tennis courts when all tennis players in the neighborhood expect them to be increased is very disturbing! There are specific times when it is impossible to get a chance to play tennis. My husband and I often get to play after 9pm and this is the reason I would like to ask you if you are planning to keep the lights on our courts. They significantly increase the playing time on the courts. Another great asset that our tennis courts have and cannot be found in the other nearby courts is the big practice wall. You cannot do much on a small one, ours is perfect and I do hope you plan to keep it.

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I was sure that there was some really good reason for the decision to eliminate a tennis court in Rec Park but when I reviewed the design, I saw that the existing tennis courts must be moved and reduced to two to make space for creating 22 additional parking stalls. This really surprised me as the existing parking lot with 50 parking stalls, next to the tennis court, is always empty. There are numerous parking stalls along N Douglas Ave (there are no houses in that part of the street) which people like to use and thus leave the parking lot empty. On the other hand, the tennis courts are well-used and there are too many cases where you can wait for hours on end and still not get a chance to play tennis. Also, in the summer, Heritage Tennis Club always uses one of the tennis courts for their evening group lessons.

If you reduce the number of the tennis courts in Rec Park, it will leave all tennis players in the neighborhood very disappointed as, in reality, the chances to play tennis in Rec Park will be reduced even more. When we have to wait too long, we used to go to Lions Park in Mt prospect, where the tennis courts are eight, but last Friday, we did not have a chance to play there as well. All eight courts were busy all the time.

My family, like many others that we know, started playing tennis during the pandemic when everything else was closed and the options to stay active and healthy were limited. Team sports that do not require close contact are not too many and the isolation during the pandemic, as we all know, was a big issue. Tennis saved our mental and physical health during the pandemic. As I learned later it is one of the sports that are best for cardiovascular health.

I do hope it is important for all people involved in that project that they take into consideration the actual needs of the patrons and when planning the improvements in Rec Park, make sure they do not take away and destroy assets that are immensely treasured, enjoyed and currently greatly appreciated by the patrons.

I remain hopeful that the design of the project would be revised and the open spaces usage in Rec Park would be optimized so that our most treasured assets that could not be found in the other nearby parks – three tennis courts with lights and a big practice wall - are kept and taken care of. Respectfully yours, Anna Manova

**62. 9/3/2022 Patrick Schreck** [schreck2@gmail.com](mailto:schreck2@gmail.com)

Comment: My family is excited about the potential for Rec Park renovations. We live across the street from the playground, and are hopeful that the park will remain focused on serving the immediate neighborhood by continuing to offer AHPD programming in the main building, including the preschool. We also encourage the PD to retain three tennis courts, and look into alternate parking options rather than the proposal for a new lot where the current courts are. Designating accessible parking on Belmont might help provide the necessary handicap accessible spots for the new playground while also reducing the number of parked cars causing congestion on Belmont and often making it difficult to cross the street safely. We urge the PD to consider renovating while also RETAINING what we have, because we love Rec Park.

**63. 9/3/2022 Bruce Swanson** [jbruceswanson@att.net](mailto:jbruceswanson@att.net)

Comment: It was nice speaking with you Friday, appreciate the call and taking time out of your schedule to communicate and clarify some of the issues with the Rec Park renovations. You mentioned you'd try to sit down with Carrie next week and kinda try to come up with some sort of summation or recap of our conversation and then maybe post it on the park district website as general information as many people have voiced their concerns or questions too and/or send me some sort of recap that I can share with "my peeps".

As I told you, I really like all the proposed improvements to Rec Park but a reduction in tennis courts would be a severe blow. After speaking with you, I can tell the addition of a 4th court would probably be unrealistic if the park district is trying to reduce the overall number of tennis courts park district wide. However, I feel keeping 3 courts at a popular park is not only necessary but is the right thing to do with the high volume of use

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those/these courts get. Currently, we normally have at least one verbal confrontation or altercation a month at Rec.

This morning, Saturday, there were 18 of us at Rec Park playing tennis so we played on all 3 courts and still had 6 people waiting to rotate in. Let me explain something. With our group of about 35 players, not everybody shows up all the time but it's not unusual to have double digit players. We do not play matches or sets but rather play only 1 game at a time and rotate players in and out after each game, everyone gets to play that way. There have been many occasions where we have filled all 4 courts at Pioneer Park and still had several folks waiting to rotate in. Because of the amount of players we have, we pay a lot of money for permits for 2 courts at Pioneer and 2 courts Rec Parks so we are guaranteed courts to play on. Even with the 2 reserved courts at each park we still have many players waiting to rotate in.

If Rec Park reduces courts down to 2 then I'm afraid our group would no longer be able to play there, just wouldn't be enough room to accommodate our numbers/size . We would be displaced and forced to find courts elsewhere, either in AH or neighboring towns. That would be a shame after playing at Rec for many, many, many years. I look forward to your and Carrie's "summation". Thanks again for the phone conversation. Bruce

**64. 9/4/2022 Navid Varjavandi [varjavandi@gmail.com](mailto:varjavandi@gmail.com)**

Comment: It was concerning to read that there's some thought of reducing the tennis courts from 3 to 2. These courts are some of the most convenient and provide recurring opportunity for local residents that you can witness on many occasions day or night. I would offer any commissioner taking a ride past and see themselves. The only other courts are over a mile an half away at green slopes and lacks the close in parking and lighting that Rec park offers. Please reconsider this plan, it's a well used facility and provides recreation while kids swim, play ball or any other activities. It would seem better to focus more funds on improving the field house and pool lockers which are in much more need of repair and remodeling.

**65. 9/5/2022 Steve Letzig [sletzig@yahoo.com](mailto:sletzig@yahoo.com)**

Comment: Removing tennis courts for a parking lot seems absurd! I would imagine the majority of visitors to Rec Park walk as it is a community park. Oftentimes when I go to play tennis I have to wait for a court. Reducing the number of courts for an unnecessary parking lot seems like a complete waste of taxpayer dollars. Every time I'm there I see a large empty parking lot between the ball field and the pool. Not sure who or what is driving this but clearly it is not in the best interest of the Rec Park community.

**9/5/2022 Comment: (to Board of Commissioners) Steve Letzig**

Message: In regards to the rec park tennis courts, reducing the number of courts and adding a parking lot seems like an absurd waste of taxpayer dollars. Every time I am at the park I stare at an empty parking lot between the ball field and the pool. I also have to wait for tennis courts quite often. I'm not sure who or what is driving this decision but it certainly does not seem to be in the best interest of the Rec Park community. Most people who visit the park walk!

**66. 9/5/2022 Larisa Basa [basa\\_larisa@yahoo.com](mailto:basa_larisa@yahoo.com)**

Comment: Please do not move this tennis court to make a parking lot. There is an empty parking lot right next to the pool. We love having the tennis courts next to the playground so that our younger children can use the playground while we play tennis. Please don't move the tennis courts.

**67. 9/5/2022 Ben Mitchell [benmitch@icloud.com](mailto:benmitch@icloud.com)**



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Message: I think that removing a tennis court is a bad idea. They are constantly being used and there is almost always a wait. Removing a court would amplify this. Members of the prospect tennis team regularly meet to play one another at the tennis courts, Leaving one additional court open and with 2 this wouldn't be possible. Whenever I'm at the courts (almost daily) I see a parking that that is out of shape, but that could be used instead of a new one that removes a tennis court.

**68. 9/6/2022** The following comments were shared between tennis players in a group chat. Both Carrie Fullerton and Ben Rea were copied on the conversations between players: Bruce Swanson, Kim Gilfillan, Carter Black, Sally Shewman, Patty Colabugno, and Robert Levin.

#### Comment:

On Mon, Sep 5, 2022 at 4:37 PM Kim Gilfillan (s) <[kgilfil@cap.org](mailto:kgilfil@cap.org)> wrote:

Thanks for looking into this. I would think Arlington Heights would want to be above the standard, not just at average levels. They keep telling us what a great park district this is, and what a great village this is. Plus, in their number count are they looking into the number of lit courts, or locations with multiple courts? Yes, I agree they are being lazy, When has anyone come out to see how busy Rec park courts are on a Saturday morning, or how busy Pioneer Park is on a weeknight. Frankly, I am tired of throwing players off the courts that we have permits for.

Kim Gilfillan

**From:** Carter Black <[blackcarter2021@gmail.com](mailto:blackcarter2021@gmail.com)>

**Sent:** Monday, September 5, 2022 1:21 PM

**To:** Sally Shewmon <[sallyshewmon@aol.com](mailto:sallyshewmon@aol.com)>

**Cc:** Patty Colabuono <[pcolabuono@comcast.net](mailto:pcolabuono@comcast.net)>; Robert Levin <[rtabletennis1@gmail.com](mailto:rtabletennis1@gmail.com)>; Bruce Swanson <[jbruceswanson@att.net](mailto:jbruceswanson@att.net)>; Ann McCollum <[harryjoe@comcast.net](mailto:harryjoe@comcast.net)>; Bob Kuhn <[kuhn\\_10@hotmail.com](mailto:kuhn_10@hotmail.com)>; Craig Cinotto <[craigio417@gmail.com](mailto:craigio417@gmail.com)>; Christine Muhr <[chrismuhr@comcast.net](mailto:chrismuhr@comcast.net)>; Chris Yacu <[cyacu@inttb.com](mailto:cyacu@inttb.com)>; Dorothy Kula <[dotich79@gmail.com](mailto:dotich79@gmail.com)>; Dejan Zivancevic <[zivancevic@gmail.com](mailto:zivancevic@gmail.com)>; Henry Eng <[heng0@yahoo.com](mailto:heng0@yahoo.com)>; Jay Ilig <[jay.ilg@att.net](mailto:jay.ilg@att.net)>; Jim Coogan <[jimicoogan@aol.com](mailto:jimicoogan@aol.com)>; Jeremy Brooks <[jbrooks\\_il@hotmail.com](mailto:jbrooks_il@hotmail.com)>; Jon Adam <[mrjonadam@gmail.com](mailto:mrjonadam@gmail.com)>; Johanri Gerber <[johanri@gmail.com](mailto:johanri@gmail.com)>; Josephine Price <[jopuglia@hotmail.com](mailto:jopuglia@hotmail.com)>; Jill Dagerdas <[jdaugerdas@yahoo.com](mailto:jdaugerdas@yahoo.com)>; Kim Gilfillan (s) <[kgilfil@cap.org](mailto:kgilfil@cap.org)>; Lisa Lewis <[lisa.lewis1919@icloud.com](mailto:lisa.lewis1919@icloud.com)>; Lucy Radon <[lucyradon@sbcglobal.net](mailto:lucyradon@sbcglobal.net)>; Lynne Kellner <[kellner3boys@att.net](mailto:kellner3boys@att.net)>; Michelle Pilipauskas <[mchprls@sbcglobal.net](mailto:mchprls@sbcglobal.net)>; Michelle Strahan <[michellestrahan4@hotmail.com](mailto:michellestrahan4@hotmail.com)>; Mick Brown <[mickbrown98@gmail.com](mailto:mickbrown98@gmail.com)>; Melanie Nagy <[mnagy48114@gmail.com](mailto:mnagy48114@gmail.com)>; Olivia Szwedo <[olivia.szwedo@live.com](mailto:olivia.szwedo@live.com)>; Ed Walsh <[ed@panzerinc.com](mailto:ed@panzerinc.com)>; Rick Esposito <[rickesposito@comcast.net](mailto:rickesposito@comcast.net)>; Russ Dagerdas <[rdaugerdas@yahoo.com](mailto:rdaugerdas@yahoo.com)>; Steve Krause <[sfksocial@outlook.com](mailto:sfksocial@outlook.com)>; Steve Mazzoni <[steve@mazzonicpa.com](mailto:steve@mazzonicpa.com)>; Stanton Simon <[ssimon52250@gmail.com](mailto:ssimon52250@gmail.com)>; Susan Ripka <[sjoripka@aol.com](mailto:sjoripka@aol.com)>; Valerie Prorok <[valerie.prorok@gmail.com](mailto:valerie.prorok@gmail.com)>

**Subject:** Re: Rec Park renovations/tennis courts

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I am going to research towns around us and courts per resident. I think relying on a standard is lazy. Let me see what I can find out. I play in Glenview at Cole park. It is better than any in AH and they just dug it up b/c it was not up to standards. Hmmm

On Sat, Sep 3, 2022 at 8:34 PM Sally Shewmon <[sallyshewmon@aol.com](mailto:sallyshewmon@aol.com)> wrote:

I agree – thank you so much Bruce! You have done an awesome job! I appreciate all your time and effort with this! Sent from my iPhone

On Sep 3, 2022, at 8:23 PM, Patty Colabuono <[pcolabuono@comcast.net](mailto:pcolabuono@comcast.net)> wrote:

I agree, Carter. Thanks so much for the time and thought you've put into this, Bruce. You rock!

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On Sep 3, 2022, at 6:54 PM, Carter Black <[blackcarter2021@gmail.com](mailto:blackcarter2021@gmail.com)> wrote:

Bruce, you should be a journalist. I wonder if this formula is true and where did it come from? We need to look into that reasoning. THANKS FOR YOU INVESTIGATIVE JOURNALISM THEY DO GIVE PULITZERS OUT IN THE SPRING CB

On Sat, Sep 3, 2022 at 8:41 AM Robert Levin <[rltabletennis1@gmail.com](mailto:rltabletennis1@gmail.com)> wrote:

Thank you for keeping us posted!

On Fri, Sep 2, 2022 at 11:02 PM Bruce Swanson <[jbruceswanson@att.net](mailto:jbruceswanson@att.net)> wrote:

Hello all, I had a pleasant and informative conversation with Ben Rea (Director of Parks and Planning) this morning and I was able to voice our concerns about the proposed 2 courts and was able to gather some information from "their" side to try to understand the reasoning in the court reduction.

First, Ben said they (the park district) have received about 57 emails so far concerning Rec Park and have been forwarding them to the board. He said the board is well aware of interests in general, not just the tennis courts but the renovation in general. Second, he is working closely with Carrie Fullerton, Executive Director, concerning issues with the courts. Third, this project is still just in the "concept stage" and is far from anything written in stone or finalized and they (the board) is more than willing to listen to concerns and thoughts. They are not opposed to keeping 3 courts or adding a 4th but more on that later in the email.

Ben did bring up some points that explained "the why" or the thought process or the reasons behind the reduction of courts from 3 to 2.

Oddly enough, the reduction in courts is not solely based on money or cost (even though it is a concern and a factor) but rather based more on overall park aesthetics and inclusivity. By that he means is one area of concern is making the playground more inclusive and accessible so those in wheelchairs or walkers can have easier access. In addition, they want to have a central corridor (walking path) running east to west that cuts the park in half, allowing better access to the western edge of the park from the eastern parking lot. They want to open up the park more and allow ease of movement from parking lot to parking lot. (That fits in with the other pathways they want around the park) The east parking lot is going to be the main parking lot for the park.

They want to put in a small parking lot next to the playground for a couple of reasons. One, to make handicap parking and general parking available for the playground and that area of the park. Two, to ease street parking which leads into reason three and that is hopefully open up better site lines to perhaps prevent any kids from running in between cars and out into the street and getting hit by a car. So it's a convenience factor and a potential safety issue.

Because they want to put the parking lot next to the playground where the tennis court are currently the courts would be moved south a little bit but are restricted in open real estate because of the land owner (lot 10 on the drawing). If he is ever willing to sell, the park district is willing to listen but until then nothing.

Here's where it gets interesting and probably our biggest road block or obstacle.....too many tennis courts already in existence in Arlington Heights! Yup, you heard me right. According to Ben, they have too many courts per capita according to the NRPA, National Recreation and Park Association (of which they are a card

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carrying member). Currently there are 43 tennis courts available within the park district limits and that's including the ones they have already re-configured or reduced (i.e. Green Slopes) to include pickle ball courts. According to the NRPA and their "rules" or guidelines, a town/city the size/population of Arlington Heights should have 37.5 courts. Again, according to Ben, that figure of 37.5 courts is based on 1 court for every 5,000 people. How the NRPA came up with that ratio, he doesn't know.

So, as it stands now, Arlington Heights has 6 more tennis courts than they should have and the park district wants or "prefers" to "trim down" close to that 37-38 number. Guess what? That's why they reduced the courts from 3 down to 2 - to help eliminate an "access" court and help get closer to 37-38. However, like I said, Ben did say the park district is not totally opposed to having/keeping 3 courts but adding a 4th would probably not gonna fly. Adding a court when they are already over the NRPA's "quota" seems highly unlikely unless they do major cuts somewhere else. (ya, right)

Another issue we're going up against is of course money. It's not necessarily the cost to build 3 new courts (or add a 4th), it's the upkeep and maintenance down the road a few years that they have to be cautious about. All the courts in Arlington Heights have issues and the board is trying to do their due diligence spending money as evenly and effectively as possible on every park - not just tennis courts. 2 courts are "cheaper" to maintain in the future than 3 basically.

He said the tennis courts at Rec were built so long ago (1930's?) and were shoddily built (the substructure) and that's why cracks, paint problems, etc. redevelop after only a year or two. Unless the courts are destroyed and rebuilt, the park district will always have this dilemma (it's the problem or cause at all the parks that are severely "damaged"). Not to say the new courts won't have issues, they'll just be better built (within code so to speak) and maintenance issues should be less. They aren't gonna spend a lot of money now on courts that are destined to be destroyed in a few years. Any work to be done or is being done is basically for aesthetics only and not meant for major repair.

Ben told me that the cost to color coat Rec tennis courts (they're currently in the process) was/is \$100,000. He says the park district bids out all construction/repair work.

After talking with Ben, it is my opinion that the amount of courts already in existence in Arlington Heights (43) is our toughest and biggest roadblock to overcome, not necessarily money - but finances are definitely in play (maintenance mostly). Sounded like the park district is pretty much set on court reductions to get down to NRPA's guidelines. However, I also feel if we make our case strong enough (and others do too) - keeping 3 courts is a possibility. Adding a 4th is probably pie in the sky regardless of popularity or crowded conditions but as of now it seems it could still be on the table (probably close to the edge of the table, close to falling off).

We are allowed to attend a board meeting of course and express our views. However, (like Mick said) the board may not give any response or go into discussions at that time. We'd have limited time to speak (a few minutes) and the board most likely would not address each one of us individually but rather give a general response (if any) to the group after.

As I mentioned, the board is hearing us (and others). Ben said he'll speak with Carrie Fullerton next week because there is such a large number of responses/emails and see if they can't come up with some sort of

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"recap" or summation of our conversation and post information on the reason on why the reduction of courts to 2 on their website and/or forward something to me to pass along to all of you.

We have a chance, not quite slim to none but less than 50/50 I'd say. The fact the park district is "overcrowded" with tennis courts it's gonna be an uphill battle no doubt. Maintenance expense for "more" courts is a big factor too but the total number of courts is the biggest factor. Apparently they take the NRPA's guidelines pretty seriously. In the meantime, please continue to email Carrie Fullerton at: [cfullerton@ahpd.org](mailto:cfullerton@ahpd.org) or email Ben at: [brea@ahpd.org](mailto:brea@ahpd.org)

More as I find out. Bruce

P.S. FYI, he did say they did indeed replaced the lights/bulbs at Rec tennis courts so it wasn't our imagination that the courts seemed brighter, lol. He also said the light fixtures are so old, LED bulbs were not possible to install (seems strange).

**69. 9/6/2022 Brady Watkinson [bwatk97@gmail.com](mailto:bwatk97@gmail.com)**

Comment: Please, please, PLEASE keep the Tennis Courts!! Me and my family go so much and with losing one it'll be much harder! Also, the outdoor basketball courts need a LOT of work done. Cracks on the blacktop, rust on the backboards and rim, PLEASE keep our outdoor environment the same!!

**70. 9/7/2022 Ron Cimo [roncimo@gmail.com](mailto:roncimo@gmail.com)**

Comment: 1. Are the tennis courts going to be lighted?

2. Is only the inside of the Rec park building going to be renovated for the new bathhouse so the architectural integrity of the outside structure will remain intact?

**71. 9/9/2022 Valentina Dancheva [valentina.dancheva@gmail.com](mailto:valentina.dancheva@gmail.com)**

Comment: I'm very unsatisfied with the decision to reduce the tennis courts. There is lack of tennis courts in this area so the people who are tennis players need more opportunities to play. Please open some new tennis courts with lights, we need them to keep our kids active and to be able to practice tennis with no limit. Thanks!

**72. 9/13/2022 Kaia Manova [kaiatmanova@gmail.com](mailto:kaiatmanova@gmail.com)**

Comment: Hello, I'm an 8th grader in Arlington Heights that loves spending my evenings after school at the tennis courts at Rec Park. Normally, on a weekday, I have to wait at least 30 minutes for an available court. So, I was really sad when I found out that one of the tennis courts is going to be removed. A lot of my classmates want to play tennis every day but leave after waiting for too long. If the tennis courts were reduced to 2, the waiting time would get even longer. Everyone in my grade has a lot of extracurricular activities after school, as well as tons of homework. We manage to fit one hour for playing time in our schedule but end up playing for 15 minutes. We all enjoy tennis so much! It makes us happy and gets us moving, but we would love if that wait time could be shortened! Rec Park is the only park nearby with a practice wall, which we all use everyday to improve our skills. Everyone would be forever thankful if you could keep the third tennis court and the big practice wall!

**73. 9/13/2022 Alex Manova [alextmanova@gmail.com](mailto:alextmanova@gmail.com)**

We have so much fun and memories on the tennis courts!!! We have played all day from noon to sunset. Having lights and a giant wall is key, I can practice my tennis hits. A few times my family went to the tennis courts to play. For the next 2 hours we couldn't get in. There are so many people they are already having to wait. By taking away one court it will



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only make the waits longer. We won't be able to play tennis when it's dark. Please consider the fact of how much people use the courts. -Alex M

**74. 9/19/2022 Kathy Scheiner** [kathy.scheiner@sbcglobal.net](mailto:kathy.scheiner@sbcglobal.net)

Comment: Supposedly there is a survey about Rec improvements? What is the link?

**75. 9/19/2022 John Petrovski** [JPetrovski212@gmail.com](mailto:JPetrovski212@gmail.com)

Comment: Pickle Ball is the current rage - any plans to install some pickle ball courts??

**76. 9/19/2022 Christine Petrovski** [Christine.ziegenfuss@gmail.com](mailto:Christine.ziegenfuss@gmail.com)

Comment: My suggestion would be to add pickle ball courts.

**77. 9/20/2022 Nicholas Petrovski** [npetrov3@gmail.com](mailto:npetrov3@gmail.com)

Comment: I think pickle ball courts would be more useful, especially compared to a bag toss game where you either bring your own bags or the bags go missing.

**78. 9/19/2022 Mrs. Valerie Prorok** [valhood@hotmail.com](mailto:valhood@hotmail.com)

Message: Thank you for considering the interests of the residents and allowing input for the Recreation Park remodel plan. I am thrilled to hear the plans are still under construction. Are the plans open to having 4 courts and lights like Pioneer park? It would be great to see a plan for Pickleball courts there as well. The courts at Greenslopes are always busy and it is disappointing that there are no lights. I don't understand what the "bags area" is for. Is that where people are supposed to bring their own cornhole games? I'm not sure that needs to be "planned space" as people typically set up anywhere there is green space. Thanks again!

**79. 9/19/2022 Mrs. Susan Ripka** [sjoripka@aol.com](mailto:sjoripka@aol.com)

Message: Thank you for sharing the tennis court and park designs for the Rec Park plans. I urge you to consider 4 tennis courts as they are used so much - especially at night with the lights. I would also ask you to reconsider the bags/bean bag toss and fitness areas. I would propose bocce ball or pickle ball instead. Rarely (if at all) do I see anyone using the outdoor fitness area or bag toss. I believe these are outdated ideas and the space would be better utilized. Thank you.

**80. 9/20/2022 Christine Muhr** [chrismuhr@comcast.net](mailto:chrismuhr@comcast.net)

Message: Dear Park District Board Members, I enjoyed attending the board meeting last week. I truly appreciate how the board listened to the concerns of community members by making plans for three tennis courts at Recreation Park. I hope the board will also consider a fourth court to accommodate larger groups like my tennis group and the high levels of demand for usage. As the board considers various options, I hope that beanbag toss games and the fitness equipment will be eliminated. I don't think these are popular or good use of space. To help with the new parking lot concerns, maybe the tennis courts can be moved to the east field. This might be an ideal spot for four courts. Lastly, I hope the board will save the mature, tall trees that provide shade and beauty. Each tree is a living thing that has been growing for many years, and in my opinion is more valuable than the new features being brought into the park. Please research what may cause damage to roots of trees. Thank you.

**81. 9/20/2022 Janet Oetivski** [jpetrovski@aol.com](mailto:jpetrovski@aol.com)

Comment: PickleBall courts. Less bag toss courts. Bike racks

**82. 9/24/2022 Tanny Weisgram** [tannyweisgram@comcast.net](mailto:tannyweisgram@comcast.net)

Comment: We do NOT want REC pool changed. The changing room water is better than pioneer. NO laps to swimming (children jump into the lap lanes) Lifeguards do not watch them. Baby swimming class should be held in

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wadding and/or NO depth pool...Pioneer has larger wading pool than REC. LAP + deep water swimmers were thrown out because of BM from this class. Lap swimmers breathe this water. The mother was laughing that her child did drop the BM...at Rec pool. Rec should charge for : A)aerobic class -lappers do NOT require teachers + paraphernalia bought by [ARC.@](#)) Those who paid for summer should NOT be able to swim in extended time in Sept. I hear you complain you have NO lifeguards however you do NOT charge the se hanger ons..+ YOU made money from charging aerobics in the past. Aerobic class have the choice times-THAT IS NOT FAIR since they do NOT pay more than swimmers. 3) our children enjoyed the sliding board in the children's room. You should be using BABY pool NOT WELLness -not diapers.

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1. 8/24/2022 From: Christopher Salituro [chrissalituro@gmail.com](mailto:chrissalituro@gmail.com)  
404 N. Haddow Ave. 773-520-1526

Comment: Message: Hi, I cannot make the meeting tonight regarding Rec Park renovation. I was hoping pass along some thoughts. First, I am SO GLAD that Rec is getting attention! It really needs it and it is in the heart of the town and attracts so many people for Frontier Days and swim meets and baseball. The park should reflect the modern loveliness that the rest of the village center has. I am also glad that you are planning to keep the historic WPA building.

A few of the proposed ideas that I think deserve a second look:

**(Ben Rea's replies in blue. This message was received via Contact us on 8/23/22)**

Why eliminate a tennis court and replace with bags - everyone has their own bags and can play it anywhere. Tennis is hard to find. Presently, the park district maintains 43 tennis courts in the community. That is about 5 over the minimum requirement set by the National Recreation and Park Association. The idea behind the lawn games (bags or something else) is to provide a recreation opportunity for all to utilize, as well as provide a recreational amenity that scores well on the grant application.

It is dumb to have a grand entrance from the SW corner - no one comes to the park from that direction. The access points from the southeast and southwest corners need to be created to provide a connection to the park's pathway. Most likely there will be a park sign and some enhance landscaping to welcome people into the park.

The playground is relatively new. Why change it? The playground was installed in 2011. The proposed playground is fully inclusive and will serve people of all abilities. Presently, the park district does not have a fully inclusive playground. Recreation Park is a great location, given the close proximity to the center of town.

Would love a nature path/walking path around the perimeter landscaped with native flora There are plans to introduce rain gardens throughout the space utilizing native plantings.

2. 8/24/2022 From: Unknown

Comment: My priority for Rec Park is to maintain and improve upon what we already have. And for it to continue being a neighborhood park! I would rather not see drastic changes, while I do agree and understand that some new elements are positive. I think having 3 tennis courts in approximately their current position is important. I also encourage the Park District NOT to remove any of the large trees in that area (left field of baseball diamond) in order to re- envision that use of space. I would greatly appreciate the PD's commitment to provide continuing to provide a large, free skate, ice skating rink in its historic location in winter time- in the past the pool has doubled as a warming house, and that would be fun to bring back and maybe add to/or renovate the existing structure, rather than tearing it completely down. Our neighborhood ice rink is cherished here at Rec! The pool is amazing as-is, but the baby pool leaves something to be desired. Great if that re-innovation could be part of Phase 1!

Please keep Frontier Days in our park! Also: preschool at Rec Park is a high priority! This is our neighborhood park and we would like its focus to still be on serving the neighbors.

3. 8/24/2022 From: Katie Roberts

Comment: What is the usage of exercise equipment? Seems like a waste of space and money. I've never seen them used at other parks. Why more tennis courts? I'm opposed to a parking lot on a residential street. More than ¼ of the park is on NW Hwy. At a minimum, it should be placed across from the Makers Space, the travel agency or existing open space.

4. 8/24/2022 From: Unknown

Comment: Any plans for Pickle Ball?

5. 8/24/2022 From: Anne Young

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Comment: 1. More parking 2. No sand boxes 3. Yes, ADA playground equipment 4. Yes, Berm activity.  
5. Yes Rain garden 6. Yes, to fitness/challenge area 7. Pickleball courts? Add them.  
8. Love this idea and the updates to the park! Can't wait for it!!

6. 8/24/2022 From: Claire Young

Comment: 1. Lets Do It! This plan looks GREAT! 2. I love the skate park 3. I love the obstacle course  
4. Berm playground items seem very cool 5. I'd really like to see native plants and trees added to the park.  
6. On the tennis courts, please be sure to include pickleball lines and nets (?). 7. Keeping trees is important to me  
8. Circle parking in front of the building looks great 9. I think the parking lot is a nice idea especially since the grass lot is not currently used for anything other than Frontier Days parking 10. Re-doing the pool house is a top priority for me so I'd be willing to put off some Phase 1 proposed items in favor of that.

7. 8/24/2022 From: Kristina Heaton

Comment: Please include play equipment for older kids on the playground. Most of the playgrounds at the park in AH cater to younger kids and many of the elementary schools do too. We are very excited about the whole project and are very supportive of it moving forward. We live 1 block away and have zero concerns about the potential additional traffic or parking.

8. 8/24/2022 From: Kathy Ley

Comment: Parking near play park- should all be ADA spots. Make lot much smaller. A lot does not really fit the residential side of the park. If the main building becomes the Pool House, please, **please** don't lose the preschool. We need a local, park district option for neighbors. Shade options in the play park **please**.

9. 8/24/2022 From: Andrew K

Comment: Looks great. Updating playground to be safe and more inclusive is ideal for children to be a community. Maintain greenery and trees. Need additional trees for shade and beauty. More seats (Benches/gazebos). Utilize high quality cement for basketball and tennis courts to ensure longevity and quality of courts.

10. 8/24/2022 From: James Kim

Comment: Hitchcock recently had a project in Highland Park that had a swing-set that also rotated like a carousel. Kids love the p/p mounds with tunnels and climbers and slides. Love the skate park- has something for everyone. Hopefully you get that MWRD stormwater infrastructure grant.

11. 8/24/2022 From: Michael Roberts

Comment: I think the proposed plan reduces green space too much and increases traffic on Belmont. 1) the parking lot is empty. There is no reason for additional parking. 2) I think we need more green space, a skate park does not answer the need for community as a whole.

12. 8/24/2022 From: Anjali Bagai

Comment: 1) Will there be any plans to create more integration to the community with the park? (ie; additional sidewalks, bike paths?) Having more entry points to the park. 2) Will there be lighting for the new basketball courts?

13. 8/24/2022 From: Claire Young

Comment: It is extremely important to me that we have a new basketball court. I'm in my 30's and love to shoot around but the current set-up isn't very nice. We need a new court. My husband is incredibly excited for the skate park. Skateboarding is an exciting, growing, LEGITIMATE U.S. sport and we deeply support it. Both of these facilities are sometimes categorized as "Bringing the wrong crowd". That is a problematic scare tactic and we support adding these offerings. Do It! We will love it!



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14. 8/24/2022 From: Unknown

Comment: Concerned about the decrease of open space- is it necessary to have an area specific to Bags game?? Please don't remove healthy mature trees such as the ones south of the current tennis courts. Still able to accommodate Frontier Days activities? Can't keep all 3 tennis courts? At least there should be a pickleball court (maybe in place of the Bags game).

15. 8/24/2022 From: Greg Summers

Comment: No need for parking on Belmont- only 4-5 cars park on side of road now. Place the parking in center of the site near the basketball court. Keep at least three tennis courts. Need more trees in the park. Pool needs renovation/splash pad. Park has limited seating now and it is in sun- not shade. Playground is shown at end of Wing St. w/o sidewalk connection to other side of Belmont. Place a fence to separate playground from street. No exercise equipment in the sun in the park- it won't get used. Keep gym in building- kids use it for recreation.

16. 8/24/2022 From: Kearin Hansen

Comment: I see you are re-doing the tennis courts. What happens when lessons are being given? Are patrons then kicked off the courts?

17. 8/24/2022 From: Jen Kim

Comment: We love the tri ride swing. Love the mound play, multi levels of play. Love pour and play mound with the different climbers and slides and tunnels.

Skate Park- make sure it is welcoming to beginner levels. What is allowed...bikes, razors, blades? How will all use the space? How will those not allowed be enforced?

Playground- like to see different manufactures ie; Landscape, Gametime, etc. use in space.

Love additional parking in circle drive. It would be great for preschool.

18. 8/24/2022 From: Unknown

Comment: Would love to see equipment for playground reminiscent of parkour/Ninja Warrior obstacles for older kids!

19. 8/24/2022 From: Laura Reed

Comment: Re-do walking path so that can be cleared of snow so to walk all year round.

20. 8/24/2022 From: Barb Ottolino

Comment: 1) I commend you on the playground inclusiveness for autistic and handicap people. 2) I am concerned about removal of large trees before young ones are established and well on their way. 3) These tennis courts are heavily used. Reducing their number in this location will be unpopular. 4) Hurray for the skate park! 5) High school teens need places to congregate. Please include them near the skate park. 6) I am very concerned about the amount of paving. There are 3 paved entry ways. This is not necessary. Please leave green space! Parking next to the ball field is a poor plan. I have lived next to the park since 1974 and NOBODY has ever used the parking lot. Foul balls break windows. Develop a small, centrally located lot at the corner of the present tennis courts/pool so people can easily reach the playground, pool, etc. 7) There are 80 parking spaces on the street by the pool/baseball field-Douglas Ave. There appears to be no shortage of parking spaces. However, people have to be willing to walk from the parking area to their activity area.

21. 8/24/2022 From: Erin Egan

Comment: Please don't put a parking lot on Belmont. Please keep tennis courts in current location.

22. 8/24/2022 From: Patricia Schroeder

## Recreation Park OSLAD Project

### Public Comments from the Community Meeting 8-23-2022 and Additional Comments from Contact Us

Comment: If possible, I would like to see 3 tennis courts. The courts become very full in summer and as a family we enjoy playing. A second board to play individually and practice would be nice too. It is nice to be able to walk to park and not have to get in a car to find court space elsewhere.

The kids love the tower. If a tower could be incorporated into the new playground it would be a great way to extend the age range of the playground. Burning Bush Trails in Mount Prospect (great example). Merry Go Round type equipment seems to be very popular with all ages too.

Please keep as much green space as possible and trees as well. Eventually the walking path could be improved as well (widened).

23. 8/24/2022 From: Brian Forrest

Comment: As a neighbor of Belmont Ave., I respectfully ask that the park does not reconsider plans for a parking lot on Belmont and find another solution for ADA parking near the playground. I would be happy to work with the Board and staff on alternative ideas, and I know many Rec neighbors who would too. A great feature of the current park is parking and traffic are drawn to the interior of the park- away from quiet residential streets and neighbor house. I think we could work to reconfigure the current layout to accomplish this. I understand the needs of the whole community need to be considered. However, the proposed changes to the parking lot and tennis courts will have a disproportionate daily impact on neighbors which I believe merits additional consideration. I will provide further thoughts via emails to allow messy handwriting. Thank you for the opportunity to provide feedback on plans.

24. 8/24/2022 From: Madalina Ivay & Stefanie Ivay

Comment: 1. Bathrooms 2. Water fountains 3. Stay fun 4. Berms and slopes 5. Hillside play with climbing 6. crawl tunnel & slide 7. Wave climbers 8. Roller slide 9. Zip Krooz 10. Turbo Twister 11. Boogie Board 12. Accessible roller table

25. 8/24/2022 From: Unknown

Comment: Is there any conversation about allowing personal electric scooters on the paths?

26. 8/24/2022 From: Sheila Cruz

Comment: We need play equipment for senior citizens too. Adult swings would be a start. Maybe put these swings away from the children's playground- maybe by the outdoor athletic area. Seniors and adults would be more willing to swing if they weren't interfering with the children's play. "We don't stop playing because we grow old; we grow old because we stop playing". George Bernard Shaw (Joan Cruz & Diane Himes at Berbecker Park in AH)



## Recreation Park OSLAD Project

### Public Comments from the Community Meeting 8-23-2022 and Additional Comments from Contact Us

27. 8/25/2022 From: Katie Bonk

Comment: Hi Tyler, Thank you for talking with me today at the park. Here are a few of my comments about the Rec Park Concept that I wanted to share with you.

1. Permeable paver parking lots - In our community in Wisconsin we repaved our roads in our subdivision with permeable pavers and it has been far more work than ever imagined. You need to sweep with equipment and refill a couple times a year. There is a lot of growth in between bricks.  
I imagine you decided on permeable pavers so people wouldn't be upset with taking our greenspace for a parking lot but I don't think it's the right move.
2. Tennis Courts - The tennis courts at Rec at high times are always busy. I know someone mentioned that AH has more tennis courts on average than other areas but that doesn't help because Rec Park is a hot spot for tennis. My suggestion would be not only to have 3 courts but many even ADD a court or pickleball courts. I think if we look at trending sports pickleball is rising!
3. What is the reason to have a parking lot right next to the park in the middle of the neighborhood? It's dangerous for kids going to the park. If anything, there are far better spots for the parking lot like right on Northwest HWY and Belmont or in front of what's labelled "T - Future space". Parking lots do not need to be in the middle of a neighborhood. We have far too many issues with cars on Belmont/Miner and Wing and Belmont. It's scary. We don't need another reason for cars to be closer to the park. **If you need accessibility, then add handicap parking signs right on Belmont in front of the park.**
4. A spot for a permanent Bag Toss Game seems very unusable. Where do people get the bags? Also not something I think kids/families are looking for when going to the park? It truly does seem like wasted space.
5. Adjacent to the bag toss game is the fitness equipment. Does anyone use this at Lake Arlington? Anytime I am there it's usually just a bunch of toddlers/little kids walking over there playing with the equipment. Doesn't seem like something people are actually using.
6. I don't know what the plans are for the play area but I know it's to be more inclusive, which is absolutely great! I also want to suggest that areas around us have ninja parks and splash pads. I know friends who travel to Glenview, Hoffman Estates, Schaumburg for these spots. It's something that AH doesn't offer. Just an idea :)
7. What about things like updating the lighting in the park to go on at dusk and shut off at dawn. Easy things like this... just some ideas!

Thanks for taking the time to read through this email because I know it's a lot. I am glad you are getting input from neighbors. I just want to make sure this is a plan that makes sense for people who are using the park.



## Community Meeting Sign-in Sheet

Date: August 24, 2022  
 Time: 5:30 PM – 7:00 PM  
 Location: Arlington Heights Park District  
 410 N Arlington Heights Road, Arlington Heights, Illinois

RE: Recreation Park OSLAD Grant

| Name             | E-mail (optional)           |
|------------------|-----------------------------|
| Kathleen Gabriel | KGabriel@wideopenwest.com   |
| Barbara Watts    | bkwatts83@gmail.com         |
| Andrew Koller    | AKOLLER55@yahoo             |
| Bon Caputo       | bcaputo99@comcast.net       |
| John Clarkson    | jclarkson1400@gmail.com     |
| Linda/Alex Lokun | lndclokin@yahoo.com         |
| LAURA REED       | reedreed@hotmail.com        |
| Doug REED        | dougreed3579@gmail.com      |
| NICK MINELLA     | Minella.Nick@yahoo.com      |
| ERICA MINELLA    | Erica.Pense@hotmail.com     |
| MADALINA IVAN    | MADALINAIVAN1@YAHOO.COM     |
| Manian Meinheit  | maisy413@gmail.com          |
| Mrs. Schmidt     | 222 S. Kennebec             |
| Jakub Symanski   | jakubsymanski@stfrancis.edu |
| JASON NEUER      | neuer@comcast.net           |





## Community Meeting Sign-in Sheet

Date: August 24, 2022  
 Time: 5:30 PM – 7:00 PM  
 Location: Arlington Heights Park District  
 410 N Arlington Heights Road, Arlington Heights, Illinois

RE: Recreation Park OSLAD Grant

| Name               | E-mail (optional)            |
|--------------------|------------------------------|
| Matt Miford        | mjmiford@gmail.com           |
| Katie Roberts      | keyoung1@gmail.com           |
| The Potsch Family  | potschfamily@gmail.com       |
| Alison McLaughlin  | a.mclaughlin@comcast.net     |
| Charles McLaughlin | charlemclaughlin@comcast.net |
| Ryan McLaughlin    | R.mclaughlin2@comcast.net    |
| KENT MORIKADO      | KKMORIKADO@GMAIL.COM         |
| Kevin Bradley      | Kbradley68@sbcglobal.net     |
| Patricia Schroeder | patricia.casper@gmail.com    |
| JOHN SCHROEDER     | JOHN@SCHROEDER.ME            |
| Jenn Borrell       | jborrell@hotmail.com         |
| Todd Mitchell      | todd.mitchell@netzero.com    |
| Paul Mocer         | paul.mocer@gmail.com         |
| Michelle Mocer     | michelle.mocer@gmail.com     |
| Adam Eichorn       | ase557@gmail.com             |
| Myles Whitebloom   | mwhitebloom@hotmail.com      |



## Community Meeting Sign-in Sheet

Date: August 24, 2022  
 Time: 5:30 PM – 7:00 PM  
 Location: Arlington Heights Park District  
 410 N Arlington Heights Road, Arlington Heights, Illinois

RE: Recreation Park OSLAD Grant

| Name                     | E-mail (optional)         |
|--------------------------|---------------------------|
| MACH VANDOLIK            |                           |
| Douglas Fashina          | Andrew fashina@gmail.com  |
| MARLETTE/JOAN FREDERICKS | JOHN.FREDERICKS@BOS.COM   |
| "                        | MAR@GIFTBANDIT.COM        |
| Tim Burge                | tburge@yahoo.com          |
| Paul Petricca            | paulpetricca@gmail.com    |
| Tommy Petricca           | twed@gaucast.net          |
| Skip Ottolino            | aottobilly@gmail.com      |
| Paul Ottolino            | abarbbilly@gmail.com      |
| Jim Lutz                 | 112 N. Pine Ave           |
| Elaine + Pat Schreck     | elaine.petricca@gmail.com |
| Katie Bonk               | Katie.Zonk@gmail.com      |
| CLAIRE YOUNG             | cl171300m2.com            |
| Anne Young               | a.young1221@yahoo.com     |
| Lilly Kephart            | lilly Kephart@gmail.com   |
| Jem Kovach               |                           |



## Community Meeting Sign-in Sheet

Date: August 24, 2022  
Time: 5:30 PM – 7:00 PM  
Location: Arlington Heights Park District  
410 N Arlington Heights Road, Arlington Heights, Illinois

RE: Recreation Park OSLAD Grant

| Name            | E-mail (optional)        |
|-----------------|--------------------------|
| Mike Turner     |                          |
| Je Perry        | perry.je@concord.net     |
| Brin Forest     | Brin.E.Forest@gmail.com  |
| Mark Hartmann   | MrHMuse@AOL.COM          |
| Pat Hartmann    | Patann1@aol.com          |
| Lauren ODonnell | lauren.hall173@gmail.com |
| James ODonnell  | jboodonn@gmail.com       |
| Anjali Bagar    | anjali.kumard@yahoo.com  |
| Jennifer Kim    | jbelkim@gmail.com        |
| James Kim       | JamesKim321@gmail.com    |
| GREG SUMMERS    | GREG.SUMMERS@comcast.com |
| Jonathan Wit    |                          |
| Laurie Wit      |                          |
| NATHAN HIRSCH   |                          |
| John Hayes      | mahayes206@gmail.com     |



#### Legal Notice

#### Open House Meeting Notification

#### Recreation Park Pool and Bath House Project

The Arlington Heights Park District is leading a planning initiative to improve the pool and bath house at Recreation Park. An application for funding assistance will be submitted through the Illinois Department of Natural Resources PARC Grant. The community open house meeting will be held to review the Planning Project and Preliminary Design Concepts on Wednesday, June 7, 2023 from 5:30 – 7:00 PM. The meeting will take place at the Recreation, 500 E. Miner St., Arlington Heights. All members of the public are invited to attend to review preliminary concepts, ask questions, and provide written comments. We look forward to hearing from you.

Published in Daily Herald May 30, 2023



# New Aquatic Amenities, Overhaul Proposed For Recreation Park Pool

Community Meeting Scheduled For Wednesday Night

*By Noah Festenstein on June 07, 2023*



Arlington Heights Recreation Park outdoor 50-meter swimming pool. (Photo by Arlington Heights Park District)

An announcement from the Arlington Heights Park District (AHPD) states they are leading an initiative to overhaul the existing Recreation Park facilities for new future amenities and a bathhouse.

According to the park district on its website, the plan is for the renovation of “an existing inaccessible recreation center into a fully accessible bathhouse (its intended purpose), while maintaining the original facade of a well-loved WPA building.”

The original Recreation Park building is said by the park district to have been built in 1937.

The most notable renovations intended, according to the park district, is to remove the existing 50-meter swimming pool with a new, same-sized swimming pool, then add an updated childrens aquatic area and additional green space accessible to pool guests.

The park district mentions they plan to submit an application for funding assistance through an Illinois Department of Natural Resources Park and Recreational Facility Construction Act (PARC) grant.

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Hitchcock Design Group

Public Hearing, Local Support, & Planning - Public Hearing  
Arlington Heights Park District  
Recreation Park Pool and Bathhouse

 Arlington Heights Park District  
2h · 🌐

The Arlington Heights Park District is leading a planning initiative to Recreation Park facility improvements (future aquatic amenities and bathhouse). A community open house meeting is being held next Wednesday, June 7 from 5:30-7PM to review the proposed concepts. All members of the public are invited to attend.

If you cannot attend the meeting, you can view the concepts and share your input through this online form: [bit.ly/3MHtcJA](https://bit.ly/3MHtcJA)

**OPEN HOUSE MEETING:**  
**RECREATION PARK FACILITY IMPROVEMENTS**  
**FUTURE AQUATIC AMENITIES AND BATHHOUSE**

WEDNESDAY, JUNE 7 | 5:30-7PM  
RECREATION PARK | 500 E. MINER ST.



**FACEBOOK**



 Arlington Heights Park District  
@AHParkDistrict

AHPD is leading a planning initiative to Recreation Park facility improvements (future aquatic amenities and bathhouse). An open house meeting for all members of the public is being held on 6/7 from 5:30-7PM to review the proposed concepts. Details at [bit.ly/3MHtcJA](https://bit.ly/3MHtcJA)

**OPEN HOUSE MEETING:**  
**RECREATION PARK FACILITY IMPROVEMENTS**  
**FUTURE AQUATIC AMENITIES AND BATHHOUSE**

WEDNESDAY, JUNE 7 | 5:30-7PM  
RECREATION PARK | 500 E. MINER ST.



**TWITTER**



Public Hearing, Local Support, & Planning - Public Hearing  
Arlington Heights Park District  
Recreation Park Pool and Bathhouse

# OPEN HOUSE MEETING:

## RECREATION PARK FACILITY IMPROVEMENTS FUTURE AQUATIC AMENITIES AND BATHHOUSE

WEDNESDAY, JUNE 7 | 5:30-7PM  
RECREATION PARK | 500 E. MINER ST.



INSTAGRAM

ahparkdistrict

ahparkdistrict The Arlington Heights Park District is leading a planning initiative to Recreation Park facility improvements (future aquatic amenities and bathhouse). A community open house meeting is being held next Wednesday, June 7 from 5:30-7PM to review the proposed concepts. All members of the public are invited to attend.

If you cannot attend the meeting, you can view the concepts and share your input at [ahpd.org](http://ahpd.org)

Edited · 2h

View insights

Boost post

Liked by [strollscarsdale](#) and 7 others

2 HOURS AGO

MONTHLY NEWSLETTER

## EVENTS

**Wednesday, June 7 | Recreation Park Open House Meeting | 5:30-7PM | Recreation Park**

The Arlington Heights Park District is leading a planning initiative to Recreation Park facility improvements (future aquatic amenities and bathhouse). All members of the public are invited to attend. If you cannot attend the meeting, [please fill out this form to share your input!](#)

# OPEN HOUSE MEETING

## POTENTIAL FACILITY IMPROVEMENTS

**FUTURE AQUATIC AMENITIES & BATHHOUSE**



410 N. Arlington Heights Rd.  
Arlington Heights, IL 60004  
[www.ahpd.org](http://www.ahpd.org) | 847.577.3000

**WEDNESDAY, JUNE 7  
5:30-7PM**

**RECREATION PARK  
500 E. MINER ST.**



**SCAN TO VIEW  
PROPOSED  
CONCEPTS**





410 N. Arlington Heights Rd.  
Arlington Heights, IL 60004  
[www.ahpd.org](http://www.ahpd.org)

The Arlington Heights Park District is leading a planning initiative to Recreation Park facility improvements (future aquatic amenities and bathhouse) and submit an application for funding assistance through an Illinois Department of Natural Resources Park and Recreational Facility Construction Act (PARC) Grant. A community open house meeting will be held to review the proposed concepts:

**Wednesday, June 7, 2023 | 5:30-7PM**  
**Recreation Park | 500 E. Miner Street.**

All members of the public are invited to attend and are welcome to stop in anytime during the open house event to review the proposed concepts, ask questions and provide written comments. Scan the QR code on the other side to view the concepts and provide feedback if you are not able to attend.

We look forward to hearing from you!

Hitchcock Design Group



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[Parks & Facilities+ \(/parks/facilities/\)](#)

[Clubs & Courts+ \(/departments/tennis-and-golf/\)](#)

[Get Involved+ \(/donations/\)](#)

[About Us+ \(/about-ahpd/\)](#)



## Recreation Park Pool and Bathhouse

[Home \(http://www.ahpd.org\)](http://www.ahpd.org)

[PRINT \(https://www.ahpd.org/capital-improvements/recreation-park-pool-and-bathhouse/?print=y\)](#)

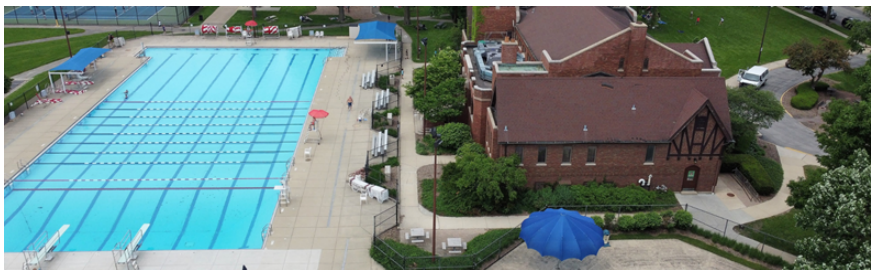
[EMAIL](#)

[A](#) [A](#) [A](#)

[About Us \(/about-ahpd/\)](#)

[Capital Improvements\(/capital-improvements/\)](#) **Recreation Park Pool and Bathhouse**

## Recreation Park Future Aquatic Amenities & Bathhouse



The Arlington Heights Park District is leading a planning initiative to Recreation Park facility improvements (future aquatic amenities and bathhouse) and submit an application for funding assistance through an Illinois Department of Natural Resources [Park and Recreational Facility Construction Act \(PARC\) Grant\(https://dnr.illinois.gov/grants/parc-grant.html\)](#). A community open house meeting will be held to review the proposed concepts on Wednesday, June 7 from 5:30-7PM.

### Open House Meeting

An Open House Meeting will be held on Wednesday, June 7 from 5:30-7PM at Recreation Park to gather community feedback about proposed concepts to the Recreation Park Pool and Bathhouse.

If you missed the Open House or unable to attend, please fill out the form below to share your feedback!

Your Name

E-mail

Comment

999 characters left

**Submit** **Reset**

[About AHPD \(/about-ahpd/\)](#)

[Capital Improvements \(/capital-improvements/\)](#)

**WELCOME TO THE  
RECREATION PARK  
FUTURE AQUATIC AMENITIES AND BATH HOUSE**

OPEN HOUSE 6/7/2023 5:30 – 7:00 PM

Please sign in below if you want to be kept informed of the project. We are applying for a Park and Recreation Facility Construction Act (PARC) Grant through the Illinois Department of Natural Resources. If you are willing to send a letter in support of this project, please mark Yes next to your contact information below. We will provide you a template letter that you can sign and email back to us. Thank you for your interest in this project.

**Please Print**

|    | Name                      | Email or Address              | Agree to Send Letter Supporting PARC Grant<br>Y-YES N-No |
|----|---------------------------|-------------------------------|----------------------------------------------------------|
| 1  | Sheila Cruz               | scruz9753@gmail.com           | Yes                                                      |
| 2  | Nigel Kipping             | n.kipping@comcast.net         |                                                          |
| 3  | Aaron Gabriel             | aaron.gabriel@myrthapools.com | YES!                                                     |
| 4  | PATRICK KIELTY            | pkielty@comcast.net           | YES - IF THE PLAN IS GOOD                                |
| 5  | Luke Brown                | lukebrown1113@gmail.com       | yes                                                      |
| 6  | Adam Boesen               | adamboesen@icloud.com         | yes                                                      |
| 7  | MARCIA LINKE              | melin@amsn.com                | yes                                                      |
| 8  | Joan Schaefer             | joaniesak@yahoo.com           | yes                                                      |
| 9  | Anita M. Pacheco          | anitapacheco10@gmail.com      | YES!!                                                    |
| 10 | Deeann Waltemier          | watk1@comcast.net             | Yes                                                      |
| 11 | Ken Watkinson             | kwatk1@comcast.net            | Yes                                                      |
| 12 | Jay Vichow                | jay.vichow@hotmail.com        | Y                                                        |
| 13 | Jenn Borrell              | jborrell@hotmail.com          | Y                                                        |
| 14 | Tori Hansen               | te_shields@hotmail.com        | yes                                                      |
| 15 | Sean Hansen               | hansen.seanp@gmail.com        | Yes                                                      |
| 16 | Elizabeth Galvan Espinoza | elizabeth_galvan@yahoo.com    | Yes                                                      |
| 17 | Meaghan Hansen            | mehansen83@gmail.com          | yes                                                      |
| 18 | Donald A. Stone           | STONE60@COMCAST.NET           | yes                                                      |

WELCOME TO THE  
RECREATION PARK  
FUTURE AQUATIC AMENITIES AND BATH HOUSE

OPEN HOUSE 6/7/2023 5:30 – 7:00 PM

Please sign in below if you want to be kept informed of the project. We are applying for a Park and Recreation Facility Construction Act (PARC) Grant through the Illinois Department of Natural Resources. If you are willing to send a letter in support of this project, please mark Yes next to your contact information below. We will provide you a template letter that you can sign and email back to us. Thank you for your interest in this project.

Please Print

|       | Name                 | Email or Address              | Agree to Send Letter Supporting PARC Grant |      |
|-------|----------------------|-------------------------------|--------------------------------------------|------|
|       |                      |                               | Y-YES                                      | N-No |
| 19    | TERESA GRABOWSKI     | tgrabaw5136@gmail.com         | Y                                          |      |
| 20    | John Boguslawski     | jboogie725@aol.com            | Y                                          |      |
| 21    | Jim Lutz             | 112 N PINE AVE ARL HTS IL     | Y                                          |      |
| 22&23 | FRANK & LINDA CELMER | 225 E. WING ST #504           | YY                                         |      |
| 24    | DAVID DUPREE         | 490 E. HAVEN ST. A.H. 60005   | Y                                          |      |
| 25    | Anne Trsay           | 211 N. Belmont Ave A.H. 60004 | Y                                          |      |
| 26    | MARK ANDERSON        | anderswim728@gmail            | Y                                          |      |
| 27    | Elye Heaton          | heatonle@gmail.com            | Y                                          |      |
| 28    | Daren Enright        | 212 N Haddon AVE 60004        | Y                                          |      |
| 29    | Brian Larson         | larson.brian.mc@gmail.com     | Y                                          |      |
| 30    | Bob Tortorelli       | 402tort@gmail.com             | Y                                          |      |
| 31    | Nathaniel Loch       | nathanielwloch@gmail.com      | Y                                          |      |
| 32    | The Potsch Family    | potschfamily@gmail.com        | Y                                          |      |
| 33    | John Hayes           | hayesjohn206@gmail.com        | Y                                          |      |
| 34    | Courtney Dadabo      | cbowdell@gmail.com            | Y                                          |      |
| 35    | James Kim            | JamesKim3210@gmail.com        | Yes                                        |      |
| 36    | CHRIS BUCZYNSKY      | cbuczynsky@gmail.com          | Y                                          |      |
| 37    | Kim Franck           | kimfrank@live.com             | Y                                          |      |

Hitchcock Design Group



Support, & Planning - Public Hearing  
Arlington Heights Park District  
Recreation Park Pool and Bathhouse

[illegible]

WELCOME TO THE  
RECREATION PARK  
FUTURE AQUATIC AMENITIES AND BATH HOUSE

OPEN HOUSE 6/7/2023 5:30 – 7:00 PM

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Please Print

|    | Name                | Email or Address           | Agree to Send Letter Supporting PARC Grant |      |
|----|---------------------|----------------------------|--------------------------------------------|------|
|    |                     |                            | Y-YES                                      | N-No |
| 49 | Tom Karow           | tkarow@comcast.net         | Y                                          |      |
| 50 | Doug Forsching      | Andrew.Forsching@gmail.com | Y                                          |      |
| 51 | Paul Culhane        | pculhane828@cs.com         | Y                                          |      |
| 52 | Stephanie Hutzinger | hutzs92@gmail.com          |                                            |      |
| 53 | CHICKIE Kyska       | Kyska1937@att.net          | Y                                          |      |
| 54 | Patricia Hartmann   | Patann1@aol.com            | Y                                          |      |
| 55 | Karin Ford          | Socrates469@yahoo.com      |                                            |      |
| 56 | Mark C. Hartmann    | MrHMuse@AOL.COM            | Y                                          |      |
| 57 | Myles Whitebloom    | mwhitebloom@hotmail.com    | Y                                          |      |
| 58 | Jessica Ford        | fordjek13@gmail.com        | Y                                          |      |
|    |                     |                            |                                            |      |
|    |                     |                            |                                            |      |
|    |                     |                            |                                            |      |
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**Resolution of Authorization**

**PARC Grant Program**

**Resolution of Authorization AHPD Resolution R-6-23**

**PARC/DOC-3**

1. Project Sponsor: Arlington Heights Park District
2. Project Title: Recreation Park Pool and Bath House

The Arlington Heights Park District hereby certifies and acknowledges that it has 100% of the funds necessary to complete the pending PARC project within the timeframes specified herein for project execution, and that failure to adhere to the specified project timeframe or failure to proceed with the project because of insufficient funds or change in local recreation priorities is sufficient cause for project grant termination which will also result in the ineligibility of the local project sponsor for subsequent Illinois DNR indoor or outdoor recreation grant assistance consideration in the next two (2) consecutive grant cycles following project termination.

**ALL Projects**

It is understood that the project should be completed within the timeframe established in the project agreement and the Final Billing reimbursement request must be submitted within one year of the expiration date. Failure to do so will result in the Project Sponsor forfeiting all project reimbursements, and relieves DNR from further payment obligations on the grant.

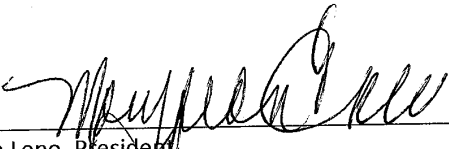
The Arlington Heights Park District further acknowledges and certifies that it will comply with all terms, conditions and regulations of 1) the Park and Recreational Facility Construction Grant Program (PARC) (17 IL Adm. Code 3070) 2) the federal Uniform Relocation Assistance & Real Property Acquisition Policies Act of 1970 (P.L. 91-646) and/or the Illinois Displaced Persons Relocation Act (310 ILCS 40 et. seq.), as applicable, 3) the Illinois Human Rights Act (775 ILCS 5/1-101 et.seq.), 4) Title VI of the Civil Rights Act of 1964, (P.L. 83-352), 5) the Age Discrimination Act of 1975 (P.L. 94-135), 6) the Civil Rights Restoration Act of 1988, (P.L. 100-259) and 7) the Americans with Disabilities Act of 1990 (PL 101-336); and will maintain the project area in an attractive and safe condition, keep the facilities open to the general public during reasonable hours consistent with the type of facility, cease any farming operations, and obtain from the Illinois DNR written approval for any change or conversion of approved outdoor recreation use of the project site prior to initiating such change or conversion; and for property acquired with PARC assistance, agree to place a covenant restriction on the project property deed at the time of recording that stipulates the property must be used, in perpetuity, for public indoor or outdoor recreation purposes in accordance with the PARC programs and cannot be sold or exchanged, in whole or part, to another party without approval from the Illinois DNR.

BE IT FURTHER PROVIDED that the Arlington Heights Park District certifies to the best of its knowledge that the information provided within the attached application is true and correct.

This Resolution of Authorization has been duly discussed and adopted by the Arlington Heights Park District at a legal meeting held on the 13<sup>th</sup> day of June, 2023.



Public Hearing, Local Support, & Planning - Resolution of Authorization  
Arlington Heights Park District  
Recreation Park Pool and Bathhouse

  
\_\_\_\_\_  
Maryfran Leno, President  
6-13-23  
Date

  
\_\_\_\_\_  
ATTESTED BY:  
Carrie A. Fullerton, Executive Director  
6-13-23  
Date

Resident Comment Cards

COMMENT CARD  
OPEN HOUSE 6/7/2023 5:30 – 7:00 PM

RECREATION PARK  
FUTURE AQUATIC AMENITIES AND BATH HOUSE

Optional: Name Aaron Gabriel Email: aaron.gabriele  
847-373-5715 myrthapools.com

Hoping AHPD and FGM will take a look at my  
company's Renovation approach to saving pools!  
I am confident that our approach could save big  
dollars while providing a first-class facility that  
uses materials wisely and will last for generations!

62

COMMENT CARD  
OPEN HOUSE 6/7/2023 5:30 – 7:00 PM

RECREATION PARK  
FUTURE AQUATIC AMENITIES AND BATH HOUSE

Optional: Name James Kim Email: James Kim 3210@gmail.com

- Love the sprayground idea
- please consider free times for those that may not be able to afford. Rolling Meadows does like M-Sun - 9-1030am as free
- preschool - Please do not forget Mrs. Petro. that is @ Rec
- Please do not forget C.A.P. that is @ Rec

COMMENT CARD  
OPEN HOUSE 6/7/2023 5:30 – 7:00 PM

RECREATION PARK  
FUTURE AQUATIC AMENITIES AND BATH HOUSE

Optional: Name Myles Whit

Email: mwhite65@aol.com

Possibly add some more durable sun protection on new upper pool deck. Especially in the corner on each end, but also throughout area. Maybe even some pergula in certain areas. I think simple table umbrellas won't be very durable and don't provide much sun protection. Thanks for considering.



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RECREATION PARK  
FUTURE AQUATIC AMENITIES AND BATH HOUSE

Optional: Name Tanny Weisgram Email: tannyweisgram@comcast.net

Need to keep Rec pool AS IS after demolition.

Rec park + Arc rejuvenated my lower body. legs  
drvier lect <sup>effects</sup> vaccines for COVID.

The children use the entire Rec pool. When they jump  
into the deep water : Lifeguards kick out the adults  
We are told by staff : Children (babies) must have  
deep water so that men can fit into Rec pool.

We had brown out last summer when parents  
neglected to have swimming diapers on son.

(over)

This happened when all lap swimmers, adult deep water swimmers were kicked out.

P) alternative Pioneer has a) no depth The 3 lap lanes were constantly jumped into Lappers space. However the huge wading pool is available at Pioneer.

Rec does not need to have the depth of the pool decreased as Rec attended meetings for Pioneer

"reconstruction" They were not satisfied that Pioneer became - a no place to swim laps!

I have enjoyed Rec, because the <sup>Steve</sup> place has listened to our concerns, <sup>Steve</sup> saved Lap swimming and increased the Length of the time by allowing <sup>all</sup> to keep us swimming. P) Need to have <sup>lap</sup> swimmers allowed to speak with designer of pool. (50)

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RECREATION PARK  
FUTURE AQUATIC AMENITIES AND BATH HOUSE

Optional: Name \_\_\_\_\_

Email: \_\_\_\_\_

- Recommended wading pool & splash pad features (not just splash pad)
- Preschool somewhere on property

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COMMENT CARD  
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RECREATION PARK  
FUTURE AQUATIC AMENITIES AND BATH HOUSE

Optional: Name Ben Kim

Email: joelkim@gmail.com

What about the preschool program? } both are  
What about the remake CAP program? } needed in this  
If the referendum doesn't pass what about the } community  
sister pools? }



COMMENT CARD  
OPEN HOUSE 6/7/2023 5:30 – 7:00 PM

RECREATION PARK  
FUTURE AQUATIC AMENITIES AND BATH HOUSE

Optional: Name Tammy Petricca

Email: twee10@comcast.net

Please consider conserving the concession portion of the existing  
bathhouse. It is representative of a specific architectural area  
and could be used to house pre-school (which our neighborhood  
definitely needs!), CAP, summer camps, Brontë's days. It could  
also be a potential rental space, warming/cooling house for  
ice skating/pickleball.

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COMMENT CARD  
OPEN HOUSE 6/7/2023 5:30 – 7:00 PM

RECREATION PARK  
FUTURE AQUATIC AMENITIES AND BATH HOUSE

Optional: Name Courtney Dadabo Email: cbowdell@gmail.com

This is the only outdoor 50 meter pool in the Arlington Heights  
park district. It is the "anchor" of the summer swim programs,  
hosting the annual swim meet as well as providing the  
adults in Arlington Heights the full length pool. Updating its  
facilities as well as its equipment to keep the pool in prime  
condition is important to its continued use, as well as important  
to the A.H. Swimming Community. Thank you for your  
consideration.

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RECREATION PARK  
FUTURE AQUATIC AMENITIES AND BATH HOUSE

Optional: Name Nathan Hirsch

Email: nathanhirsch11@gmail.com

I'm so excited to have a skate park in town!  
As an "older" (35 years old) skater, I'd be excited to  
have some obstacles that are accessible for skaters  
of all levels and can be fun while not being too  
intimidating. The addition of small stair sets +  
low handrails, pump tracks, and low to medium  
ledges would be much appreciated.

COMMENT CARD  
OPEN HOUSE 6/7/2023 5:30 - 7:00 PM

RECREATION PARK  
FUTURE AQUATIC AMENITIES AND BATH HOUSE

Optional: Name Tori Hansen + Sean Hansen Email: te\_shields@hotmail.com

Deeper pool depth for the lap lane area would be better  
for swimming. Also, the ability to have a regulation  
water polo layout in the deep end / lane area would open possibilities  
for the youth programs and even a possible revenue generating  
adult league. The splash pad area would be nice if it could  
be joined to a small kids pool not just splash zone. The  
family lockers should all be wet locker rooms to better  
facilitate family accessibility, similar to the ARC but more  
coat hooks and a higher lock so little kids can't lock/unlock  
doors. →



Also, detachable shower handles for the family lockers  
would be great.

**Public Comments**  
**Recreation Park PARC Grant to Pool and Bathhouse 2023**  
**Last updated 6/8/2023**

1. 5/31/23 Molly Geli [molly.geli@gmail.com](mailto:molly.geli@gmail.com)

Comment: Comment: My family of 4 resides in AH and is thrilled with the variety of pool options. All are within a 10 min drive. As a competitive swimmer of 15 years and member of a Division I swim team, I understand the absolute importance of having a 50 meter pool available to the competitive swimmers in AH. While the 50 meter pool is important as well due to the large space it provides, it is essential that swimmers have the ability to train in a 50 meter environment. I still to this day swim every Saturday and Sunday where 50 meter swimming is available. I realize renovations may come to rec park pool, but PLEASE do not get rid of the only 50 meter option swimmers in AH have.

I am also the mother to a neurodiverse child. the 50 meter pool size is also important to our family because the size is large enough to provide space for my son to swim. The other pools are smaller and more crowded and he cannot tolerate the noise and crowd. Please think about the diverse kids in this community.

2. 5/31/2023 Elaine Schreck [elaine.petricca@gmail.com](mailto:elaine.petricca@gmail.com)

Comment: Comment: 1. Is there a ramp on both sides of the front entrance? Coming from the playground it looks like a long walkaround with a stroller or wheelchair to the proposed ramp.

2. It would be great to upgrade the baby pool to have a few spray features or other amenities. I would rather NOT just have a splash pad, because there is currently no other zero depth option in the big pool.

3. I encourage the PD to use the existing pool house creatively in the future! It is not as "historic" as the main building, but it is still part of the character of the park.

4. I do value the PD programming that happens in the Rec building (preschool, CAP, classes, etc) and would love to see that continue to some extent in the basement or maybe the renovated (current) bath house.

5. Would the current concessions area be repurposed? Maybe green space?

Thank you for these much needed improvements to our beautiful pool!

3. 5/31/2023 Lauren Wysocke [lkolod@gmail.com](mailto:lkolod@gmail.com)

Comment: Hi! I did not see the concept the plans for the pool itself, but I would love to see kid/family areas. Slides, diving boards, splash pad.. all would be fun!

4. 5/31/23 Christopher Geli [christopher.geli@gmail.com](mailto:christopher.geli@gmail.com)

Comment: It would be great if a playground could be incorporated within the fenced in pool grounds.

5. 6/1/23 Karen Hill [karenhill2007@yahoo.co.uk](mailto:karenhill2007@yahoo.co.uk)

Comment: I think that there needs to be an ADA ramp at the back of the building leading to the pool. I think the vast majority of people prefer individual and family style stalls so I would increase those. Ensure at least one adult changing table is available for disabled older kids/adults.

6. 6/1/23 Barb Freda [bafreda@comcast.net](mailto:bafreda@comcast.net)

Comment: While so many park district facilities have been improved over the years it is about time something is done to improve Rec Park. It is a disgrace. Our pool is outdated, along with the changing facilities and it would be nice to have it mimic Pioneer. Although the main building is a nod to our past, and potentially a historical site, something needs to be done to this as well. And please do not tell us that all this cannot be done because it will disrupt the 4th of July festival and festivities. With proper planning it can be accomplished. I'm tired that my tax dollars are doing nothing to improve this facility in my own neighborhood.

7. 6/1/2023 Mary Ann Hetreed [maryannhetreed204@gmail.com](mailto:maryannhetreed204@gmail.com)

Comment: Too much money goes into outdoor pools in Arlington Heights. The incredibly short season makes it ridiculous to have so many outdoor pools to maintain. Make Rec Park into another indoor pool since there's more room to expand compared to the one indoor pool we have.

Hitchcock Design Group

**Public Comments**  
**Recreation Park PARC Grant to Pool and Bathhouse 2023**  
**Last updated 6/8/2023**

8. 6/1/2023 Robert Tambling

[Rttqb4@yahoo.com](mailto:Rttqb4@yahoo.com)

Comment: of all the parks in Arlington Heights I believe recreation Park to be the best. yes, it does need improvements. However, I do not believe the improvements that are required are as drastic as many people may perceive. A little well-planned land scape, being with screening will go a long way towards improving the aesthetics of the pool area, and the pool house for that matter, whatever is ultimately done, I hope some of its present characteristics are retained for their charm.

9. 6/1 Lauren Hiebert

[lauren.hiebert@gmail.com](mailto:lauren.hiebert@gmail.com)

Comment: Would you do away with the current pool house facility? If so, what is replacing that area--pool expansion? The proposed facility seems more of a hassle to navigate than the current one--I'm wondering why what is already there cannot be updated and modified? And will the whole new proposed complex be devoted as a pool house, no more gym or rooms for activities? Thank you.

10. 6/5 Whitney Smith

[whitney.dubs@gmail.com](mailto:whitney.dubs@gmail.com)

Comment: Wondering if the pool will be a lap pool only, or have areas conducive to more fun/play for families with kids of various ages. Interested as a rec park neighbor with young and growing kids. What is the proposed timeline for construction and changes? Overall, I'm interested in these changes and would vote in support of them.

11. 6/6/23 Dave Dupree

[david.dupree7@gmail.com](mailto:david.dupree7@gmail.com)

Comment: For the new pool, please maximize the number of lap lanes (deep end and shallow end). As you know during summer lap swim (25 yds) there are a larger number of participants. It is usually fairly crowded. Currently there is space in the shallow area that is not set up for lap lanes. I realize that for swim competitions you do not want to use the shallow area due to the swim teams diving into the lane. That may be why the shallow end does not have the stripes. However for adult lap swim, no diving is happening, and the shallow lanes would be perfect for lap swimming.

12. 6/7/2023 Andrea Karle

[thekarles@gmail.com](mailto:thekarles@gmail.com)

Comment: I understand the need for accessibility but these drawings didn't address the pool. Most of the other districts have much more fun family pools than Arlington Heights. There are no pools in Arlington Heights that even compete with the other districts. Our pools are boring. Is this literally just replacing the same pool with another rectangle pool?

13. 6/7/2023 Andrew Daniels

[awdaniels17@yahoo.com](mailto:awdaniels17@yahoo.com)

Comment: This sounds amazing. What is the potential timeline?

14. 6/7/2023 Kirsten Kingsley

[kirsten@kingsleyginnodo.com](mailto:kirsten@kingsleyginnodo.com)

Comment: The intended design for the WPA building does not respect the dignity of the building. The design will destroy the integrity of the building the AHPD claims to be keeping. The soul of the building will be destroyed if these changes/designs are not done with great care. It is understood that the building is not listed on the National Historic Record, but it should be treated as if it were. If the NPS guidelines for historic structures were followed, the project could be a success. These simple guidelines would make the building MORE beautiful. The AHPD could potentially be seen as a leader and set an example of how to preserve and conserve while maintaining function and programming. This building is the origin place of the AHPD so respect it and don't treat it in the same manner as the new AHPD buildings. This building needs to be different. It is the center piece of where AHPD started. Please respect it and follow the Secretary of the Interior Guidelines for Historic Structures.

**Public Comments**  
**Recreation Park PARC Grant to Pool and Bathhouse 2023**  
**Last updated 6/8/2023**

15. 6/7/2023 Lindsay Heitz [lclaatsch@gmail.com](mailto:lclaatsch@gmail.com)  
Comment: Yes please!!! Rec needs to be improved. The building needs to be wheelchair accessible and the pool area needs to be more kid friendly.

**OPEN HOUSE**

16. 6/8/2023 Keith Ginnodo (via email) [keith@kingsleyginnodo.com](mailto:keith@kingsleyginnodo.com)  
Comment: I am disappointed. Again. This design was already rejected 11 years ago. The treatment of the WPA building and existing bathhouse is simply wrong. This plan would ruin 2! important buildings! The main space was designed as a gym, not a locker room. The front of the building would be significantly and negatively altered. The ramp would be 100' long! The street front would look like a hand over the mouth. The front steps are architecturally important, better to fix them and find a better solution for accessibility. The gym has an 18' ceiling, a dropped ceiling would be a disgrace. The windows in the gym are 10' tall and look into the locker rooms and a dead-end hallway. The existing bathhouse would be torn down, including the roundhouse, designed by the same architect as the Penguin House at Lincoln Park Zoo and the pedestrian bridge over Lake Shore Drive. Better to keep the gym building AND the roundhouse. Make a new bathhouse and keep the valued community programs going in the gym.

17. 6/7/2023 Tori & Sean Hansen [te\\_shields@hotmail.com](mailto:te_shields@hotmail.com)  
Comment: Deeper pool depth for the lap lane area would be better for swimming. Also, the ability to have a regulation water polo layout in the deep end 1 lane area would open possibilities for the path programs and even a possible revenue generating adult league. The splash pad area would be nice if it could be joined to a small kids pool not just splash zone. The family lockers should all be wet locker rooms to better facilitate family accessibility. Similar to the ARC but more coat hooks and a higher lock so little kids can't lock/unlock doors. Also, detachable shower handles for the family lockers would be great.

18. 6/7/2023 No Name  
Comment: Recommend wading pool and splash pad features (not just in the splash pad). Preschool somewhere on the property.

19. 6/7/2023 Jen Kim [jbelkim@gmail.com](mailto:jbelkim@gmail.com)  
Comment: What about the preschool program?! What about the remote CAP program?! Both are needed in this community. If the referendum doesn't pass, what about the sister pools?

20. 6/7/2023 Tammy Petricca [twee10@copmcast.net](mailto:twee10@copmcast.net)  
Comment: Please consider conserving the concession portion of the existing bathhouse. It is representative of a specific architectural era and could be used to house pre-school (which our neighborhood definitely needs!), CAP, summer camps, Frontier Days. It could also be a potential rental space, warming/cooling house for ice skating/pickleball.

21. 6/7/2023 Courtney Dadabo [cbowdell@gmail.com](mailto:cbowdell@gmail.com)  
Comment: This is the only outdoor 50 meter pool in Arlington Heights park district. It is the "anchor" of summer swim programs, hosting the annual swim meet as well as providing the adults in Arlington Heights the full length pool. Updating its facilities as well as equipment to keep the pool in prime condition is important to it's continued use, as well as important to the A.H. swimming community. Thank you for your consideration.



**Public Comments**  
**Recreation Park PARC Grant to Pool and Bathhouse 2023**  
**Last updated 6/8/2023**

22. 6/7/2023 Nathan Hirsch [nathanhirsch11@gmail.com](mailto:nathanhirsch11@gmail.com)  
Comment: I'm so excited to have a skate park in town! As an "older" (35 years old) skater, I'd be excited to have some obstacles that are accessible for skaters of all levels and can be fun while not being too intimidating. The addition of small stair sets and low handrails, pump tracks, and low to medium ledges would be much appreciated!
23. 6/7/2023 Tanny Weisgram [tannyweisgram@comcast.net](mailto:tannyweisgram@comcast.net)  
Comment: Need to keep Rec pool AS IS after demolition. Rec Park and ARC rejuvenated my lower body, legs, derriere, feet, due to effects of vaccines for covid. The children use the entire Rec pool. When they jump into the deep water, lifeguards kick out the adults. We are told by staff: children (babies) must have deep water so 6 feet (?) fit into Rec pool. We had brownout last summer when parents neglected to have swimming diapers on son. This happened when all the lap swimmers, adult deep-water swimmers were kicked out.  
Alternative, Pioneer has a) no depth (zero depth). The 3 lap lanes were constantly jumped into the lappers space. However, the huge wading pool is available at Pioneer.  
Rec does not need to have the depth of the pool decreased as Rec attended meetings for Pioneer "reconstruction". They were not satisfied that Pioneer became – a no place to swim laps! I have enjoyed Rec because of Steve (Neill), the place has listened to our concerns, Steve saved lap swimming and increased the length of time by allowing all to keep swimming.  
Need to have lap swimmers allowed to speak with designer of pool 😊
24. 6/7/2023 Carrie Young NONE  
Comment: We are so excited about the new skate park! But reviewing the plans (?) this won't be used much as the current layout is for advanced bowl skaters. Please check out "Safe Skate Spot" style parks. As a novice skater I know it would be a great challenge to go in the bowl, but a pump track can be used by all levels of skaters.
25. 6/7/2023 Aaron Gabriel [aaron.gabriel@myrthapools.com](mailto:aaron.gabriel@myrthapools.com)  
Comment: Hoping AHPD and FGM will take a look at my company's Renovation approach to saving pool! I am confident that our approach could save big dollars while providing a first-class facility that uses materials wisely and will last for generations.
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Arlington Heights Park District

2h · 🌐

The Arlington Heights Park District is leading a planning initiative to Recreation Park facility improvements (future aquatic amenities and bathhouse). A community open house meeting is being held next Wednesday, June 7 from 5:30-7PM to review the proposed concepts. All members of the public are invited to attend.

If you cannot attend the meeting, you can view the concepts and share your input through this online form: [bit.ly/3MHtcJA](https://bit.ly/3MHtcJA)

OPEN HOUSE MEETING:

RECREATION PARK FACILITY IMPROVEMENTS

FUTURE AQUATIC AMENITIES AND BATHHOUSE

WEDNESDAY, JUNE 7 | 5:30-7PM

RECREATION PARK | 500 E. MINER ST.



Arlington Heights Park District

FACEBOOK

Arlington Heights Park District

@AHParkDistrict

AHPD is leading a planning initiative to Recreation Park facility improvements (future aquatic amenities and bathhouse). An open house meeting for all members of the public is being held on 6/7 from 5:30-7PM to review the proposed concepts. Details at [bit.ly/3MHtcJA](https://bit.ly/3MHtcJA)

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Arlington Heights Park District

TWITTER

ahparkdistrict

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Edited · 2h

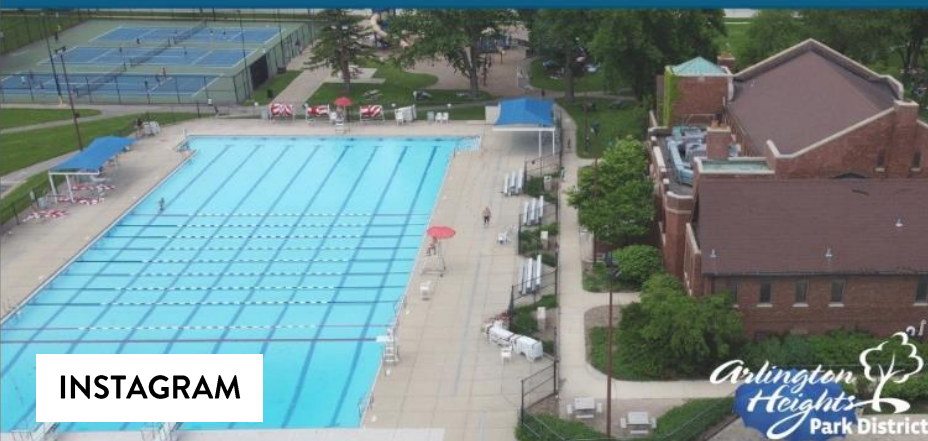
OPEN HOUSE MEETING:

RECREATION PARK FACILITY IMPROVEMENTS

FUTURE AQUATIC AMENITIES AND BATHHOUSE

WEDNESDAY, JUNE 7 | 5:30-7PM

RECREATION PARK | 500 E. MINER ST.



Arlington Heights Park District

View insights

Boost post

Liked by [strollscarsdale](#) and 7 others

2 HOURS AGO

MONTHLY NEWSLETTER

EVENTS

Wednesday, June 7 | Recreation Park Open House Meeting | 5:30-7PM | Recreation Park

The Arlington Heights Park District is leading a planning initiative to Recreation Park facility improvements (future aquatic amenities and bathhouse). All members of the public are invited to attend. If you cannot attend the meeting, [please fill out this form to share your input!](#)

Page 247 of 471

COMMENT CARD  
OPEN HOUSE 6/7/2023 5:30 – 7:00 PM

RECREATION PARK  
FUTURE AQUATIC AMENITIES AND BATH HOUSE

Optional: Name CAMRE YOUNG

Email: \_\_\_\_\_

We are so excited about the new skate park! But  
reviewing the plans are concerned this won't be used  
much as the current layout is for advanced bowl  
features. please check out "SAFE skate spot" style parks.  
As a novice skater I know it would be a great  
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can be used by all levels of skaters

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RECREATION PARK  
FUTURE AQUATIC AMENITIES AND BATH HOUSE

Optional: Name Aaron Gabriel  
847-373-5715

Email: aaron.gabriel@  
myrthapools.com

Hoping ATPD and FGM will take a look at my  
company's Renovation approach to saving pools!  
I am confident that our approach could save big  
dollars while providing a first-class facility that  
uses materials wisely and will last for generations!



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RECREATION PARK  
FUTURE AQUATIC AMENITIES AND BATH HOUSE

Optional: Name James Kim

Email: James Kim 3210@gmail.com

- Love the sprayground idea
- please consider free times for those that may not be able to afford. Rolling Meadows does like M-Sun - 9-1030am as free
- preschool - Please do not forget Mrs. Petro. that is @ Rec
- Please do not forget C.A.P. that is @ Rec

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FUTURE AQUATIC AMENITIES AND BATH HOUSE

Optional: Name Myles Whit

Email: mwhite6302  
hotmail.com

Possibly add some more durable sun protection on new upper pool decks. Especially in the corner on each end, but also throughout area. Maybe even some pergula in certain areas. I think simple table umbrellas won't be very durable and don't provide much sun protection. Thanks for considering.

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RECREATION PARK  
FUTURE AQUATIC AMENITIES AND BATH HOUSE

Optional: Name Tanny Weisgram Email: tannyweisgram@comcast.net

Need to keep Rec pool AS IS after demolition.

Rec park + Arc rejuvenated my lower body. legs  
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The children use the entire Rec pool. When they jump  
into the deep water : Lifeguards kick out the adults  
we are told by staff : Children (babies) must have  
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Optional: Name \_\_\_\_\_

Email: \_\_\_\_\_

- Recommended wading pool & splash pad features (not just splash pad)
- Preschool somewhere on property

RECREATION PARK  
FUTURE AQUATIC AMENITIES AND BATH HOUSE

Optional: Name Ben Kim

Email: joelkim@gmail.com

What about the preschool program? } both are  
What about the remake CAP program? } needed in this  
community

If the referendum doesn't pass what about the  
sister pools?

RECREATION PARK  
FUTURE AQUATIC AMENITIES AND BATH HOUSE

Optional: Name Tammy Petricea

Email: twee10@comcast.net

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ice skating/pickleball

**RECREATION PARK  
FUTURE AQUATIC AMENITIES AND BATH HOUSE**

**Optional: Name** Courtney Dadebo **Email:** cbowdell@gmail.com

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Email: nathanhirsch11@gmail.com

I'm so excited to have a skate park in town!

As an "older" (35 years old) skater, I'd be excited to have some obstacles that are accessible for skaters of all levels and can be fun while not being too intimidating. The addition of small stair sets + low handrails, pump tracks, and low to medium ledges would be much appreciated.

COMMENT CARD  
OPEN HOUSE 6/7/2023 5:30 – 7:00 PM

RECREATION PARK  
FUTURE AQUATIC AMENITIES AND BATH HOUSE

Optional: Name Tori Hansen + Sean Hansen Email: te\_shields@hotmail.com

Deeper pool depth for the lap lane area would be better for swimming. Also, the ability to have a regulation water polo layout in the deep end / lane area would open possibilities for the water programs and even a possible revenue generating adult league. The splash pad area would be nice if it could be joined to a small kids pool not just splash zone. The family lockers should all be wet locker rooms to better facilitate family accessibility, similar to the ARC but more coat hooks and a higher lock so little kids can't lock/unlock doors. ➔

Also, detachable shower handles for the family lockers  
would be great.

**Public Comments via Email and Website**  
**Recreation Park PARC Grant to Pool and Bathhouse 2023**  
**Last updated 6/12/2023**

1. 5/31/23 Molly Geli [molly.geli@gmail.com](mailto:molly.geli@gmail.com)

Comment: Comment: My family of 4 resides in AH and is thrilled with the variety of pool options. All are within a 10 min drive. As a competitive swimmer of 15 years and member of a Division I swim team, I understand the absolute importance of having a 50 meter pool available to the competitive swimmers in AH. While the 50 meter pool is important as well due to the large space it provides, it is essential that swimmers have the ability to train in a 50 meter environment. I still to this day swim every Saturday and Sunday where 50 meter swimming is available. I realize renovations may come to rec park pool, but PLEASE do not get rid of the only 50 meter option swimmers in AH have.

I am also the mother to a neurodiverse child. the 50 meter pool size is also important to our family because the size is large enough to provide space for my son to swim. The other pools are smaller and more crowded and he cannot tolerate the noise and crowd. Please think about the diverse kids in this community.

2. 5/31/2023 Elaine Schreck [elaine.petricca@gmail.com](mailto:elaine.petricca@gmail.com)

Comment: Comment: 1. Is there a ramp on both sides of the front entrance? Coming from the playground it looks like a long walkaround with a stroller or wheelchair to the proposed ramp.

2. It would be great to upgrade the baby pool to have a few spray features or other amenities. I would rather NOT just have a splash pad, because there is currently no other zero depth option in the big pool.

3. I encourage the PD to use the existing pool house creatively in the future! It is not as "historic" as the main building, but it is still part of the character of the park.

4. I do value the PD programming that happens in the Rec building (preschool, CAP, classes, etc) and would love to see that continue to some extent in the basement or maybe the renovated (current) bath house.

5. Would the current concessions area be repurposed? Maybe green space?

Thank you for these much needed improvements to our beautiful pool!

3. 5/31/2023 Lauren Wysocke [lkolod@gmail.com](mailto:lkolod@gmail.com)

Comment: Hi! I did not see the concept the plans for the pool itself, but I would love to see kid/family areas. Slides, diving boards, splash pad.. all would be fun!

4. 5/31/23 Christopher Geli [christopher.geli@gmail.com](mailto:christopher.geli@gmail.com)

Comment: It would be great if a playground could be incorporated within the fenced in pool grounds.

5. 6/1/23 Karen Hill [karenhill2007@yahoo.co.uk](mailto:karenhill2007@yahoo.co.uk)

Comment: I think that there needs to be an ADA ramp at the back of the building leading to the pool. I think the vast majority of people prefer individual and family style stalls so I would increase those. Ensure at least one adult changing table is available for disabled older kids/adults.

6. 6/1/23 Barb Freda [bafreda@comcast.net](mailto:bafreda@comcast.net)

Comment: While so many park district facilities have been improved over the years it is about time something is done to improve Rec Park. It is a disgrace. Our pool is outdated, along with the changing facilities and it would be nice to have it mimic Pioneer. Although the main building is a nod to our past, and potentially a historical site, something needs to be done to this as well. And please do not tell us that all this cannot be done because it will disrupt the 4th of July festival and festivities. With proper planning it can be accomplished. I'm tired that my tax dollars are doing nothing to improve this facility in my own neighborhood.

7. 6/1/2023 Mary Ann Hetreed [maryannhetreed204@gmail.com](mailto:maryannhetreed204@gmail.com)

Comment: Too much money goes into outdoor pools in Arlington Heights. The incredibly short season makes it ridiculous to have so many outdoor pools to maintain. Make Rec Park into another indoor pool since there's more room to expand compared to the one indoor pool we have.



**Public Comments via Email and Website**  
**Recreation Park PARC Grant to Pool and Bathhouse 2023**  
**Last updated 6/12/2023**

8. 6/1/2023 Robert Tambling [Rttqb4@yahoo.com](mailto:Rttqb4@yahoo.com)

Comment: of all the parks in Arlington Heights I believe recreation Park to be the best. yes, it does need improvements. However, I do not believe the improvements that are required are as drastic as many people may perceive. A little well-planned land scape, being with screening will go a long way towards improving the aesthetics of the pool area, and the pool house for that matter, whatever is ultimately done, I hope some of its present characteristics are retained for their charm.

9. 6/1 Lauren Hiebert [lauren.hiebert@gmail.com](mailto:lauren.hiebert@gmail.com)

Comment: Would you do away with the current pool house facility? If so, what is replacing that area--pool expansion? The proposed facility seems more of a hassle to navigate than the current one--I'm wondering why what is already there cannot be updated and modified? And will the whole new proposed complex be devoted as a pool house, no more gym or rooms for activities? Thank you.

10. 6/5 Whitney Smith [whitney.dubs@gmail.com](mailto:whitney.dubs@gmail.com)

Comment: Wondering if the pool will be a lap pool only, or have areas conducive to more fun/play for families with kids of various ages. Interested as a rec park neighbor with young and growing kids. What is the proposed timeline for construction and changes? Overall, I'm interested in these changes and would vote in support of them.

11. 6/6/23 Dave Dupree [david.dupree7@gmail.com](mailto:david.dupree7@gmail.com)

Comment: For the new pool, please maximize the number of lap lanes (deep end and shallow end). As you know during summer lap swim (25 yds) there are a larger number of participants. It is usually fairly crowded.

Currently there is space in the shallow area that is not set up for lap lanes.

I realize that for swim competitions you do not want to use the shallow area due to the swim teams diving into the lane. That may be why the shallow end does not have the stripes.

However for adult lap swim, no diving is happening, and the shallow lanes would be perfect for lap swimming.

12. 6/7/2023 Andrea Karle [thekarles@gmail.com](mailto:thekarles@gmail.com)

Comment: I understand the need for accessibility but these drawings didn't address the pool. Most of the other districts have much more fun family pools than Arlington Heights. There are no pools in Arlington Heights that even compete with the other districts. Our pools are boring. Is this literally just replacing the same pool with another rectangle pool?

13. 6/7/2023 Andrew Daniels [awdaniels17@yahoo.com](mailto:awdaniels17@yahoo.com)

Comment: This sounds amazing. What is the potential timeline?

14. 6/7/2023 Kirsten Kingsley [kirsten@kingsleyginnodo.com](mailto:kirsten@kingsleyginnodo.com)

Comment: The intended design for the WPA building does not respect the dignity of the building. The design will destroy the integrity of the building the AHPD claims to be keeping. The soul of the building will be destroyed if these changes/designs are not done with great care. It is understood that the building is not listed on the National Historic Record, but it should be treated as if it were. If the NPS guidelines for historic structures were followed, the project could be a success. These simple guidelines would make the building MORE beautiful. The AHPD could potentially be seen as a leader and set an example of how to preserve and conserve while maintaining function and programming. This building is the origin place of the AHPD so respect it and don't treat it in the same manner as the new AHPD buildings. This building needs to be different. It is the center piece of where AHPD started. Please respect it and follow the Secretary of the Interior Guidelines for Historic Structures.

**Public Comments via Email and Website**  
**Recreation Park PARC Grant to Pool and Bathhouse 2023**  
**Last updated 6/12/2023**

15. 6/7/2023

Lindsay Heitz

[lclaatsch@gmail.com](mailto:lclaatsch@gmail.com)

Comment: Yes please!!! Rec needs to be improved. The building needs to be wheelchair accessible and the pool area needs to be more kid friendly.

**OPEN HOUSE Comments Dated 6/7/2023**

16. 6/7/2023

Tori & Sean Hansen

[te\\_shields@hotmail.com](mailto:te_shields@hotmail.com)

Comment: Deeper pool depth for the lap lane area would be better for swimming. Also, the ability to have a regulation water polo layout in the deep end 1 lane area would open possibilities for the path programs and even a possible revenue generating adult league. The splash pad area would be nice if it could be joined to a small kids pool not just splash zone. The family lockers should all be wet locker rooms to better facilitate family accessibility. Similar to the ARC but more coat hooks and a higher lock so little kids can't lock/unlock doors. Also, detachable shower handles for the family lockers would be great.

17. 6/7/2023

No Name

Comment: Recommend wading pool and splash pad features (not just in the splash pad). Preschool somewhere on the property.

18. 6/7/2023

Jen Kim

[jbelkim@gmail.com](mailto:jbelkim@gmail.com)

Comment: What about the preschool program?! What about the remote CAP program?! Both are needed in this community. If the referendum doesn't pass, what about the sister pools?

19. 6/7/2023

Tammy Petricca

[twee10@copmcast.net](mailto:twee10@copmcast.net)

Comment: Please consider conserving the concession portion of the existing bathhouse. It is representative of a specific architectural era and could be used to house pre-school (which our neighborhood definitely needs!), CAP, summer camps, Frontier Days. It could also be a potential rental space, warming/cooling house for ice skating/pickleball.

20. 6/7/2023

Courtney Dadabo

[cbowdell@gmail.com](mailto:cbowdell@gmail.com)

Comment: This is the only outdoor 50 meter pool in Arlington Heights park district. It is the "anchor" of summer swim programs, hosting the annual swim meet as well as providing the adults in Arlington Heights the full length pool. Updating its facilities as well as equipment to keep the pool in prime condition is important to it's continued use, as well as important to the A.H. swimming community. Thank you for your consideration.

21. 6/7/2023

Nathan Hirsch

[nathanhirsch11@gmail.com](mailto:nathanhirsch11@gmail.com)

Comment: I'm so excited to have a skate park in town! As an "older" (35 years old) skater, I'd be excited to have some obstacles that are accessible for skaters of all levels and can be fun while not being too intimidating. The addition of small stair sets and low handrails, pump tracks, and low to medium ledges would be much appreciated!

22. 6/7/2023

Tanny Weisgram

[tannyweisgram@comcast.net](mailto:tannyweisgram@comcast.net)

Comment: Need to keep Rec pool AS IS after demolition. Rec Park and ARC rejuvenated my lower body, legs, derriere, feet, due to effects of vaccines for covid. The children use the entire Rec pool. When they jump into the deep water, lifeguards kick out the adults. We are told by staff: children (babies) must have deep water so 6 feet (?) fit into Rec pool. We had brownout last summer when parents neglected to have swimming diapers on son. This happened when all the lap swimmers, adult deep-water swimmers were kicked out. Alternative, Pioneer has a) no depth (zero depth). The 3 lap lanes were constantly jumped into the lappers space. However, the huge wading pool is available at Pioneer.

**Public Comments via Email and Website**  
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**Last updated 6/12/2023**

Rec does not need to have the depth of the pool decreased as Rec attended meetings for Pioneer “reconstruction”. They were not satisfied that Pioneer became – a no place to swim laps! I have enjoyed Rec because of Steve (Neill), the place has listened to our concerns, Steve saved lap swimming and increased the length of time by allowing all to keep swimming.

Need to have lap swimmers allowed to speak with designer of pool 😊

23. 6/7/2023 Carrie Young NONE

Comment: We are so excited about the new skate park! But reviewing the plans (?) this won't be used much as the current layout is for advanced bowl skaters. Please check out “Safe Skate Spot” style parks. As a novice skater I know it would be a great challenge to go in the bowl, but a pump track can be used by all levels of skaters.

24. 6/7/2023 Aaron Gabriel [aaron.gabriel@myrthapools.com](mailto:aaron.gabriel@myrthapools.com)

Comment: Hoping AHPD and FGM will take a look at my company's Renovation approach to saving pool! I am confident that our approach could save big dollars while providing a first-class facility that uses materials wisely and will last for generations.

25. 6/7/2023 James Kim [jameskim3210@gmail.com](mailto:jameskim3210@gmail.com)

Comment: Love the spray ground idea. Please consider free times for those that may not be able to afford. Rolling Meadows does this M-Sun 9-10:30 am as free. Preschool- please do not forget Mrs. Petro that is at Rec. Please do not forget C.A.P. that is at Rec.

26. 6/7/2023 Myles Whitebloom [mwhitebloom@hotmail.com](mailto:mwhitebloom@hotmail.com)

Comment: Possibly add some durable sun protection on new upper pool deck. Especially in the corners on each end, but also throughout area. Maybe even some pergola in certain areas. I think simple table umbrellas won't be very durable and don't provide much sun protection. Thanks for considering.

27. 6/8/2023 Keith Ginnodo [keith@kingsleyginnodo.com](mailto:keith@kingsleyginnodo.com)

Comment: I am disappointed. Again. This design was already rejected 11 years ago. The treatment of the WPA building and existing bathhouse is simply wrong. This plan would ruin 2! important buildings! The main space was designed as a gym, not a locker room. The front of the building would be significantly and negatively altered. The ramp would be 100' long! The street front would look like a hand over the mouth. The front steps are architecturally important, better to fix them and find a better solution for accessibility. The gym has an 18' ceiling, a dropped ceiling would be a disgrace. The windows in the gym are 10' tall and look into the locker rooms and a dead-end hallway. The existing bathhouse would be torn down, including the roundhouse, designed by the same architect as the Penguin House at Lincoln Park Zoo and the pedestrian bridge over Lake Shore Drive. Better to keep the gym building AND the roundhouse. Make a new bathhouse and keep the valued community programs going in the gym.

28. 6/8/23 Peter Martin [petem103072@gmail.com](mailto:petem103072@gmail.com)

Comment: How long would we not have the 50 meter pool? Have you thought about extending the season for the pool? Would the pool be a competition pool? This is by far my favorite pool. I think it would be great if you focused on enclosing it and making it available year round.

29. 6/9/2023 Christopher Salituro [chrissalituro@gmail.com](mailto:chrissalituro@gmail.com)

Comment: Looks great overall. I like that the historic WPA building can be repurposed. I love the idea of incorporating a deck overlooking the pool.

**Public Comments via Email and Website**  
**Recreation Park PARC Grant to Pool and Bathhouse 2023**  
**Last updated 6/12/2023**

Is it possible to still have a deep end? All the other pools have some attraction like a slide or diving board. It would be nice for rec to have its own unique attraction to the pool. How about a separate diving well, if it can't be incorporated into the lap pool?

30. 6/9/2023                      Lawrence Ruszczak                      [ljaek@att.net](mailto:ljaek@att.net)

Comment: You purchased Grandts Shell and are looking to take over the other business'. East of there. Where are you getting all the money. My taxes are high enough.

31. 6/9/23                      Tanis Kurzynski                      [tanisjk@outlook.com](mailto:tanisjk@outlook.com)

I have a question about the renovations. Will the renovations include diving blocks, and will it be at least 8 lanes? Currently Birchwood Pool in Palatine has an amazing 50m pool that is used for racing and swim meets and Arlington Heights desperately needs to accommodate the needs of its constituents and follow suit with Palatine, IL. I was very disappointed with how the renovations of Olympic Pool updated it to be....just like the old pool, except have better dressing rooms, etc. Pool time is in great demand in Arlington Heights and it would be wise for the powers that be listen to the leaders of swim to find out what their needs are before they build it to accommodate the few.

32. 6/10/23                      Walter Redmon                      [predmon2349@astound.net](mailto:predmon2349@astound.net)

Comment: We were unable to attend the recent meeting at Rec Park, but wish to register comments. We have lived on N Pine Ave a block from the park since 1976. Raised one generation and are well into the next ( ages 3 to 15). The park has been a big part of our lives, especially the playground. I appreciate the efforts to improve the playground. I was quite concerned, however to hear that you have plans to remove those great trees south of the current tennis courts especially to facilitate a parking lot. Those trees are important to the ambiance of our park. Parks need shade trees and those are some of the oldest and best in the park. The south end of our park lost all of its great elms from disease and they were not replaced. The idea of a parking lot replacing them makes me angry! Save our park as a park! If a parking lot really is needed, put it down on the NW Highway end. Save our trees as a first priority! Our playground needs their shade! Thanks for listening.

**WELCOME TO THE  
RECREATION PARK  
FUTURE AQUATIC AMENITIES AND BATH HOUSE**

OPEN HOUSE 6/7/2023 5:30 – 7:00 PM

Please sign in below if you want to be kept informed of the project. We are applying for a Park and Recreation Facility Construction Act (PARC) Grant through the Illinois Department of Natural Resources. If you are willing to send a letter in support of this project, please mark Yes next to your contact information below. We will provide you a template letter that you can sign and email back to us. Thank you for your interest in this project.

**Please Print**

|    | Name                      | Email or Address              | Agree to Send Letter Supporting PARC Grant<br>Y-YES N-No |
|----|---------------------------|-------------------------------|----------------------------------------------------------|
| 1  | Sheila Cruz               | scruz9753@gmail.com           | Yes                                                      |
| 2  | Nigel Kipping             | n.kipping@comcast.net         |                                                          |
| 3  | Aaron Gabriel             | aaron.gabriel@myrthapools.com | YES!                                                     |
| 4  | PATRICK KIELTY            | pkielty@comcast.net           | YES - IF THE PLAN IS GOOD                                |
| 5  | Luke Brown                | lukebrown1113@gmail.com       | yes                                                      |
| 6  | Adam Baesen               | adambaesen@icloud.com         | yes                                                      |
| 7  | MARCIA LINKE              | melin@amsn.com                | yes                                                      |
| 8  | Jean Schaefer             | joaniesok@yahoo.com           | yes                                                      |
| 9  | Angie M. Pacheco          | anitapacheco10@gmail.com      | YES!!                                                    |
| 10 | DeeAnn Waltemier          | watk1@comcast.net             | Yes                                                      |
| 11 | Ken Watkinson             | kwatk1@comcast.net            | Yes                                                      |
| 12 | Jay Virchow               | jayvirchow@hotmail.com        | Y                                                        |
| 13 | Jenn Borrell              | jborrell@hotmail.com          | Y                                                        |
| 14 | Tori Hansen               | te-shrelds@hotmail.com        | yes                                                      |
| 15 | Sean Hansen               | hansen.seanf@gmail.com        | Yes                                                      |
| 16 | Elizabeth Gervan Espinoza | elizabeth-ge@yahoo.com        | Yes                                                      |
| 17 | Meaghan Hansen            | mehansen93@gmail.com          | yes                                                      |
| 18 | Donald F. Kane            | STONE60@COMCAST.NET           | yes                                                      |



**WELCOME TO THE  
RECREATION PARK  
FUTURE AQUATIC AMENITIES AND BATH HOUSE**

OPEN HOUSE 6/7/2023 5:30 – 7:00 PM

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**Please Print**

|       | Name                | Email or Address              | Agree to Send Letter Supporting PARC Grant<br>Y-YES N-No |
|-------|---------------------|-------------------------------|----------------------------------------------------------|
| 19    | TERESA GRABOWSKI    | tgrabow5136@gmail.com         | Y                                                        |
| 20    | John Boguslawski    | jboogie725@aol.com            | Y                                                        |
| 21    | Jim Lutz            | 112 N PINE AVE ARL HTS IL     | Y                                                        |
| 22&23 | FRANK & LINDA ELMER | 225 E. WING ST #504           | YY                                                       |
| 24    | DAVID DUPREE        | 490 E. HAVEN ST. A.H. 60005   | Y                                                        |
| 25    | Anne Irsay          | 211 N. Belmont Ave A.H. 60004 | Y                                                        |
| 26    | MARK ANDERSON       | anderswim728@gmail            | Y                                                        |
| 27    | Cyle Heaton         | heatonle@gmail.com            | Y                                                        |
| 28    | Karen Enright       | 212 N Haddon Ave 60004        | Y                                                        |
| 29    | Brian Larson        | larson.brian.w@gmail.com      | Y                                                        |
| 30    | Bob Tortorelli      | 402tort@gmail.com             | Y                                                        |
| 31    | Nathaniel Loch      | nathanielwloch@gmail.com      | Y                                                        |
| 32    | The Potsch Family   | potschfamily@gmail.com        | Y                                                        |
| 33    | John Hayes          | hayes.john206@gmail.com       | Y                                                        |
| 34    | Courtney Dadabo     | cbowdell@gmail.com            | Y                                                        |
| 35    | James Kim           | Jameskim3210@gmail.com        | Yes                                                      |
| 36    | CHRIS Bucznisky     | cbucznisky@gmail.com          | Y                                                        |
| 37    | Kim Franck          | kimfran@live.com              | Y                                                        |

[illegible]

**OPEN HOUSE 6/7/2023 5:30 – 7:00 PM**

**Please Print**

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**OPEN HOUSE 6/7/2023 5:30 – 7:00 PM**

**Please Print**[illegible]

## MEMORANDUM

**TO:** Mr. Brian Huckstadt  
Director of Parks and Planning  
Arlington Heights Park District

**COPY:** Mr. Josh Czerniak  
FGM Architects

**FROM:** Stephen Corcoran, P.E., PTOE

**DATE:** January 22, 2013

**SUBJECT:** Frontier Park Master Plan  
Parking Study  
Kennicott Drive at Shenandoah Drive/Frontier Park  
Arlington Heights, Illinois

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This memorandum summarizes a parking demand study conducted for the proposed Frontier Park Master Plan in Arlington Heights, Illinois. Frontier Park is an existing park located at the intersection of Kennicott Drive and Palatine Road. This analysis was done in response to the Village of Arlington's staff request as part of their review of the Master Plan.

Frontier Park is a multi-use recreational park operated by the Arlington Heights Park District. The 28 acres site is located northeast of the Palatine Road and Kennicott Drive intersection. The site is generally bounded by Palatine Road to the south, Kennicott Drive and single-family homes to the east, Ladd Street to the north, and Fernandez Avenue and single-family homes to the east. Single-family neighborhoods surround the park. **Figure 1** illustrates the site location and surrounding neighborhoods.

This park contains the Park District's north side maintenance service center, community center, athletic fields, garden plots, and an outdoor pool. Frontier Park is one of the busiest program centers with a variety of preschool classes, youth activities, and adult programs.

### FRONTIER PARK MASTER PLAN

The proposed Frontier Park Master Plan will maintain many of the uses at the park, relocate other uses, and provide new recreational facilities for the community. **Table 1** summarizes the existing and future facilities at Frontier Park. The Master Plan will be developed in several phases.

The major change in the operation of Frontier Park with the full Master Plan is the addition of three outdoor athletic fields and the expansion of the community center building. The proposed community center will have 85,562 square feet or an increase of 74,588 square feet. Approximately half of the expansion, 34,650 square feet, will be an indoor turf field. For the parking generation calculations, this area will be analyzed as an athletic field. The remaining 38,938 square feet of new community space will consist of gym space, activity rooms, fitness room, storage, office, and running track. **Table 2** provides a breakdown of the uses within the community center. The sand volleyball court and one tennis court will be removed from the park along with the Park District maintenance building, nursery, storage yard, and woodchip processing area.





**Table 1**  
**Frontier Park Phasing Plan**

|                | Use                              | Existing Park  | Phase 1A            | Phase 1B      | Phase 2        | Phase 3 (Master Plan) |
|----------------|----------------------------------|----------------|---------------------|---------------|----------------|-----------------------|
| Outdoor Sports | Joint Baseball/Athletic Field(s) | 1              | Removed for grading | 2             |                |                       |
|                | Soccer Fields                    | -              | -                   | -             | 2              |                       |
|                | Playground                       | 1              | Removed for grading | 1             |                |                       |
|                | Tennis Courts                    | 3              | Removed for grading | 2 (1 removed) |                |                       |
|                | Free Ice Skate Area              | 1              | Removed for grading | 1             |                |                       |
|                | Hockey Rink                      | 1              |                     |               |                |                       |
|                | Basketball Courts                | 2              | Removed for grading | 2             |                |                       |
|                | Sand Volleyball Court            | 1              | Removed             |               |                |                       |
|                | Neighborhood Pool                | 738 bathers    |                     |               |                |                       |
|                | Community Center                 | 10,974 sq. ft. |                     |               | 21,913 sq. ft. | 84,563 sq. ft.        |
| Other          | Garden Plots                     | 49             | Removed for grading | 49            |                |                       |
|                | Nursery                          | Yes            |                     |               | Removed        |                       |
|                | Maintenance Building             | 5,475 sq. ft.  |                     |               | Removed        |                       |
|                | Storage Yard                     | Outside        |                     |               | Removed        |                       |
|                | Woodchip Processing              | Outside        |                     |               | Removed        |                       |

**Table 2**  
**Proposed Community Center Uses**

| Use                                    | Recreational/Athletic | Office             | Storage/Mechanical    |
|----------------------------------------|-----------------------|--------------------|-----------------------|
| <b>Gym:</b>                            |                       |                    |                       |
| Double Gym                             | 12,000                |                    |                       |
| Bleachers/Storage                      | 8,000                 |                    |                       |
| Track                                  | 8,000                 |                    |                       |
| <b>Subtotal:</b>                       | <b>28,000 sq. ft.</b> |                    |                       |
| <b>Community Center:</b>               |                       |                    |                       |
| Dance/Aerobics                         | 1,400                 |                    | 180                   |
| Arts and Craft                         | 780                   |                    |                       |
| Multi-Purpose Rooms (2)                | 1,850                 |                    | 220                   |
| Creative Kids Room                     | 1,200                 |                    | 90                    |
| Lobbies/Waiting                        |                       |                    | 3,800                 |
| Desk/Office/Workrooms                  |                       | 530                |                       |
| Fitness                                | 3,000                 |                    |                       |
| Toilets/Mechanical/Walls               |                       |                    | 3,263                 |
| <b>Subtotal:</b>                       | <b>8,230 sq. ft.</b>  | <b>530 sq. ft.</b> | <b>7,553 sq. ft.</b>  |
| <b>Other:</b>                          |                       |                    |                       |
| AYHAA Storage                          |                       |                    | 3,200                 |
| Parks Maintenance                      |                       |                    | 2,400                 |
| Indoor Turf Field                      | 34,650                |                    |                       |
| <b>Subtotal:</b>                       | <b>34,650 sq. ft.</b> |                    | <b>5,600 sq. ft.</b>  |
| <b>Total:</b>                          | <b>70,880 sq. ft.</b> | <b>530 sq. ft.</b> | <b>13,153 sq. ft.</b> |
| <b>Total Building – 84,563 sq. ft.</b> |                       |                    |                       |

### **Future Park Usage**

The Arlington Heights Park District provided the peak usage of Frontier Park for each construction phases and season of the year (see **Appendix**). **Tables 3** summarize the data by the number of persons, use, phase, and season in the park at the same time. This data does not include the existing pool attendance data.

**Table 3**  
**Frontier Park Attendance Projections**

| Season and Use          | Phase     |           |            |            |  | Phase         |            |            |            |
|-------------------------|-----------|-----------|------------|------------|--|---------------|------------|------------|------------|
|                         | Existing  | 1         | 2          | 3          |  | Existing      | 1          | 2          | 3          |
| <b>FALL</b>             |           |           |            |            |  | <b>SPRING</b> |            |            |            |
| Gym                     | 15        | 15        | 15         | 30         |  | 5             | 20         | 20         | 20         |
| Arts and Crafts         |           |           | 10         | 10         |  |               | 15         | 15         | 15         |
| Preschool Room          |           |           | 15         | 15         |  |               | 15         | 15         | 15         |
| Multi-purpose Room      |           |           | 25         | 25         |  |               | 25         | 25         | 25         |
| Dance room              |           |           | 15         | 15         |  |               | 15         | 15         | 15         |
| Walking Track           |           |           | 10         | 10         |  |               | 10         | 10         | 10         |
| Meeting Room            | 20        | 20        | 20         | 20         |  | 20            | 25         | 25         | 25         |
| Garden Plots            | 5         | 5         | 5          | 5          |  | 5             | 5          | 5          | 5          |
| Ballfields              | 30        | 30        | 30         | 60         |  | 60            | 60         | 60         | 90         |
| <b>Total Attendance</b> | <b>70</b> | <b>70</b> | <b>145</b> | <b>190</b> |  | <b>90</b>     | <b>190</b> | <b>190</b> | <b>220</b> |
| <b>WINTER</b>           |           |           |            |            |  | <b>SUMMER</b> |            |            |            |
| Gym                     | 15        | 15        | 30         | 30         |  | 60            | 60         | 35         | 35         |
| Arts and Crafts         |           |           | 20         | 20         |  |               |            | 25         | 25         |
| Preschool Room          |           |           | 15         | 15         |  |               |            | 20         | 20         |
| Multi-purpose Room      |           |           | 25         | 25         |  |               |            | 60         | 60         |
| Dance room              |           |           | 15         | 15         |  |               |            | 25         | 25         |
| Walking Track           |           |           | 10         | 10         |  |               |            | 10         | 10         |
| Meeting Room            | 20        | 20        | 25         | 25         |  | 20            | 20         | 15         | 15         |
| Hockey/Ballfields       | 20        | 20        | 20         | 80         |  | 30            | 30         | 60         | 90         |
| Garden Plots            |           |           |            |            |  | 5             | 5          | 5          | 5          |
| <b>Total Attendance</b> | <b>55</b> | <b>55</b> | <b>160</b> | <b>220</b> |  | <b>115</b>    | <b>115</b> | <b>255</b> | <b>285</b> |

Peak attendance at the park is during the summer without the pool. With the pool in operation, the summer traffic volumes will represent the peak volume of parking and will be used to assess the needs of the Frontier Park Master Plan.



## ZONING REQUIREMENTS

### Existing Requirements

Frontier Park has one on-site parking lot containing 97 parking spaces including 4 accessible spaces and on-street parking adjacent to the park. In 2001, a Planned Unit Development (PUD) ordinance was approved for Frontier Park that granted a parking variance of 208 parking spaces from the 331 space zoning requirement. **Table 4** summarizes the zoning code requirements and the approved parking variation for the existing PUD. Twenty six on-street spaces adjacent to the park were credited toward the 123 parking spaces provided.

**Table 4**  
**Existing Frontier Park Parking Requirements**

| Land Use                                           | Size        | Village Code                                     |            |
|----------------------------------------------------|-------------|--------------------------------------------------|------------|
| Pool                                               | 738 bathers | 30% of Occupancy                                 | 221        |
| Office Area                                        | 264 sq. ft. | One space for each 300 square feet of floor area | 1          |
| Meeting Rooms                                      | 101 persons | 30% of Occupancy                                 | 30         |
| Multi-Purpose Rooms                                | 156 persons | 30% of Occupancy                                 | 47         |
| Youth Association                                  | 106 persons | 30% of Occupancy                                 | 32         |
| <b>Total Spaces Required</b>                       |             |                                                  | <b>331</b> |
| <b>Total On-Site and On-Street Spaces Provided</b> |             |                                                  | <b>123</b> |
| <b>Parking Variation Approved</b>                  |             |                                                  | <b>208</b> |

Source: 2001 PUD

### Master Plan Requirements

The parking requirements for the Master Plan were calculated based on the Village of Arlington Heights' Zoning Ordinance and the occupancy of the meeting/activity rooms and the gym. The office area parking requirement is one space per 300 square feet. For recreational and assembly uses, such as the meeting and multi-purpose rooms, the parking requirement is 30% of the occupant load. **Table 5** summarizes the zoning code requirements. A total of 729 spaces are required and 272 on-site spaces will be provided. A variation of 457 spaces will be needed.

The occupancy of the indoor turf field would be less based on the anticipated usage of the field by two teams playing and two teams warming up for the next game along with their spectators for a total of 180 persons.

The Village code requirements are based on the maximum occupancy of the various spaces and assuming they occur simultaneously. In practice, each use does not experience maximum occupancy on a day to day basis, if at all, and each use has different seasonal peak times. As a result, a variation is being requested to reduce the number of parking spaces that are not needed and to maximize green space and reduce storm water runoff.

**Table 5**  
**Frontier Park Master Plan**  
**Zoning Parking Requirements**

| Land Use                     | Size   | Occupancy | Village Code                                 |            |
|------------------------------|--------|-----------|----------------------------------------------|------------|
| Pool                         | -      | 738       | 30% of Occupancy                             | 221        |
| Gymnasium                    | 28,000 | 560       | 30% of Occupancy                             | 168        |
| Admin. Office                | 2,530  | -         | One space for each 300 sq. ft. of floor area | 8          |
| Multi-Purpose                | 5,230  | 349       | 30% of Occupancy                             | 104        |
| Fitness                      | 3,000  | -         | One space for each 250 sq. ft. of floor area | 12         |
| Indoor Soccer                | 34,650 | 693       | 30% of Occupancy                             | 208        |
| Park Maintenance Office      | 2,400  | -         | One space for each 300 sq. ft. of floor area | 8          |
| <b>Total Spaces Required</b> |        |           |                                              | <b>729</b> |
| <b>Total Spaces Provided</b> |        |           |                                              | <b>272</b> |
| <b>Variation Required</b>    |        |           |                                              | <b>457</b> |

## PARKING DEMAND

### Pool Parking

As part of the 2001 PUD approval, the Arlington Height Park District provided ten years' worth of data that indicated that the peak pool parking demand was 0.32 parking spaces per person or nearly identical to the Village's requirement of 0.30 (i.e. 30% of occupancy). The pool is permitted to have 738 bathers at one time which would require 221 parking spaces.

The pool schedule for 2012 is shown in **Table 6** and is open during the afternoon and into the early evening (6 to 8 hours). Peak attendance and parking is in the early to mid-afternoon.

**Table 6**  
**Year 2012 Frontier Pool Schedule**

|                              | Open     | Close   |
|------------------------------|----------|---------|
| <b>Memorial Day Weekend</b>  | 1:00 PM  | 7:00 PM |
| <b>Saturdays and Sundays</b> | Noon     | 8:00 PM |
| <b>Monday - Friday</b>       | 12:30 PM | 8:30 PM |

Attendance data for the pool during the 2012 season shows that maximum permitted occupancy of 738 bathers rarely happens (see **Appendix**). **Table 7** summarizes the peak and average daily attendance for the Year 2012 and during the traffic counts, which were below peak occupancy.

**Table 7**



**Frontier Pool 2012 Season Daily Attendance  
May, 24 thru August 12, 2012**

| Daily Attendance                                      | Weekday    | Saturday  | Sunday             |
|-------------------------------------------------------|------------|-----------|--------------------|
| <b>Peak Day</b>                                       | 906        | 507       | 936 <sup>(1)</sup> |
| <b>Average Day</b>                                    | 386        | 246       | 356                |
| <b>Traffic Counts</b>                                 | 245 (7/20) | 74 (7/21) | -                  |
| <b>Days over 500 persons<br/>(150 parking spaces)</b> | 16         | 1         | 3                  |

(1) May 27<sup>th</sup> – Labor Day Weekend

The daily attendance numbers are recorded by the district when a person enters the pool and park district does not record the time of day so the actual peak hour of usage is less than the daily attendance numbers. The peak day had 936 visitors on Sunday, May 27<sup>th</sup> during the Labor Day weekend. The 936 persons were spread out over the pool hours so that the maximum occupancy of 738 bathers was not exceeded. The typical pool stay is approximately two hours (AHPD).

The typical parking demand at the pool is less than 123 vehicles for most days that the pool is open.

**Total Parking**

The total park occupancy was calculated by combining the pool and park usage by phase and season at the park. The total parking demand was calculated by applying the 30% occupancy factor to the attendance. **Table 8** summarizes the projected parking. Please note that these are conservative given that the typical pool demand is much less than the peak day.

**MASTER PLAN PARKING SUPPLY**

The existing 97 space parking lot will be expanded to 187 parking spaces in Phase 1 with 85 spaces land-banked for the future phases for a total of 272 on-site spaces. The land-banked parking will preserve green space until the parking is needed in the future as the master plan is implemented. Future construction phasing and programing of park activities and programs will determine when the land-banked parking will be required.

Improvements will be made to Fernandez Avenue to provide 26 vehicles on-street to serve the two north athletic fields. These spaces are in addition to the 272 on-site spaces. On-street parking is currently permitted on Kennicott Drive (21 spaces) and Ladd Street (14 spaces) along the park frontage. **Table 9** summarizes the existing and projected parking supply serving Frontier Park.

**Table 8**  
**Frontier Park Attendance Projections and Parking Demand**

| Season and Use               | Phase      |            |            |             |
|------------------------------|------------|------------|------------|-------------|
|                              | Existing   | 1          | 2          | 3           |
| <b>FALL</b>                  |            |            |            |             |
| Peak Attendance              | 70         | 70         | 145        | 190         |
| <b>Parking Demand at 30%</b> | <b>21</b>  | <b>21</b>  | <b>44</b>  | <b>57</b>   |
| <b>WINTER</b>                |            |            |            |             |
| Total Attendance             | 55         | 55         | 160        | 220         |
| <b>Parking Demand at 30%</b> | <b>17</b>  | <b>17</b>  | <b>48</b>  | <b>66</b>   |
| <b>SPRING</b>                |            |            |            |             |
| Total Attendance             | 90         | 190        | 190        | 220         |
| <b>Parking Demand at 30%</b> | <b>27</b>  | <b>57</b>  | <b>57</b>  | <b>66</b>   |
| <b>SUMMER</b>                |            |            |            |             |
| Attendance w/o Pool          | 115        | 115        | 255        | 285         |
| Maximum Pool Attendance      | 738        | 738        | 738        | 738         |
| <b>Total Attendance</b>      | <b>853</b> | <b>853</b> | <b>993</b> | <b>1023</b> |
| <b>Parking Demand at 30%</b> | <b>256</b> | <b>256</b> | <b>298</b> | <b>307</b>  |

**Table 9**  
**Frontier Park Projected Parking Supply**

| Location                       | Phase      |            |            |            |
|--------------------------------|------------|------------|------------|------------|
|                                | Existing   | 1          | 2          | 3          |
| <b>On-Site Parking</b>         |            |            |            |            |
| <b>Parking Lot</b>             | <b>97</b>  | <b>97</b>  | <b>187</b> | <b>272</b> |
| <b>On-Street Parking</b>       |            |            |            |            |
| Kennicott Park Frontage        | 21         | 21         | 21         | 21         |
| Ladd Park Frontage             | 14         | 14         | 14         | 14         |
| Fernandez Parking              | 0          | 26         | 26         | 26         |
| <b>On-Street Parking</b>       | <b>35</b>  | <b>61</b>  | <b>61</b>  | <b>61</b>  |
| <b>Total Available Parking</b> |            |            |            |            |
| <b>Spaces Available</b>        | <b>132</b> | <b>158</b> | <b>248</b> | <b>333</b> |

Based on the projected park usage, the existing and Phase 1 and 2 park appears to be short parking spaces during the summer months when the pool is at peak usage. However, in reality, the actual demand is less because the summer day camps generate less parking since parents do not park and stay and that the pool rarely reaches peak attendance. Phase 3 parking exceeds the anticipated usage of the park. Hourly parking projections are provided in the **Appendix**.

### **North Athletic Fields On-Street Parking**

The north end of the park currently has garden plots and a single athletic field (baseball or soccer). On-street parking is currently permitted on the north side of Ladd Street (14 spaces) along the park frontage. Parking is restricted on Fernandez Avenue due to its narrow width. These fourteen spaces are not adequate for the existing field users and they park along Fernandez Avenue and cause traffic congestion.

Improvements will be made to widen the west side Fernandez Avenue in Phase 1 to provide 26 vehicles on-street to serve the two north athletic fields. Forty on-street parking spaces will be provided between the two streets.

As part of the Phase 1 improvements, the garden plots and a dry detention basin will be located along Ladd Street providing a buffer for the neighbors to the north. As a result, the fields are moved approximately 230 feet to the south. Home plate of the baseball fields will be approximately 230 and 680 feet south of Ladd Street and 540 feet from Fernandez Avenue. The Frontier Park parking lot will be 720 feet from the southern field and 400 feet from the Kennicott Drive on-street parking next to the pool. It is reasonable to expect that some of the southern field users would park in the main lot or along Kennicott with similar or shorter walking distances.

Arlington Heights Park District estimates that 60 participants (baseball or soccer) will occupy the fields at the same time. Based on Village Code (30% occupancy), the fields would need 20 spaces. This requirement is met by the existing and proposed on-street parking. Depending on actual sport schedules developed by the Park District when the project is completed, the parking demand could be 40 to 60 spaces which can be accommodated in the expanded parking on-street and in the main parking lot.

### **CONCLUSION**

The parking study for the Frontier Park Master Plan developed the following conclusions:

1. A parking variation of 457 spaces is required for the updated Planned Unit Development to accommodate the proposed Master Plan (729 required and 272 provided).
2. Two hundred and seventy two parking spaces are proposed including 85 land banked spaces. The land banked spaces will be developed as the Master Plan is implemented.
3. On-street parking will be improved by 26 vehicles added along Fernandez Avenue to serve the two north athletic fields.
4. The parking demand of the three main users of the park (outdoor pool, athletic fields, and the community center) occur at different times of the year and times of day resulting shared parking of the existing spaces.

# Appendix

- **2012 Frontier Park Pool Attendance**
- **Frontier Park Site Usage Projections**
- **Hourly Parking Projections**





|                                 |                                                                            |    |                                 |     |
|---------------------------------|----------------------------------------------------------------------------|----|---------------------------------|-----|
| 10/30/2012                      | Frontier Park Community Center - Current and Anticipated Site Use Estimate |    |                                 |     |
| Arlington Heights Park District |                                                                            |    |                                 |     |
|                                 |                                                                            |    |                                 |     |
|                                 | Current                                                                    |    | Anticipated                     |     |
|                                 |                                                                            |    |                                 |     |
| FALL                            |                                                                            |    |                                 |     |
|                                 | Current                                                                    |    | Anticipated                     |     |
| Gym                             | Basketball practices                                                       | 15 | Basketball practices            | 30  |
| Arts and Crafts Room            | Not available                                                              | 0  | 1 class of 10                   | 10  |
| Preschool Room                  | Not available                                                              | 0  | Early childhood class - evening | 15  |
| Multi-purpose Room              | Not available                                                              | 0  | One large or 2 small classes    | 25  |
| Dance room                      | Not available                                                              | 0  | Youth dance class               | 15  |
| Walking Track                   | Not available                                                              | 0  | Walkers                         | 10  |
| Meeting Room                    | Karate                                                                     | 20 | Community meeting /class        | 25  |
| Garden Plots                    | Gardeners (park along Ladd)                                                | 5  | Gardeners (park along Ladd)     | 5   |
| Ballfields                      | Soccer                                                                     | 30 | Soccer                          | 30  |
|                                 | Total Fall                                                                 | 70 | Total Fall                      | 165 |
|                                 |                                                                            |    |                                 |     |
| WINTER                          |                                                                            |    |                                 |     |
|                                 |                                                                            |    |                                 |     |
|                                 | Current                                                                    |    | Anticipated                     |     |
| Gym                             | Basketball practices                                                       | 15 | Basketball practices            | 30  |
| Arts and Crafts Room            | Not available                                                              | 0  | 2 classes of 10                 | 20  |
| Preschool Room                  | Not available                                                              | 0  | Early childhood class - evening | 15  |
| Multi-purpose Room              | Not available                                                              | 0  | One large or 2 small classes    | 25  |
| Dance room                      | Not available                                                              | 0  | Youth dance class               | 15  |
| Walking Track                   | Not available                                                              | 0  | Walkers                         | 10  |
| Meeting Room                    | Karate                                                                     | 20 | Community meeting /class        | 25  |
| Hockey (outside)                | Skaters                                                                    | 20 | Skaters                         | 20  |
|                                 | Total Winter                                                               | 55 | Total Winter                    | 160 |
|                                 |                                                                            |    |                                 |     |
|                                 |                                                                            |    |                                 |     |

| <b>SPRING</b>                                                                                                                        | <b>Current</b>              |            | <b>Anticipated</b>              |            |
|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------------|---------------------------------|------------|
| Gym                                                                                                                                  | Open gym                    | 5          | Open gym                        | 20         |
| Arts and Crafts Room                                                                                                                 | Not available               | 0          | 1 class of 15                   | 15         |
| Preschool Room                                                                                                                       | Not available               | 0          | Early childhood class - evening | 15         |
| Multi-purpose Room                                                                                                                   | Not available               | 0          | One large or 2 small classes    | 25         |
| Dance room                                                                                                                           | Not available               | 0          | Youth dance class               | 15         |
| Walking Track                                                                                                                        | Not available               | 0          | Walkers                         | 10         |
| Meeting Room                                                                                                                         | Karate                      | 20         | Community meeting /class        | 25         |
| Garden Plots                                                                                                                         | Gardeners (park along Ladd) | 5          | Gardeners (park along Ladd)     | 5          |
| Ballfields                                                                                                                           | Baseball - Softball         | 30         | Baseball - Softball             | 60         |
|                                                                                                                                      | <b>Total Spring</b>         | <b>60</b>  | <b>Total Spring</b>             | <b>190</b> |
| <b>SUMMER</b>                                                                                                                        |                             |            |                                 |            |
|                                                                                                                                      |                             |            |                                 |            |
|                                                                                                                                      | <b>Current</b>              |            | <b>Anticipated</b>              |            |
| Gym                                                                                                                                  | Day Camp                    | 60         | Sports Camp                     | 35         |
| Arts and Crafts Room                                                                                                                 | Not available               | 0          | Arts Alive Camp                 | 25         |
| Preschool Room                                                                                                                       | Not available               | 0          | Kal Camp                        | 20         |
| Multi-purpose Room                                                                                                                   | Not available               | 0          | Day Camp                        | 60         |
| Dance room                                                                                                                           | Not available               | 0          | Arts Alive Camp                 | 25         |
| Walking Track                                                                                                                        | Not available               | 0          | Walkers                         | 10         |
| Meeting Room                                                                                                                         | Kal Camp                    | 20         | Kindermusic/youth program       | 15         |
| Garden Plots                                                                                                                         | Gardeners (park along Ladd) | 5          | Gardeners (park along Ladd)     | 5          |
| Ballfields                                                                                                                           | Baseball - Softball         | 30         | Baseball - Softball             | 60         |
|                                                                                                                                      | <b>Total Summer</b>         | <b>115</b> | <b>Total Summer</b>             | <b>255</b> |
| <b>NOTE:</b> These numbers are an estimate of how many participants will be using each room (or park area) during a one hour period. |                             |            |                                 |            |
| The number at the end of each represents this use. 85% of Camp and Program users in summer are drop-offs                             |                             |            |                                 |            |
| Fall, winter and spring is evening use. Summer is day time use while camps are in session                                            |                             |            |                                 |            |
| Swimming Pool use estimates are not included in this building/park use estimate                                                      |                             |            |                                 |            |
|                                                                                                                                      |                             |            |                                 |            |
|                                                                                                                                      |                             |            |                                 | 10/30/2012 |

**Table 1**
**Frontier Park Anticipated Persons On-Site: Winter Quarter**  
**Arlington Heights Park District**

**Winter Weekday**

|          | Skating/Hockey |         | Community Center |         | Gymnasium  |         | Indoor Soccer |         | Total   | Parking |
|----------|----------------|---------|------------------|---------|------------|---------|---------------|---------|---------|---------|
| Time     | Use            | Persons | Use              | Persons | Use        | Persons | Use           | Persons | Persons | Spaces  |
| 7:00 AM  |                |         |                  |         |            |         |               |         | 0       | 0       |
| 8:00 AM  |                |         |                  | 60      | Basketball | 10      |               |         | 70      | 21      |
| 9:00 AM  |                |         |                  | 60      | Program    | 10      |               |         | 70      | 21      |
| 10:00 AM |                |         |                  | 60      | and        | 10      |               |         | 70      | 21      |
| 11:00 AM |                |         | Classes          | 60      | Walkers    | 10      |               |         | 70      | 21      |
| Noon     |                | 10      | and              | 60      |            | 10      | After School  |         | 80      | 24      |
| 1:00 PM  | Outside        | 10      | Meetings         | 60      |            | 10      | Soccer        |         | 80      | 24      |
| 2:00 PM  | Ice            | 10      |                  | 60      |            | 10      | Program       |         | 80      | 24      |
| 3:00 PM  | Rink           | 10      |                  | 60      |            | 10      |               |         | 80      | 24      |
| 4:00 PM  | Usage          | 20      |                  | 100     |            | 40      |               | 60      | 220     | 66      |
| 5:00 PM  |                | 20      |                  | 100     |            | 40      |               | 60      | 220     | 66      |
| 6:00 PM  |                | 20      |                  | 100     |            | 40      |               | 60      | 220     | 66      |
| 7:00 PM  |                | 20      |                  | 100     |            | 40      |               | 60      | 220     | 66      |
| 8:00 PM  |                | 20      |                  | 100     |            | 40      |               | 60      | 220     | 66      |
| 9:00 PM  |                | 20      |                  | 100     |            | 40      |               | 60      | 220     | 66      |

**Winter Weekend**

|          | Skating/Hockey |         | Community Center |         | Gymnasium  |         | Indoor Soccer |         | Total   | Parking |
|----------|----------------|---------|------------------|---------|------------|---------|---------------|---------|---------|---------|
| Time     | Use            | Persons | Use              | Persons | Use        | Persons | Use           | Persons | Persons | Spaces  |
| 7:00 AM  |                |         |                  |         |            |         |               |         | 0       | 0       |
| 8:00 AM  |                |         |                  | 100     | Basketball | 40      |               | 60      | 200     | 60      |
| 9:00 AM  |                |         |                  | 100     | Program    | 40      |               | 60      | 200     | 60      |
| 10:00 AM |                |         |                  | 100     | and        | 40      |               | 60      | 200     | 60      |
| 11:00 AM |                | 20      | Classes          | 100     | Walkers    | 40      |               | 60      | 220     | 66      |
| Noon     |                | 20      | and              | 100     |            | 40      |               | 60      | 220     | 66      |
| 1:00 PM  | Outside        | 20      | Meetings         | 100     |            | 40      |               | 60      | 220     | 66      |
| 2:00 PM  | Ice            | 20      |                  | 100     |            | 40      |               | 60      | 220     | 66      |
| 3:00 PM  | Rink           | 20      |                  | 100     |            | 40      |               | 60      | 220     | 66      |
| 4:00 PM  | Usage          | 20      |                  | 100     |            | 30      |               | 60      | 210     | 63      |
| 5:00 PM  |                | 20      |                  | 100     |            | 30      |               | 60      | 210     | 63      |
| 6:00 PM  |                | 20      |                  | 100     |            | 30      |               | 60      | 210     | 63      |
| 7:00 PM  |                | 20      |                  | 100     |            | 30      |               | 60      | 210     | 63      |
| 8:00 PM  |                | 20      |                  | 100     |            | 30      |               | 60      | 210     | 63      |
| 9:00 PM  |                | 20      |                  | 100     |            | 30      |               | 60      | 210     | 63      |

**Notes:**

Parking Spaces based on Zoning Code requirement equal to 30% of occupancy.

Occupancy analysis conservatively assumes that each program are operating for most of the day.

Actual usage will be based on program scheduling.

**Table 2****Frontier Park Anticipated Persons On-Site: Spring Quarter  
Arlington Heights Park District****Spring Weekday**

|          | Community Center |         | Gymnasium  |         | Indoor Soccer |         | Baseball/Softball |         | Total   | Parking |
|----------|------------------|---------|------------|---------|---------------|---------|-------------------|---------|---------|---------|
| Time     | Use              | Persons | Use        | Persons | Use           | Persons | Use               | Persons | Persons | Spaces  |
| 7:00 AM  |                  |         |            |         |               |         |                   |         | 0       | 0       |
| 8:00 AM  |                  | 60      | Basketball | 10      |               |         |                   |         | 70      | 21      |
| 9:00 AM  |                  | 60      | Program    | 10      |               |         |                   |         | 70      | 21      |
| 10:00 AM |                  | 60      | and        | 10      |               |         |                   |         | 70      | 21      |
| 11:00 AM | Classes          | 60      | Walkers    | 10      |               |         |                   |         | 70      | 21      |
| Noon     | and              | 60      |            | 10      | After School  |         | After School      |         | 70      | 21      |
| 1:00 PM  | Meetings         | 60      |            | 10      | Soccer        |         | Baseball/Softball |         | 70      | 21      |
| 2:00 PM  |                  | 60      |            | 10      | Program       |         | Program           |         | 70      | 21      |
| 3:00 PM  |                  | 60      |            | 10      |               |         |                   |         | 70      | 21      |
| 4:00 PM  |                  | 100     |            | 20      |               | 30      |                   | 60      | 210     | 63      |
| 5:00 PM  |                  | 100     |            | 20      |               | 30      |                   | 60      | 210     | 63      |
| 6:00 PM  |                  | 100     |            | 20      |               | 30      |                   | 60      | 210     | 63      |
| 7:00 PM  |                  | 100     |            | 20      |               | 30      |                   | 60      | 210     | 63      |
| 8:00 PM  |                  | 100     |            | 20      |               | 30      |                   | 60      | 210     | 63      |
| 9:00 PM  |                  | 100     |            | 20      |               | 30      |                   | 60      | 210     | 63      |

**Spring Weekend**

|          | Community Center |         | Gymnasium  |         | Indoor Soccer |         | Baseball/Softball |         | Total   | Parking |
|----------|------------------|---------|------------|---------|---------------|---------|-------------------|---------|---------|---------|
| Time     | Use              | Persons | Use        | Persons | Use           | Persons | Use               | Persons | Persons | Spaces  |
| 7:00 AM  |                  |         |            |         |               |         |                   |         | 0       | 0       |
| 8:00 AM  |                  | 100     | Basketball | 30      |               | 30      |                   | 60      | 220     | 66      |
| 9:00 AM  |                  | 100     | Program    | 30      |               | 30      |                   | 60      | 220     | 66      |
| 10:00 AM |                  | 100     | and        | 30      |               | 30      |                   | 60      | 220     | 66      |
| 11:00 AM | Classes          | 100     | Walkers    | 30      |               | 30      |                   | 60      | 220     | 66      |
| Noon     | and              | 100     |            | 30      |               | 30      |                   | 60      | 220     | 66      |
| 1:00 PM  | Meetings         | 100     |            | 30      |               | 30      |                   | 60      | 220     | 66      |
| 2:00 PM  |                  | 100     |            | 30      |               | 30      |                   | 60      | 220     | 66      |
| 3:00 PM  |                  | 100     |            | 30      |               | 30      |                   | 60      | 220     | 66      |
| 4:00 PM  |                  | 100     |            | 20      |               | 30      |                   | 60      | 210     | 63      |
| 5:00 PM  |                  | 100     |            | 20      |               | 30      |                   | 60      | 210     | 63      |
| 6:00 PM  |                  | 100     |            | 20      |               | 30      |                   | 60      | 210     | 63      |
| 7:00 PM  |                  | 100     |            | 20      |               | 30      |                   | 60      | 210     | 63      |
| 8:00 PM  |                  | 100     |            | 20      |               | 30      |                   | 60      | 210     | 63      |
| 9:00 PM  |                  | 100     |            | 20      |               | 30      |                   | 60      | 210     | 63      |

Notes:

Parking Spaces based on Zoning Code requirement equal to 30% of occupancy.

Occupancy analysis conservatively assumes that each program are operating for most of the day.

Actual usage will be based on program scheduling.

Table 3

**Frontier Park Anticipated Persons On-Site: Summer Quarter  
Arlington Heights Park District**



**Summer Weekday**

| Tine     | Pool Use | Persons | Community Center Use | Community Center Persons | Gymnasium Use | Gymnasium Persons | Indoor Soccer Use | Indoor Soccer Persons | Baseball/Softball Use | Baseball/Softball Persons | Total Persons | Parking Spaces |
|----------|----------|---------|----------------------|--------------------------|---------------|-------------------|-------------------|-----------------------|-----------------------|---------------------------|---------------|----------------|
| 7:00 AM  |          | 30      |                      | 60                       |               |                   |                   |                       |                       |                           | 90            | 27             |
| 8:00 AM  | Swim     | 30      |                      | 60                       |               |                   |                   |                       |                       |                           | 90            | 27             |
| 9:00 AM  | Classes  | 30      |                      | 60                       |               |                   |                   |                       |                       |                           | 90            | 27             |
| 10:00 AM |          | 30      | Day                  | 60                       |               |                   |                   |                       |                       |                           | 90            | 27             |
| 11:00 AM |          | 30      | Camps                | 60                       |               |                   |                   |                       |                       |                           | 90            | 27             |
| Noon     | Pool     | 738     |                      | 60                       |               |                   |                   |                       |                       |                           | 798           | 239.4          |
| 1:00 PM  | Open     | 738     |                      | 60                       |               |                   |                   |                       |                       |                           | 798           | 239.4          |
| 2:00 PM  | to the   | 738     |                      | 60                       |               |                   |                   |                       |                       |                           | 798           | 239.4          |
| 3:00 PM  | Public   | 738     |                      | 60                       |               |                   |                   |                       |                       |                           | 798           | 239.4          |
| 4:00 PM  |          | 500     |                      | 60                       |               | 15                |                   | 30                    |                       | 60                        | 665           | 199.5          |
| 5:00 PM  |          | 500     |                      | 60                       |               | 15                |                   | 30                    |                       | 60                        | 665           | 199.5          |
| 6:00 PM  |          | 500     |                      |                          |               | 15                |                   | 30                    |                       | 60                        | 605           | 181.5          |
| 7:00 PM  |          | 500     |                      |                          |               | 15                |                   | 30                    |                       | 60                        | 605           | 181.5          |
| 8:00 PM  |          | 500     |                      |                          |               | 15                |                   | 30                    |                       | 60                        | 605           | 181.5          |
| 9:00 PM  |          |         |                      |                          |               | 15                |                   | 30                    |                       | 60                        | 105           | 31.5           |

Day Camp Attendance = 165 students, most are dropped off without parking

**Summer Weekend**

| Tine     | Pool Use | Persons | Community Center Use | Community Center Persons | Gymnasium Use | Gymnasium Persons | Indoor Soccer Use | Indoor Soccer Persons | Baseball/Softball Use | Baseball/Softball Persons | Total Persons | Parking Spaces |
|----------|----------|---------|----------------------|--------------------------|---------------|-------------------|-------------------|-----------------------|-----------------------|---------------------------|---------------|----------------|
| 7:00 AM  |          | 30      |                      |                          |               | 15                |                   | 30                    |                       | 60                        | 135           | 40.5           |
| 8:00 AM  | Swim     | 30      |                      |                          |               | 15                |                   | 30                    |                       | 60                        | 135           | 40.5           |
| 9:00 AM  | Classes  | 30      |                      |                          |               | 15                |                   | 30                    |                       | 60                        | 135           | 40.5           |
| 10:00 AM |          | 30      |                      |                          |               | 15                |                   | 30                    |                       | 60                        | 135           | 40.5           |
| 11:00 AM |          | 30      |                      |                          |               | 15                |                   | 30                    |                       | 60                        | 135           | 40.5           |
| Noon     | Pool     | 738     |                      |                          |               | 15                |                   | 30                    |                       | 60                        | 843           | 252.9          |
| 1:00 PM  | Open     | 738     |                      |                          |               | 15                |                   | 30                    |                       | 60                        | 843           | 252.9          |
| 2:00 PM  | to the   | 738     |                      |                          |               | 15                |                   | 30                    |                       | 60                        | 843           | 252.9          |
| 3:00 PM  | Public   | 738     |                      |                          |               | 15                |                   | 30                    |                       | 60                        | 843           | 252.9          |
| 4:00 PM  |          | 500     |                      |                          |               | 15                |                   | 30                    |                       | 60                        | 605           | 181.5          |
| 5:00 PM  |          | 500     |                      |                          |               | 15                |                   | 30                    |                       | 60                        | 605           | 181.5          |
| 6:00 PM  |          | 500     |                      |                          |               | 15                |                   | 30                    |                       | 60                        | 605           | 181.5          |
| 7:00 PM  |          | 500     |                      |                          |               | 15                |                   | 30                    |                       | 60                        | 605           | 181.5          |
| 8:00 PM  |          | 500     |                      |                          |               | 15                |                   | 30                    |                       | 60                        | 605           | 181.5          |
| 9:00 PM  |          |         |                      |                          |               | 15                |                   | 30                    |                       | 60                        | 105           | 31.5           |

Notes: Parking Spaces based on Zoning Code requirement equal to 30% of occupancy.

Occupancy analysis conservatively assumes that each program are operating for most of the day.

Actual usage will be based on program scheduling.



**Table 4**
**Frontier Park Anticipated Persons On-Site: Fall Quarter**  
**Arlington Heights Park District**

**Fall Weekday**

|          | Community Center |         | Gymnasium  |         | Outdoor Soccer |         | Total   | Parking |
|----------|------------------|---------|------------|---------|----------------|---------|---------|---------|
| Time     | Use              | Persons | Use        | Persons | Use            | Persons | Persons | Spaces  |
| 7:00 AM  |                  |         |            |         |                |         | 0       | 0       |
| 8:00 AM  |                  | 60      | Basketball | 10      |                |         | 70      | 21      |
| 9:00 AM  |                  | 60      | Program    | 10      |                |         | 70      | 21      |
| 10:00 AM |                  | 60      | and        | 10      |                |         | 70      | 21      |
| 11:00 AM | Classes          | 60      | Walkers    | 10      |                |         | 70      | 21      |
| Noon     | and              | 60      |            | 10      | After School   |         | 70      | 21      |
| 1:00 PM  | Meetings         | 60      |            | 10      | Soccer         |         | 70      | 21      |
| 2:00 PM  |                  | 60      |            | 10      | Program        |         | 70      | 21      |
| 3:00 PM  |                  | 60      |            | 10      |                |         | 70      | 21      |
| 4:00 PM  |                  | 95      |            | 40      |                | 60      | 195     | 58.5    |
| 5:00 PM  |                  | 95      |            | 40      |                | 60      | 195     | 58.5    |
| 6:00 PM  |                  | 95      |            | 40      |                | 60      | 195     | 58.5    |
| 7:00 PM  |                  | 95      |            | 40      |                | 60      | 195     | 58.5    |
| 8:00 PM  |                  | 95      |            | 40      |                | 60      | 195     | 58.5    |
| 9:00 PM  |                  | 95      |            | 40      |                | 60      | 195     | 58.5    |

**Fall Weekend**

|          | Community Center |         | Gymnasium  |         | Outdoor Soccer |         | Total   | Parking |
|----------|------------------|---------|------------|---------|----------------|---------|---------|---------|
| Time     | Use              | Persons | Use        | Persons | Use            | Persons | Persons | Spaces  |
| 7:00 AM  |                  |         |            |         |                |         | 0       | 0       |
| 8:00 AM  |                  | 95      | Basketball | 40      |                | 60      | 195     | 58.5    |
| 9:00 AM  |                  | 95      | Program    | 40      |                | 60      | 195     | 58.5    |
| 10:00 AM |                  | 95      | and        | 40      |                | 60      | 195     | 58.5    |
| 11:00 AM | Classes          | 95      | Walkers    | 40      |                | 60      | 195     | 58.5    |
| Noon     | and              | 95      |            | 40      |                | 60      | 195     | 58.5    |
| 1:00 PM  | Meetings         | 95      |            | 40      |                | 60      | 195     | 58.5    |
| 2:00 PM  |                  | 95      |            | 40      |                | 60      | 195     | 58.5    |
| 3:00 PM  |                  | 95      |            | 40      |                | 60      | 195     | 58.5    |
| 4:00 PM  |                  | 95      |            | 30      |                | 60      | 185     | 55.5    |
| 5:00 PM  |                  | 95      |            | 30      |                | 60      | 185     | 55.5    |
| 6:00 PM  |                  | 95      |            | 30      |                | 60      | 185     | 55.5    |
| 7:00 PM  |                  | 95      |            | 30      |                | 60      | 185     | 55.5    |
| 8:00 PM  |                  | 95      |            | 30      |                | 60      | 185     | 55.5    |
| 9:00 PM  |                  | 95      |            | 30      |                | 60      | 185     | 55.5    |

**Notes:**

Parking Spaces based on Zoning Code requirement equal to 30% of occupancy.

Occupancy analysis conservatively assumes that each program are operating for most of the day.

Actual usage will be based on program scheduling.

## MEMORANDUM

**TO:** Mr. Alann Petersen  
Director of Parks and Planning  
Arlington Heights Park District

**COPY:** Mr. Josh Czerniak  
FGM Architects

**FROM:** Stephen Corcoran, P.E., PTOE

**DATE:** August 7, 2013

**SUBJECT:** Camelot Park  
Parking Study  
Arlington Heights, Illinois



This memorandum summarizes the results of a parking demand study for the Camelot Park Recreation Center Addition in Arlington Heights, Illinois. This parking analysis was done at the request of the Village of Arlington Heights as part of their review process.

Camelot Park is a 14 acre multi-use park operated by the Arlington Heights Park District. It is generally located south of Hintz Road, between Arlington Heights and Windsor Roads, within a residential neighborhood. **Figure 1** illustrates Camelot Park's location and surrounding streets.

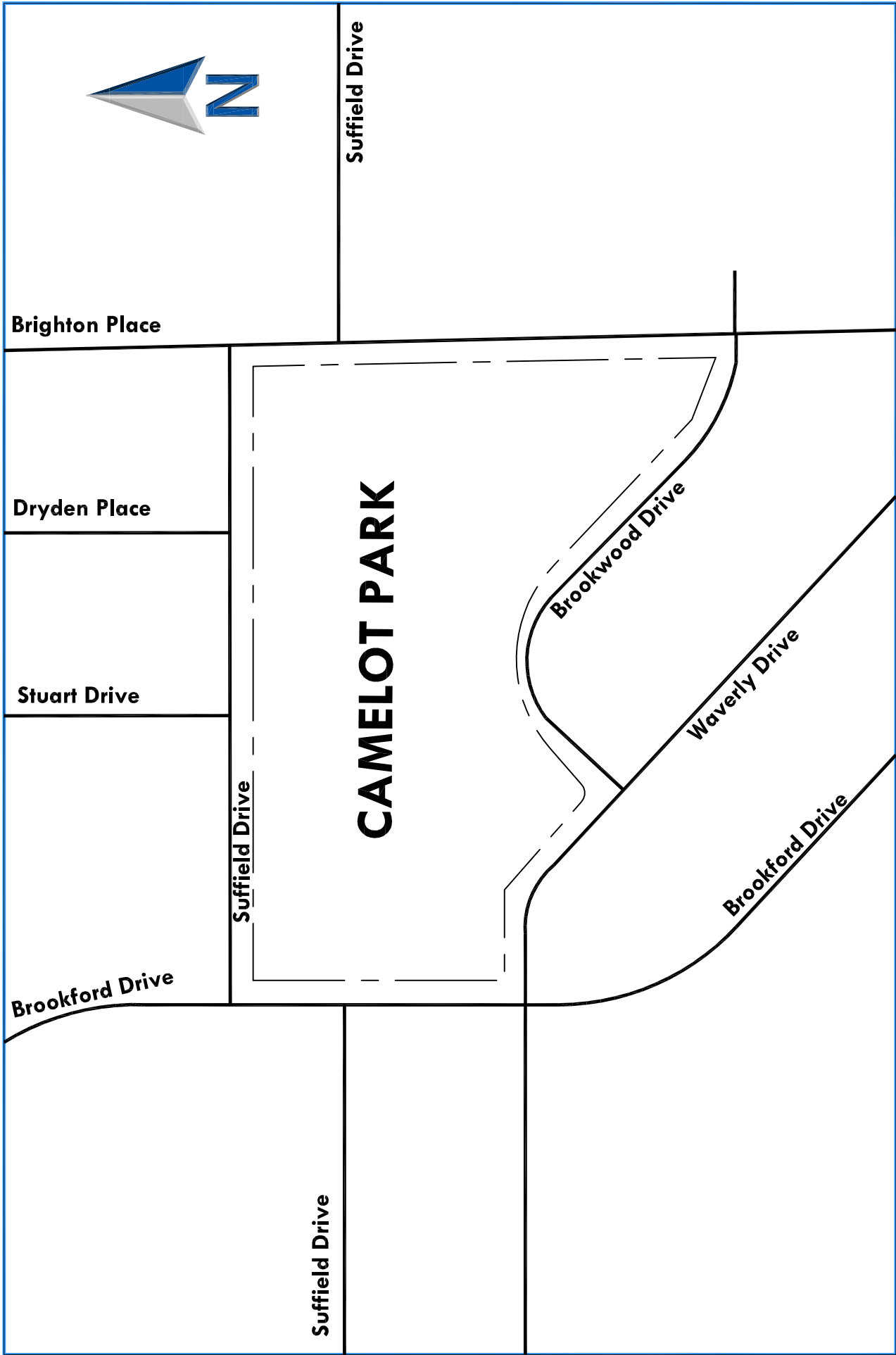
Camelot Park currently has a community center, a multi-use athletic field, two basketball courts, three tennis courts, a sand volleyball court, a playground, and an outdoor pool. The community center provides a variety of preschool classes, youth activities, and adult programs.

### RECREATION CENTER ADDITION

The proposed plan will maintain the existing uses at the park and provide a larger gymnasium, a walking track, and more multi-purpose rooms. **Table 1** summarizes the existing and future facilities at Camelot Park. One basketball court will be removed from the park and the other court will be relocated south of the proposed addition. Additional detention will be provided next to the tennis courts.

Usage of Camelot Park Building was estimated for each season of the year based data from the Arlington Heights Park District. **Tables 2** summarize the data by the number of persons, program, and season using the park at the same time. This data does not include the pool.

Peak attendance at the park occurs during the summer even without the pool. With the pool in operation, the summer season represents the peak demand of parking and will be used to assess the needs of Camelot Park.



Site Location

Figure 1

**Table 1**  
**Camelot Park**  
**Existing and Proposed Facilities**

|                          | Use                                     | Existing      | Proposed      | Total                        |
|--------------------------|-----------------------------------------|---------------|---------------|------------------------------|
| <b>Outdoor Sports</b>    | Multi-Use Athletic Field <sup>(1)</sup> | 1             | -             | 1                            |
|                          | Basketball Court                        | 2             | Remove 1      | 1                            |
|                          | Playground                              | 1             | -             | 1                            |
|                          | Tennis Courts                           | 3             | -             | 3                            |
|                          | Sand Volleyball Court                   | 1             | -             | 1                            |
|                          | Neighborhood Pool                       | 739 bathers   | -             | 739 bathers                  |
| <b>Inside Facilities</b> | Bathhouse <sup>(2)</sup>                | 767 sq. ft.   | -             | 767 sq. ft.                  |
|                          | Office                                  | 271 sq. ft.   | 334 sq. ft.   | 605 sq. ft.                  |
|                          | Gymnasium                               | 2,318 sq. ft. | 8,196 sq. ft. | 8,196 sq. ft. <sup>(3)</sup> |
|                          | Walking Track & Warm-up Area            | -             | 4,579 sq. ft. | 4,579 sq. ft.                |
|                          | Multi-Purpose Rooms                     | 1,517 sq. ft. | 2,579 sq. ft. | 4,096 sq. ft.                |

(1) Spring/Summer-Baseball/Softball, Fall-Soccer, and Winter-Ice Rink

(2) Excluding locker rooms, storage, and pool mechanical

(3) Existing gym space to be converted to multi-purpose rooms

**Table 2**  
**Camelot Park Building Attendance Projections**

| Use                               | Phase         |            |               |            |
|-----------------------------------|---------------|------------|---------------|------------|
|                                   | Existing      | Proposed   | Existing      | Proposed   |
| <b>Season</b>                     | <b>FALL</b>   |            | <b>SPRING</b> |            |
| Gymnasium                         | 15            | 30         | 15            | 30         |
| Multi-Purpose Rooms               | 20            | 55         | 20            | 55         |
| Walking Track                     | -             | 10         | -             | 10         |
| Multi-Use Athletic Field          | 30            | 30         | 30            | 30         |
| Basketball/Tennis                 | 10            | 10         | 10            | 10         |
| <b>Total Attendance (persons)</b> | <b>75</b>     | <b>135</b> | <b>75</b>     | <b>135</b> |
| <b>Season</b>                     | <b>WINTER</b> |            | <b>SUMMER</b> |            |
| Gymnasium                         | 15            | 30         | 30            | 60         |
| Multi-Purpose Rooms               | 20            | 55         | 20            | 55         |
| Walking Track                     | -             | 10         | -             | 10         |
| Multi-Use Athletic Field          | 30            | 30         | 30            | 30         |
| Basketball/Tennis                 | -             | -          | 10            | 10         |
| <b>Total Attendance (persons)</b> | <b>65</b>     | <b>125</b> | <b>90</b>     | <b>165</b> |

## **PARKING SUPPLY**

### **On-Site Parking**

The existing 45 space parking lot will be expanded to 72 parking spaces in conjunction with the building addition. Access to the current lot is provided by a two-way access drive at the west end of the lot and by two one-way drives (in and out) at the east end which forms a pick-up/drop-off area north of the existing building.

With the addition of the new gymnasium, the main building entrance/lobby will be moved to the west side of the building. A new pick-up/drop-off area will be created in the center of the new parking lot because the current pick-up/drop-off is not visible from the new building entrance. A redesigned pick-up/drop-off will be maintained on the north side of the building by the pool entrance. The center access drive (inbound) will be closed. The eastern exit drive will remain one-way outbound only. Access to the west side of the parking lot will be relocated to align with Stuart Drive and eliminate potential overlapping left-turn maneuvers on Suffield Drive. It will be limited to inbound only traffic.

Traffic circulation for the existing lot created a pick-up/drop-off area east of the parking lot with little stacking room before blocking the connection to the parking spaces or to the public street. It also had three driveways (two one-way and one two-way) crossing the sidewalks used by pedestrians and youth bicyclists which created a number of conflict points.

The proposed lot will be one-way eastbound entering from Suffield Drive, by Stuart Drive, and exiting on to Suffield Drive at its current exit drive location. One-way traffic circulation through the parking lot and driveways will minimize pedestrian/bike/vehicular conflicts at the sidewalks and in the lot since pedestrians and bikers only have to look in one direction for approaching vehicles. Stacking capacity is increased within the new pick-up/drop-off area and overflow stacking will occur in the parking lot and not on Suffield Drive. The proposed drive aisle is 24 feet wide to allow a vehicle to bypass another vehicle waiting to pick up a child.

### **On-Street Parking**

Five residential streets surround Camelot Park. On-street parking is allowed on these streets. Suffield Drive prohibits on-street parking on the north (residential) side and east of the center parking lot drive to Brighton Place on the south (park) side of the street. Brighton Place prohibits parking on the east side. **Table 3** summarizes the 190 available on-street parking spaces around the park. Due to their proximity to the building/pool entrance and the athletic field, Suffield Drive is the most heavily used street by park patrons/staff.



**Table 3**  
**On-Street Parking Availability**

| Street                         | Park Side  | Residential Side | Total      |
|--------------------------------|------------|------------------|------------|
| Suffield Drive                 | 28         | 0                | 28         |
| Brighton Place                 | 36         | 0                | 36         |
| Brookwood Drive                | 41         | 24               | 65         |
| Waverly Drive                  | 16         | 10               | 26         |
| Bradford Drive                 | 19         | 16               | 35         |
| <b>Total On-Street Parking</b> | <b>140</b> | <b>50</b>        | <b>190</b> |

## ZONING REQUIREMENTS

### Existing Requirements

In 2001, a Planned Unit Development (PUD) ordinance was approved for Camelot Park that granted a parking variance of 228 parking spaces from the 300 space zoning requirement. **Table 4** summarizes the 2001 zoning code requirements and the approved parking variation for the existing PUD. Seventy two on-site parking spaces were included in the PUD. However, 27 on-site spaces were never built. Sixty-seven on-street spaces adjacent to the park were credited toward the 139 parking spaces provided.

**Table 4**  
**2001 PUD Camelot Park Parking Requirements**

| Land Use                             | Size        | Village Code                                |                         |
|--------------------------------------|-------------|---------------------------------------------|-------------------------|
| Pool                                 | 739 bathers | 30% of Occupancy                            | 222                     |
| Office Area                          | 200 sq. ft. | One space per 300 square feet of floor area | 1                       |
| Meeting Rooms                        | 101 persons | 30% of Occupancy                            | 30                      |
| Multi-Purpose Rooms                  | 156 persons | 30% of Occupancy                            | 47                      |
| <b>Total Spaces Required</b>         |             |                                             | <b>300</b>              |
| <b>Total On-Site Spaces Provided</b> |             |                                             | <b>72<sup>(1)</sup></b> |
| <b>Parking Variation Approved</b>    |             |                                             | <b>228</b>              |

Source: 2001 PUD

(1) 27 Spaces were not built

### **Future Requirements**

The parking requirements for the addition were calculated based on the Village of Arlington Heights' Zoning Ordinance and the occupancy of the multi-purpose rooms and the gym. For recreational and assembly uses, such as the gymnasium and multi-purpose rooms, the parking requirement is 30% of the occupant load. The office area parking requirement is one space per 300 square feet. **Table 5** summarizes the zoning code requirements.

The Village code requirement is based on the maximum occupancy of the various spaces simultaneously. In practice, each use does not experience maximum occupancy on a day to day basis, if at all, and each use has different seasonal peak times. As a result, a variation is being requested to reduce the number of required parking spaces that are not used and to maximize green space and reduce storm water runoff.

**Table 5**  
**Camelot Park Recreational Center Addition**  
**Zoning Parking Requirements**

| Land Use                             | Size          | Occupancy | Village Code                                 |            |
|--------------------------------------|---------------|-----------|----------------------------------------------|------------|
| Pool                                 | -             | 739       | 30% of Occupancy                             | 222        |
| Gymnasium                            | 8,196 sq. ft. | 164       | 30% of Occupancy                             | 49         |
| Walking Track & Warm-up Area         | 4,579 sq. ft. | 92        | 30% of Occupancy                             | 28         |
| Multi-Purpose Rooms                  | 4,096 sq. ft. | 273       | 30% of Occupancy                             | 82         |
| Office                               | 605 sq. ft.   | -         | One space for each 300 sq. ft. of floor area | 2          |
| <b>Total Spaces Required</b>         |               |           |                                              | <b>383</b> |
| <b>Total On-Site Spaces Provided</b> |               |           |                                              | <b>72</b>  |
| <b>Variation Required</b>            |               |           |                                              | <b>311</b> |

## **PARKING DEMAND**

### **Pool Parking**

As part of the 2001 PUD approval, the Arlington Height Park District provided data from the Year 2000 pool season that indicated that the peak pool parking demand was 0.10 parking spaces per person or nearly a third of the Village's requirement of 0.30 (i.e. 30% of occupancy) at Camelot Pool. The lower surveyed parking demand indicates that the majority of the users are from the immediate neighborhood and they do not drive to the pool. The pool is permitted to have 739 bathers at one time which would require 222 parking spaces based on the code and 74 spaces based on the Year 2000 surveys.

The pool schedule for 2013 is shown in **Table 6** and is open during the afternoon and into the early evening (6 to 8 1/2 hours). Peak attendance and parking is in the early to mid-afternoon.

**Table 6**  
**Year 2013 Camelot Pool Schedule**

| Day                 | Dates              | Hours                 |
|---------------------|--------------------|-----------------------|
| Saturdays - Sundays | June 1 - August 11 | Noon-8 PM             |
| Mondays-Thursdays   | June 6 - August 1  | 12:30-5 PM; 6:45-9 PM |
| Friday              | June 7- August 2   | 12:30-9 PM            |
| Monday-Friday       | August 5-9         | 12:30-9 PM            |
| Memorial Day        | May 25-27          | 1-7 PM                |

Attendance data for the pool during the 2012 season shows that maximum permitted occupancy of 739 bathers rarely happens (see **Appendix**). **Table 7** summarizes the peak and average daily attendance for the Year 2012.

**Table 7**  
**Camelot Pool 2012 Season Daily Attendance**

| Daily Attendance             | Weekday | Saturday | Sunday |
|------------------------------|---------|----------|--------|
| <b>Peak Day</b>              | 777     | 663      | 481    |
| <b>Average Day</b>           | 298     | 259      | 234    |
| <b>Days over 500 persons</b> | 8       | 1        | 0      |

The daily attendance numbers are recorded by the park district when a person enters the pool. The time of day is not recorded when a person enters so the actual peak hour of usage is less than the daily attendance numbers. The peak day had 777 visitors spread out over the pool open hours therefore the maximum occupancy of 739 bathers was not exceeded. The typical pool stay is approximately two hours (AHPD).

### **Pool Parking Surveys**

Parking surveys were conducted for the parking lot and on the surrounding neighborhood streets to verify the 2001 results. Parking counts were completed at 2 PM and 7 PM for each day the pool was open for part of the 2013 season (June 20 thru July 16). Copies of those surveys are in the **Appendix**.

The parking demand at the pool ranged from no cars (bad weather) to 75 vehicles. The average was 41 vehicles. Approximately 60 to 70% of the cars used the parking lot. On-street parking primarily occurred on Suffield Drive.

In order to determine the parking demand of the pool at its peak usage, the daily attendance was compared to the peak parking demand for that day. **Table 8** summarizes the top seven days during the 2013 survey period. The results ranged from 7.23 to 10.37 persons per parked vehicle with an average of 8.23 persons per vehicle or 0.12 vehicles per person. Apply this ratio to the top attendance from 2012 (777 persons), the pool would have a peak demand of 93 vehicles.

**Table 8**  
**Camelot Pool 2013 Season**  
**Parking Demand for Top Seven Attendance Days**

|               | Daily Pool Attendance | Camelot Parking Lot | On-Street Parking |           |           | Total Parking Demand | Persons per vehicle |
|---------------|-----------------------|---------------------|-------------------|-----------|-----------|----------------------|---------------------|
|               |                       |                     | Suffield          | Dryden    | Brookwood |                      |                     |
| 1             | 539                   | 37                  | 15                | 0         | 0         | 52                   | 10.37               |
| 2             | 517                   | 39                  | 23                | 9         | 4         | 75                   | 6.89                |
| 3             | 482                   | 30                  | 17                | 6         | 0         | 53                   | 9.09                |
| 4             | 421                   | 31                  | 11                | 7         | 1         | 50                   | 8.42                |
| 5             | 412                   | 30                  | 6                 | 15        | 0         | 51                   | 8.08                |
| 6             | 409                   | 29                  | 16                | 1         | 4         | 50                   | 8.18                |
| 7             | 405                   | 37                  | 15                | 4         | 0         | 56                   | 7.23                |
| <b>Totals</b> | <b>3185</b>           | <b>233</b>          | <b>103</b>        | <b>42</b> | <b>9</b>  | <b>387</b>           | <b>8.23</b>         |

### **Total Parking**

The total park occupancy was calculated by combining the pool and park usage by phase and season at the park. The total parking demand was calculated by applying the 30% occupancy factor to the attendance. **Table 9** summarizes the projected parking. Please note that these are conservative given that the typical pool demand is much less than the peak day.

Assuming that the peak summer parking demand is predicated on the 30% occupancy ratio, the total parking demand would be 271 vehicles or a net increase of 22 spaces from existing conditions. The 262 spaces available at the on-site parking lot and on-street parking could accommodate most of this demand.

In reality, the average pool attendance is under 300 persons and the parking ratio is 12% so the streets around the park have not historically been filled with parked cars.

Using the parking survey results ratio of 12% for just the pool, the peak parking demand would be 143 spaces, well under the 262 available spaces.

**Table 9**  
**Camelot Park Attendance**  
**Projections and Parking Demand**

| Season and Use                                     | Phase      |            |
|----------------------------------------------------|------------|------------|
|                                                    | Existing   | Proposed   |
| <b>FALL</b>                                        |            |            |
| Peak Attendance                                    | 75         | 135        |
| <b>Parking Demand at 30%</b>                       | <b>23</b>  | <b>41</b>  |
| <b>WINTER</b>                                      |            |            |
| Total Attendance                                   | 65         | 125        |
| <b>Parking Demand at 30%</b>                       | <b>20</b>  | <b>38</b>  |
| <b>SPRING</b>                                      |            |            |
| Total Attendance                                   | 75         | 135        |
| <b>Parking Demand at 30%</b>                       | <b>23</b>  | <b>41</b>  |
| <b>SUMMER</b>                                      |            |            |
| Attendance w/o Pool                                | 90         | 165        |
| Maximum Pool Attendance                            | 739        | 739        |
| <b>Total Attendance</b>                            | <b>829</b> | <b>904</b> |
| <b>All Parking Demand at 30% (per zoning code)</b> | <b>249</b> | <b>271</b> |
| <b>Park Activities at 30%</b>                      | <b>30</b>  | <b>50</b>  |
| <b>Pool at 12%</b>                                 |            |            |
| <b>Surveyed parking ratio</b>                      | <b>93</b>  | <b>93</b>  |
| <b>Total</b>                                       | <b>123</b> | <b>143</b> |

Assuming that the peak summer parking demand is predicated on the 30% occupancy ratio, the total parking demand would be 271 vehicles or a net increase of 22 spaces from existing conditions. The 262 spaces available at the on-site parking lot and on-street parking could accommodate most of this demand.

In reality, the average pool attendance is under 300 persons and the parking ratio is 12% so the streets around the park have not historically been filled with parked cars.

Using the parking survey results ratio of 12% for just the pool, the peak parking demand would be 143 spaces, well under the 262 available spaces.



## **CONCLUSION**

The parking study for the Camelot Park Recreational developed the following conclusions:

1. A parking variation of 311 spaces is required for the updated Planned Unit Development to accommodate the proposed Master Plan (383 required and 72 provided).
2. Prior parking surveys of the Camelot Pool indicate that the majority of the pool users originate from the adjacent neighborhoods and don't drive.
3. The existing parking lot will be expanded from 45 to 72 spaces.
4. On-street parking will accommodate the overflow parking during the summer when the pool experiences peak days.
5. The parking demand of the three main users of the park (outdoor pool, athletic fields, and the community center) occur at different times of the year and times of day resulting in shared parking and better use of the existing spaces.

# **Camelot Park Parking Study Appendix**

- **2001 Pool Parking Study**
- **2012 Pool Attendance Data/Ranking**

FRONTIER

# Parking Analysis

Arlington Heights Park District  
New Neighborhood Pools

Camelot Park

Frontier Park

Heritage Park

Arlington Heights, Illinois

PHN Job No. 00A161  
27 April 2001  
28 June 2001 (Revised)

PHN

**Parking Analysis  
Arlington Heights Park District  
New Neighborhood Pools  
PHN Job No. 00A161**

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| <b>Parking Counts</b>                        | <b>Exhibit A</b> |
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### **Frontier Park**

|                                              |                  |
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### **Heritage Park**

|                                              |                  |
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### **General**

|                                      |                  |
|--------------------------------------|------------------|
| <b>Ten Year Pool Attendance Data</b> | <b>Exhibit G</b> |
|--------------------------------------|------------------|

**F:\00A000\00A161 AHPD\30\Zoning\Park\_toc\_2.wpd**

27 April 2001  
28 June 2001 (Revised)

**Parking Analysis**  
**Arlington Heights Park District**  
**New Neighborhood Pools**  
**PHN Job No. 00A161**

#### **Camelot Park**

Camelot Park is bordered on the north by Suffield Drive, on the east by Brighton Place, on the south by Waverly Drive and Brookwood Drive and on the west by Bradford Lane. All bordering streets are secondary collectors and mainly serve the surrounding residential neighborhood and Camelot Park.

Camelot Park has provided facilities for its associated neighborhood for many years. Existing facilities include Tennis courts, Athletic Fields, Playgrounds and Swimming Pools. Vehicular access to the park is provided from Suffield Drive at the North. The parking lot on site can accommodate 55 cars. Additionally, parking for 28 cars is provided on Suffield Drive, 18 cars on Brighton Place and 21 cars on Waverly Drive or a total of 122 cars. These additional spaces are based upon the accompanying Parking Count Information.

In addition to vehicle parking, space is allocated for parking 30 bicycles at the pool, and more in other parts of the park. It should be emphasized that Camelot Park is a neighborhood park and users are encouraged to walk or ride bicycles to the park. Additional bicycle parking will be added to the new pool facility.

The Arlington Heights Park District is proposing to replace the existing swimming pool facility. The new facility will be similar in character, however, the maximum bather capacity will be increased by about 6 percent, from 725 to 769.

The proposal suggests that existing parking is maintained and is adequate for the new facility, as it has been in the past. Actual parking usage has been surveyed and recorded by the Park District for the peak summer swim season (June, July, August). Parking needs during spring, fall and winter are less. The Attendance and Parking Demand Summary illustrates peak parking needs based upon historic data compiled by the Park District.

In conclusion, we believe that the actual parking needs for Camelot Park are satisfied by the current parking provided. A maximum of 77 cars were parked at one time during 2000. Furthermore, we do not expect a significant increase in population served by Camelot Park.



**ATTENDANCE AND PARKING DEMAND SUMMARY**  
**ARLINGTON HEIGHTS PARK DISTRICT**  
**CAMELOT PARK**

1. Average yearly Pool Attendance over the last 10 years ('91-'00): 19,607 users/yr.
2. Average daily Pool Attendance over the last 10 years ('91-'00): 327 users/day
3. Total Pool attendance in 2000: 11,184 users
4. Highest parking count surveyed in 2000 (in lots and streets @ 2 pm.): 77 cars  
Total Pool attendance for the same day: 730 users
5. Daily public swim hours are typically Noon to 9pm, with peak attendance around 2pm. The estimated length of stay is 1-½ to 2 hours.
6. Total daily pool attendance and daily occurrence (10 year average):

|               |       |   |                              |
|---------------|-------|---|------------------------------|
| 1,000 or more | Users | - | 0.7 days during the season.  |
| 900 - 1,000   | Users | - | 0.0 days during the season.  |
| 800 - 900     | Users | - | 0.7 days during the season.  |
| 700 - 800     | Users | - | 1.1 days during the season.  |
| 600 - 700     | Users | - | 2.2 days during the season.  |
| 500 - 600     | Users | - | 3.0 days during the season.  |
| 500 or less   | Users | - | 81.3 days during the season. |

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# Camelot Park Summer 2000 Parking Count

| Date | Temp | Pool Attendance | 2:00 p.m.  |          |        |           |            | 7:00 p.m. |        |           |            |           | Total |
|------|------|-----------------|------------|----------|--------|-----------|------------|-----------|--------|-----------|------------|-----------|-------|
|      |      |                 | Center Lot | Suffield | Dryden | Brookwood | Center Lot | Suffield  | Dryden | Brookwood | Center Lot | Brookwood |       |
| June |      |                 |            |          |        |           |            |           |        |           |            |           |       |
| 15   | 78   | 156             | 24         | 4        | 0      | 0         | 12         | 4         | 0      | 0         | 0          | 0         | 44    |
| 16   | 73   | 18              | 16         | 3        | 0      | 0         | 2          | 0         | 0      | 0         | 0          | 0         | 21    |
| 17   | 64   | 11              | 34         | 5        | 0      | 0         | 2          | 0         | 0      | 0         | 0          | 0         | 41    |
| 18   | 74   | 78              | 16         | 1        | 0      | 0         | 6          | 2         | 0      | 0         | 0          | 0         | 25    |
| 19   | 80   | 295             | 54         | 14       | 3      | 0         | 16         | 4         | 0      | 0         | 0          | 0         | 91    |
| 20   | 81   | 128             | 11         | 0        | 0      | 0         | 10         | 0         | 0      | 0         | 0          | 0         | 21    |
| 21   | 79   | 340             | 42         | 11       | 5      | 0         | 28         | 0         | 0      | 0         | 0          | 0         | 86    |
| 22   | 82   | 730             | 53         | 12       | 3      | 0         | 32         | 16        | 0      | 0         | 0          | 0         | 116   |
| 23   | 85   | 301             | 44         | 17       | 13     | 0         | 14         | 2         | 0      | 0         | 0          | 0         | 90    |
| 24   | 77   | 28              | 6          | 0        | 0      | 0         | 3          | 0         | 0      | 0         | 0          | 0         | 0     |
| 25   | 86   | 298             | 44         | 14       | 2      | 0         | 18         | 4         | 0      | 0         | 0          | 0         | 82    |
| 26   | 79   | 214             | 26         | 6        | 0      | 0         | 6          | 3         | 0      | 0         | 0          | 0         | 41    |
| 27   | 77   | 182             | 40         | 5        | 2      | 0         | 12         | 0         | 0      | 0         | 0          | 0         | 59    |
| 28   | 69   | 0               | 0          | 0        | 0      | 0         | 0          | 0         | 0      | 0         | 0          | 0         | 0     |
| 29   | 76   | 198             | 32         | 1        | 0      | 0         | 8          | 4         | 0      | 0         | 0          | 0         | 45    |
| 30   | 80   | 341             | 44         | 8        | 2      | 0         | 16         | 2         | 0      | 0         | 0          | 0         | 72    |
| July |      |                 |            |          |        |           |            |           |        |           |            |           | 0     |
| 1    | 81   | 155             | 19         | 5        | 0      | 0         | 12         | 0         | 0      | 0         | 0          | 0         | 36    |
| 2    | 84   | 149             | 23         | 2        | 0      | 0         | 8          | 0         | 0      | 0         | 0          | 0         | 33    |
| 3    | 72   | 151             | 15         | 1        | 0      | 0         | 9          | 0         | 0      | 0         | 0          | 0         | 25    |
| 4    | 79   | 79              | 24         | 0        | 0      | 0         | 4          | 0         | 0      | 0         | 0          | 0         | 28    |
| 5    | 84   | 281             | 42         | 3        | 1      | 0         | 22         | 4         | 0      | 0         | 0          | 0         | 72    |
| 6    | 84   | 282             | 44         | 8        | 6      | 0         | 11         | 0         | 0      | 0         | 0          | 0         | 69    |
| 7    | 76   | 278             | 44         | 5        | 2      | 0         | 16         | 0         | 0      | 0         | 0          | 0         | 67    |
| 8    | 84   | 138             | 6          | 1        | 0      | 0         | 12         | 0         | 0      | 0         | 0          | 0         | 0     |
| 9    | 89   | 210             | 49         | 14       | 12     | 0         | 18         | 12        | 2      | 0         | 0          | 0         | 107   |
| 10   | 82   | 152             | 44         | 2        | 0      | 0         | 22         | 0         | 0      | 0         | 0          | 0         | 68    |
| 11   | 75   | 143             | 10         | 0        | 0      | 0         | 18         | 0         | 0      | 0         | 0          | 0         | 28    |
| 12   | 80   | 266             | 44         | 14       | 5      | 0         | 12         | 0         | 0      | 0         | 0          | 0         | 75    |
| 13   | 88   | 414             | 44         | 12       | 8      | 0         | 17         | 9         | 1      | 0         | 0          | 0         | 91    |
| 14   | 88   | 384             | 40         | 4        | 1      | 0         | 8          | 4         | 0      | 0         | 0          | 0         | 57    |
| 15   | 80   | 118             | 32         | 4        | 0      | 0         | 11         | 5         | 0      | 0         | 0          | 0         | 52    |
| 16   | 84   | 196             | 23         | 4        | 0      | 0         | 9          | 0         | 0      | 0         | 0          | 0         | 36    |
| 17   | 88   | 316             | 28         | 5        | 0      | 0         | 6          | 0         | 0      | 0         | 0          | 0         | 40    |
| 18   | 71   | 97              | 10         | 1        | 0      | 0         | 8          | 0         | 0      | 0         | 0          | 0         | 19    |
| 19   | 69   | 3               | 19         | 3        | 0      | 0         | 4          | 0         | 0      | 0         | 0          | 0         | 28    |

Exhibit A

| Camelot Park Summer 2000 Parking Count |      |                 |            |          |        |           |            |          |        |           |       |
|----------------------------------------|------|-----------------|------------|----------|--------|-----------|------------|----------|--------|-----------|-------|
| Date                                   | Temp | Pool Attendance | Center Lot | Suffield | Dryden | Brookwood | Center Lot | Suffield | Dryden | Brookwood | Total |
|                                        |      |                 | 2:00 p.m.  |          |        |           | 7:00 p.m.  |          |        |           |       |
| July                                   |      |                 |            |          |        |           |            |          |        |           |       |
| 20                                     | 75   | 91              | 14         | 2        | 0      | 0         |            |          |        |           | 16    |
| 21                                     | 75   | 128             | 22         | 4        | 0      | 0         |            | 2        | 0      | 0         | 28    |
| 22                                     | 72   | 6               | 2          | 0        | 0      | 0         |            | 2        | 0      | 0         | 4     |
| 23                                     | 73   | 68              | 6          | 2        | 0      | 0         |            |          |        |           | 8     |
| 24                                     | 79   | 187             | 28         | 4        | 0      | 0         |            | 3        | 0      | 0         | 35    |
| 25                                     | 81   | 234             | 31         | 5        | 1      | 0         |            | 8        | 0      | 0         | 45    |
| 26                                     | 84   | 124             | 28         | 6        | 0      | 0         |            | 11       | 0      | 0         | 45    |
| 27                                     | 88   | 275             | 30         | 8        | 0      | 0         |            | 6        | 0      | 0         | 44    |
| 28                                     | 84   | 848             | 44         | 16       | 12     | 0         |            | 12       | 0      | 0         | 84    |
| 29                                     | 79   | 48              | 8          | 3        | 0      | 0         |            | 16       | 0      | 0         | 2     |
| 30                                     | 74   | 0               | 1          | 0        | 0      | 0         |            | 0        | 0      | 0         | 1     |
| 31                                     | 74   | 0               | 3          | 0        | 0      | 0         |            | 0        | 0      | 0         | 3     |
| August                                 |      |                 |            |          |        |           |            |          |        |           |       |
| 1                                      | 83   | 207             | 24         | 6        | 0      | 0         |            | 9        | 5      | 2         | 46    |
| 2                                      | 87   | 97              | 10         | 1        | 0      | 0         |            | 9        | 6      | 0         | 26    |
| 3                                      | 72   | 54              | 6          | 2        | 0      | 0         |            | 6        | 0      | 0         | 14    |
| 4                                      | 80   | 133             | 28         | 4        | 2      | 0         |            | 4        | 0      | 0         | 38    |
| 5                                      | 75   | 5               | 2          | 0        | 0      | 0         |            | 8        | 0      | 0         | 10    |
| 6                                      | 88   | 179             | 28         | 4        | 0      | 0         |            | 15       | 6      | 1         | 54    |
| 7                                      | 85   | 254             | 36         | 4        | 0      | 0         |            | 5        | 0      | 0         | 45    |
| 8                                      | 84   | 236             | 31         | 5        | 2      | 0         |            | 8        | 0      | 0         | 46    |
| 9                                      | 88   | 278             | 30         | 8        | 1      | 0         |            | 7        | 0      | 0         | 46    |
| 10                                     | 86   | 218             | 26         | 4        | 2      | 0         |            | 9        | 3      | 0         | 44    |
| 11                                     | 80   | 120             | 27         | 5        | 0      | 0         |            | 16       | 2      | 0         | 50    |
| 12                                     | 83   | 152             | 19         | 5        | 0      | 0         |            | 2        | 3      | 0         | 2     |
| 13                                     | 81   | 109             | 11         | 6        | 0      | 0         |            | 8        | 3      | 0         | 28    |



ARLINGTON HEIGHTS PARK DISTRICT  
CAMELOT POOL ATTENDANCE - 2000

| DATE | 9:00 AM | 10:00 AM | 11:00 AM | NOON | 1:00 PM | 2:00 PM | 3:00 PM | 4:00 PM | 5:00 PM | 6:00 PM | 7:00 PM | 8:00 PM | 9:00 PM | TOTAL |
|------|---------|----------|----------|------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|
| 6/15 |         |          |          |      | 73      | 32      | 11      |         |         |         | 14      | 22      | 4       | 156   |
| 6/16 |         |          |          |      | 6       | 6       | 4       |         |         | 2       |         |         |         | 18    |
| 6/17 |         |          |          | 8    |         |         | 3       |         |         |         |         |         |         | 11    |
| 6/18 |         |          |          | 1    | 12      | 23      | 20      | 10      | 2       | 4       | 6       |         |         | 78    |
| 6/19 |         |          |          |      | 149     | 77      | 30      | 7       |         | 10      | 19      | 3       |         | 295   |
| 6/20 |         |          |          |      | 95      | 13      | 6       |         |         | 5       | 7       | 1       |         | 128   |
| 6/21 |         |          |          |      | 188     | 40      | 82      | 2       |         | 18      | 34      |         |         | 340   |
| 6/22 |         |          |          |      | 637     | 50      | 19      |         |         | 1       | 18      | 5       |         | 730   |
| 6/23 |         |          |          |      | 142     | 44      | 95      | 2       |         | 12      | 6       |         |         | 301   |
| 6/24 |         |          |          | 1    | 19      | 9       |         |         |         |         |         |         |         | 29    |
| 6/25 |         |          |          | 24   | 46      | 62      | 88      | 21      | 15      | 34      | 8       |         |         | 289   |
| 6/26 |         |          |          |      | 101     | 16      | 8       | 65      |         | 2       | 16      | 6       |         | 214   |
| 6/27 |         |          |          |      | 116     | 31      | 6       |         |         | 2       | 19      | 8       |         | 182   |
| 6/28 |         |          |          |      |         |         |         |         |         |         |         |         |         | 0     |
| 6/29 |         |          |          |      | 111     | 28      | 17      | 4       |         | 8       | 16      | 13      |         | 198   |
| 6/30 |         |          |          |      | 145     | 50      | 128     |         |         |         | 12      | 6       |         | 341   |
| July |         |          |          |      |         |         |         |         |         |         |         |         |         |       |
| 7/1  |         |          |          | 16   | 48      | 35      | 28      | 12      | 10      | 6       |         |         |         | 155   |
| 7/2  |         |          |          | 47   | 31      | 11      |         | 58      | 2       |         |         |         |         | 149   |
| 7/3  |         |          |          |      | 8       | 134     | 9       |         |         |         |         |         |         | 151   |
| 7/4  |         |          |          |      | 25      | 28      | 18      | 5       | 3       |         |         |         |         | 79    |
| 7/5  |         |          |          |      | 128     | 84      | 34      | 5       |         | 8       | 22      |         |         | 281   |
| 7/6  |         |          |          |      | 191     | 38      | 22      |         |         | 18      | 16      | 1       |         | 282   |
| 7/7  |         |          |          |      | 72      | 37      | 18      | 1       |         | 141     | 11      |         |         | 278   |
| 7/8  |         |          |          | 1    | 11      | 42      | 48      | 11      | 18      | 8       |         |         |         | 139   |
| 7/9  |         |          |          | 2    | 13      | 49      | 44      | 36      | 18      | 45      | 3       |         |         | 210   |
| 7/10 |         |          |          |      | 8       | 111     | 11      |         |         | 5       | 11      | 5       |         | 152   |
| 7/11 |         |          |          |      | 108     | 7       | 5       |         |         | 3       | 18      | 2       |         | 143   |
| 7/12 |         |          |          |      | 127     | 46      | 28      | 1       |         | 11      | 49      | 4       |         | 268   |
| 7/13 |         |          |          |      | 258     | 58      | 26      | 5       |         | 28      | 32      | 5       |         | 414   |
| 7/14 |         |          |          |      | 242     | 50      | 51      | 1       |         | 5       | 35      |         |         | 384   |
| 7/15 |         |          |          | 29   | 18      | 25      | 39      | 7       |         |         |         |         |         | 118   |
| 7/16 |         |          |          | 40   | 55      | 33      | 25      | 19      | 8       | 13      | 2       |         |         | 196   |
| 7/17 |         |          |          |      | 185     | 38      | 21      | 5       |         | 27      | 35      | 4       |         | 318   |
| 7/18 |         |          |          |      | 90      | 3       | 4       |         |         |         |         |         |         | 97    |
| 7/19 |         |          |          |      | 3       |         |         |         |         |         |         |         |         | 3     |
| 7/20 |         |          |          |      | 62      | 5       | 1       |         |         | 2       | 18      | 3       |         | 91    |

Exhibit B

ARLINGTON HEIGHTS PARK DISTRICT  
CAMELOT POOL ATTENDANCE - 2000

| DATE   | 8:00 AM | 10:00 AM | 11:00 AM | NOON | 1:00 PM | 2:00 PM | 3:00 PM | 4:00 PM | 5:00 PM | 6:00 PM | 7:00 PM | 8:00 PM | 9:00 PM | TOTAL |
|--------|---------|----------|----------|------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|
| 7/21   |         |          |          |      | 97      | 11      |         |         |         |         | 3       | 17      |         | 128   |
| 7/22   |         |          |          | 3    | 3       |         |         |         |         |         |         |         |         | 6     |
| 7/23   |         |          |          | 3    | 18      | 18      | 25      | 3       | 3       |         |         |         |         | 68    |
| 7/24   |         |          |          |      | 138     | 6       | 14      | 2       |         |         | 6       | 19      | 1       | 187   |
| 7/25   |         |          |          |      | 161     | 35      | 10      |         |         |         | 5       | 23      |         | 234   |
| 7/26   |         |          |          |      | 37      | 53      | 15      |         |         |         | 9       | 10      |         | 124   |
| 7/27   |         |          |          |      | 128     | 14      | 4       |         |         |         | 24      | 19      | 88      | 275   |
| 7/28   |         |          |          |      | 800     | 27      | 13      |         |         |         | 4       | 4       |         | 848   |
| 7/29   |         |          |          | 1    |         | 27      | 14      | 4       | 2       |         |         |         |         | 48    |
| 7/30   |         |          |          |      |         |         |         |         |         |         |         |         |         | 0     |
| 7/31   |         |          |          |      |         |         |         |         |         |         |         |         |         | 0     |
| August |         |          |          |      |         |         |         |         |         |         |         |         |         |       |
| 8/1    |         |          |          |      | 88      | 39      | 18      |         |         |         | 40      | 41      |         | 207   |
| 8/2    |         |          |          |      | 43      | 30      | 23      |         |         |         | 1       |         |         | 97    |
| 8/3    |         |          |          |      | 21      | 14      | 10      |         |         |         | 8       | 1       |         | 54    |
| 8/4    |         |          |          |      | 60      | 29      | 21      |         |         |         | 14      | 9       |         | 133   |
| 8/5    |         |          |          | 5    |         |         |         |         |         |         |         |         |         | 5     |
| 8/6    |         |          |          | 26   | 54      | 58      | 39      | 2       |         |         |         |         |         | 179   |
| 8/7    |         |          |          |      | 124     | 65      | 21      | 6       |         |         | 17      | 19      | 2       | 254   |
| 8/8    |         |          |          |      | 108     | 37      | 19      | 4       |         |         | 48      | 18      | 4       | 236   |
| 8/9    |         |          |          |      | 90      | 117     | 35      |         |         |         | 11      | 25      |         | 278   |
| 8/10   |         |          |          |      | 114     | 81      | 18      | 2       |         |         | 15      | 8       |         | 218   |
| 8/11   |         |          |          |      | 42      | 29      | 18      | 4       |         |         | 3       | 18      | 6       | 120   |
| 8/12   |         |          |          | 33   | 25      | 36      | 31      | 15      | 6       |         | 6       |         |         | 152   |
| 8/13   |         |          |          | 7    | 14      | 23      | 37      | 6       | 7       |         | 15      |         |         | 108   |



**ARLINGTON HEIGHTS PARK DISTRICT  
DAILY POOL ATTENDANCE 2012**

**CAMELOT POOL ATTENDANCE 2012  
RESIDENT AND NON-RESIDENT ATTENDANCE**

| May          | Day | Temp | Camelot  |          | #112     |
|--------------|-----|------|----------|----------|----------|
|              |     |      | Resident | N.R.     | Total    |
| 1            | Tue |      |          |          |          |
| 2            | Wed |      |          |          |          |
| 3            | Thr |      |          |          |          |
| 4            | Fri |      |          |          |          |
| 5            | Sat |      |          |          |          |
| 6            | Sun |      |          |          |          |
| 7            | Mon |      |          |          |          |
| 8            | Tue |      |          |          |          |
| 9            | Wed |      |          |          |          |
| 10           | Thr |      |          |          |          |
| 11           | Fri |      |          |          |          |
| 12           | Sat |      |          |          |          |
| 13           | Sun |      |          |          |          |
| 14           | Mon |      |          |          |          |
| 15           | Tue |      |          |          |          |
| 16           | Wed |      |          |          |          |
| 17           | Thr |      |          |          |          |
| 18           | Fri |      |          |          |          |
| 19           | Sat |      |          |          |          |
| 20           | Sun |      |          |          |          |
| 21           | Mon |      |          |          |          |
| 22           | Tue |      |          |          |          |
| 23           | Wed |      |          |          |          |
| 24           | Thr | 89°  | 0        | 0        | 0        |
| 25           | Fri | 80°  | 0        | 0        | 0        |
| 26           | Sat | 81°  | 0        | 0        | 0        |
| 27           | Sun | 97°  | 0        | 0        | 0        |
| 28           | Mon | 94°  | 0        | 0        | 0        |
| 29           | Tue | 82°  | 0        | 0        | 0        |
| 30           | Wed | 64°  | 0        | 0        | 0        |
| 31           | Thr | 61°  | 0        | 0        | 0        |
| <b>TOTAL</b> |     |      | <b>0</b> | <b>0</b> | <b>0</b> |

| June         | Day | Temp | Camelot     |            | #112        |
|--------------|-----|------|-------------|------------|-------------|
|              |     |      | Resident    | N.R.       | Total       |
| 1            | Fri | 62°  | 0           | 0          | 0           |
| 2            | Sat | 74°  | 0           | 0          | 0           |
| 3            | Sun | 79°  | 0           | 0          | 0           |
| 4            | Mon | 73°  | 0           | 0          | 0           |
| 5            | Tue | 69°  | 0           | 0          | 0           |
| 6            | Wed | 74°  | 0           | 0          | 0           |
| 7            | Thr | 78°  | 131         | 2          | 133         |
| 8            | Fri | 76°  | 280         | 21         | 301         |
| 9            | Sat | 89°  | 353         | 21         | 374         |
| 10           | Sun | 90°  | 462         | 19         | 481         |
| 11           | Mon | 92°  | 301         | 17         | 318         |
| 12           | Tue | 77°  | 274         | 0          | 274         |
| 13           | Wed | 70°  | 388         | 6          | 394         |
| 14           | Thr | 86°  | 380         | 0          | 380         |
| 15           | Fri | 93°  | 578         | 19         | 597         |
| 16           | Sat | 94°  | 261         | 6          | 267         |
| 17           | Sun | 85°  | 423         | 1          | 424         |
| 18           | Mon | 93°  | 534         | 9          | 543         |
| 19           | Tue | 95°  | 594         | 14         | 608         |
| 20           | Wed | 94°  | 397         | 9          | 406         |
| 21           | Thr | 83°  | 125         | 4          | 129         |
| 22           | Fri | 82°  | 335         | 13         | 348         |
| 23           | Sat | 85°  | 280         | 10         | 290         |
| 24           | Sun | 92°  | 322         | 9          | 331         |
| 25           | Mon | 74°  | 42          | 0          | 42          |
| 26           | Tue | 81°  | 342         | 2          | 344         |
| 27           | Wed | 94°  | 425         | 15         | 440         |
| 28           | Thr | 101° | 599         | 13         | 612         |
| 29           | Fri | 87°  | 139         | 7          | 146         |
| 30           | Sat | 89°  | 367         | 13         | 380         |
| <b>TOTAL</b> |     |      | <b>8332</b> | <b>230</b> | <b>8562</b> |

**ARLINGTON HEIGHTS PARK DISTRICT  
DAILY POOL ATTENDANCE 2012**

**CAMELOT POOL ATTENDANCE 2012  
RESIDENT AND NON-RESIDENT ATTENDANCE**

| July  | Day | Temp | Camelot  |      | #112<br>Total |
|-------|-----|------|----------|------|---------------|
|       |     |      | Resident | N.R. |               |
| 1     | Sun | 90°  | 372      | 19   | 391           |
| 2     | Mon | 96°  | 554      | 22   | 576           |
| 3     | Tue | 96°  | 525      | 16   | 541           |
| 4     | Wed | 102° | 450      | 15   | 465           |
| 5     | Thr | 102° | 489      | 8    | 497           |
| 6     | Fri | 103° | 610      | 29   | 639           |
| 7     | Sat | 99°  | 373      | 11   | 384           |
| 8     | Sun | 84°  | 286      | 5    | 291           |
| 9     | Mon | 90°  | 449      | 17   | 466           |
| 10    | Tue | 82°  | 320      | 0    | 320           |
| 11    | Wed | 85°  | 379      | 11   | 390           |
| 12    | Thr | 90°  | 412      | 9    | 421           |
| 13    | Fri | 91°  | 306      | 3    | 309           |
| 14    | Sat | 89°  | 163      | 11   | 174           |
| 15    | Sun | 95°  | 348      | 17   | 365           |
| 16    | Mon | 98°  | 727      | 50   | 777           |
| 17    | Tue | 98°  | 493      | 0    | 493           |
| 18    | Wed | 91°  | 313      | 13   | 326           |
| 19    | Thr | 84°  | 101      | 3    | 104           |
| 20    | Fri | 81°  | 173      | 11   | 184           |
| 21    | Sat | 90°  | 106      | 5    | 111           |
| 22    | Sun | 90°  | 110      | 0    | 110           |
| 23    | Mon | 98°  | 416      | 15   | 431           |
| 24    | Tue | 89°  | 192      | 0    | 192           |
| 25    | Wed | 100° | 469      | 23   | 492           |
| 26    | Thr | 89°  | 128      | 4    | 132           |
| 27    | Fri | 87°  | 154      | 2    | 156           |
| 28    | Sat | 82°  | 181      | 0    | 181           |
| 29    | Sun | 86°  | 99       | 0    | 99            |
| 30    | Mon | 92°  | 217      | 5    | 222           |
| 31    | Tue | 86°  | 267      | 8    | 275           |
| TOTAL |     |      | 10182    | 332  | 10514         |

| August      | Day | Temp | Camelot  |      | #112<br>Total |
|-------------|-----|------|----------|------|---------------|
|             |     |      | Resident | N.R. |               |
| 1           | Wed | 90°  | 214      | 10   | 224           |
| 2           | Thr | 93°  | 190      | 15   | 205           |
| 3           | Fri | 93°  | 249      | 16   | 265           |
| 4           | Sat | 94°  | 161      | 2    | 163           |
| 5           | Sun | 84°  | 156      | 6    | 162           |
| 6           | Mon | 85°  | 149      | 8    | 157           |
| 7           | Tue | 91°  | 246      | 6    | 252           |
| 8           | Wed | 94°  | 66       | 0    | 66            |
| 9           | Thr | 85°  | 0        | 0    | 0             |
| 10          | Fri | 77°  | 10       | 0    | 10            |
| 11          | Sat | 78°  | 38       | 4    | 42            |
| 12          | Sun | 78°  | 25       | 0    | 25            |
| 13          | Mon | 72°  | 164      | 9    | 173           |
| 14          | Tue | 82°  | 0        | 0    | 0             |
| 15          | Wed | 86°  | 348      | 12   | 360           |
| 16          | Thr | 78°  | 21       | 0    | 21            |
| 17          | Fri | 77°  | 29       | 2    | 31            |
| 18          | Sat | 77°  | 58       | 15   | 73            |
| 19          | Sun | 78   | 73       | 1    | 74            |
| 20          | Mon | 76°  | 14       | 0    | 14            |
| 21          | Tue | 77°  | 192      | 12   | 204           |
| 22          | Wed | 84°  | 302      | 2    | 304           |
| 23          | Thr | 91°  | 121      | 0    | 121           |
| 24          | Fri | 92°  | 219      | 11   | 230           |
| 25          | Sat | 92°  | 626      | 37   | 663           |
| 26          | Sun | 83°  | 0        | 0    | 0             |
| 27          | Mon | 87°  | 63       | 0    | 63            |
| 28          | Tue | 85°  | 47       | 0    | 47            |
| 29          | Wed | 84°  | 103      | 0    | 103           |
| 30          | Thr | 96°  | 92       | 0    | 92            |
| 31          | Fri | 93°  | 240      | 101  | 341           |
| TOTAL       |     |      | 4216     | 269  | 4485          |
| GRAND TOTAL |     |      | 22,730   | 831  | 23,561        |

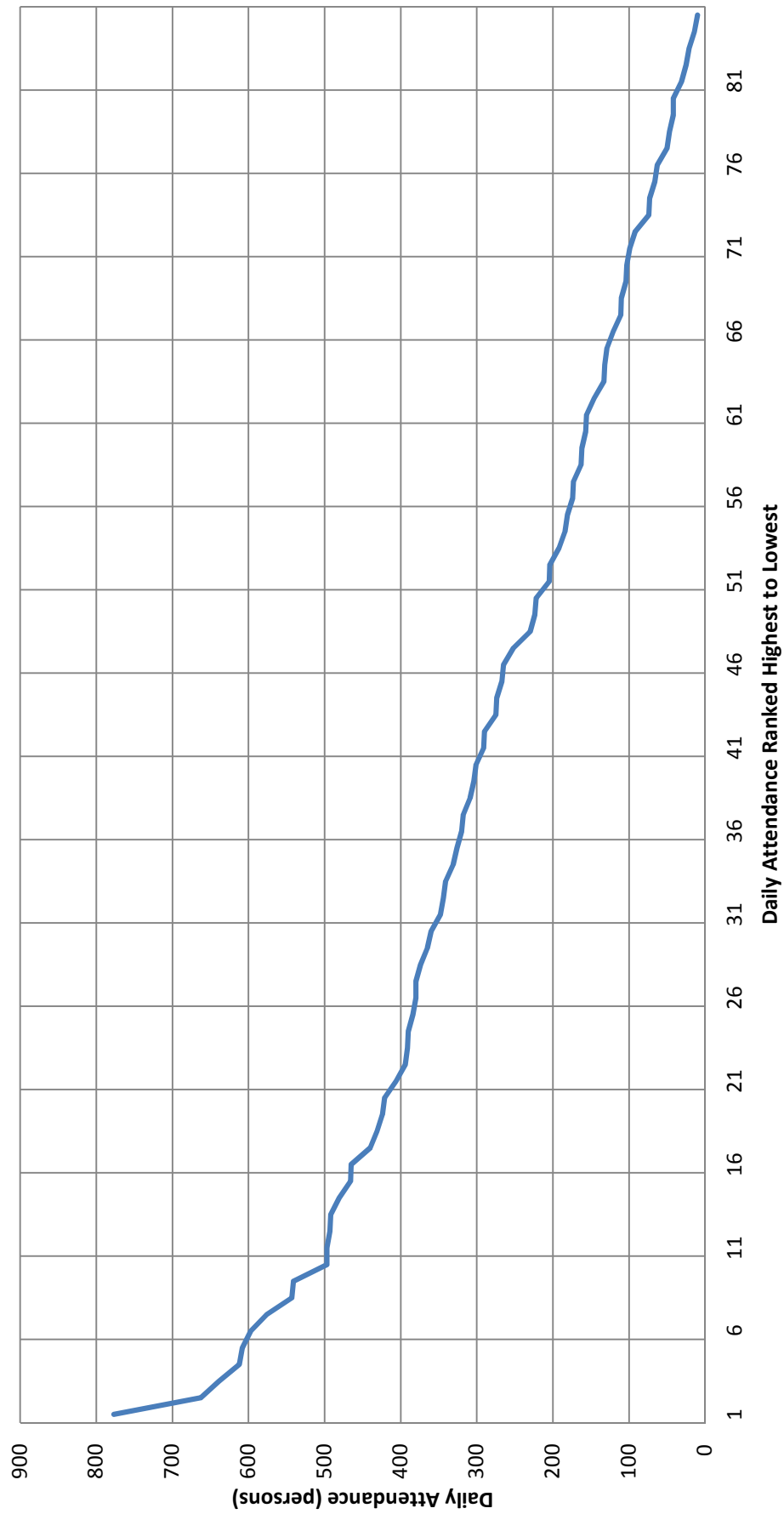
| September | Day | Temp | Camelot  |      | #112<br>Total |
|-----------|-----|------|----------|------|---------------|
|           |     |      | Resident | N.R. |               |
| 1         | Sat | 78°  | 0        | 0    | 0             |
| 2         | Sun | 81°  | 48       | 2    | 50            |
| 3         | Mon | 88°  | 485      | 12   | 497           |
| 4         | Tue |      | CLOSED   |      |               |
|           |     |      |          |      |               |
|           |     |      |          |      |               |
|           |     |      |          |      |               |

2012 Camelot Park Pool Attendance Data Ranking

| Month     | Date | Day | Temp | Resident | NR  | Total |
|-----------|------|-----|------|----------|-----|-------|
| June      | 7    | Thr | 78°  | 131      | 2   | 133   |
| June      | 8    | Fri | 76°  | 280      | 21  | 301   |
| June      | 9    | Sat | 89°  | 353      | 21  | 374   |
| June      | 10   | Sun | 90°  | 462      | 19  | 481   |
| June      | 11   | Mon | 92°  | 301      | 17  | 318   |
| June      | 12   | Tue | 77°  | 274      | 0   | 274   |
| June      | 13   | Wed | 70°  | 388      | 6   | 394   |
| June      | 14   | Thr | 86°  | 380      | 0   | 380   |
| June      | 15   | Fri | 93°  | 578      | 19  | 597   |
| June      | 16   | Sat | 94°  | 261      | 6   | 267   |
| June      | 17   | Sun | 85°  | 423      | 1   | 424   |
| June      | 18   | Mon | 93°  | 534      | 9   | 543   |
| June      | 19   | Tue | 95°  | 594      | 14  | 608   |
| June      | 20   | Wed | 94°  | 397      | 9   | 406   |
| June      | 21   | Thr | 83°  | 125      | 4   | 129   |
| June      | 22   | Fri | 82°  | 335      | 13  | 348   |
| June      | 23   | Sat | 85°  | 280      | 10  | 290   |
| June      | 24   | Sun | 92°  | 322      | 9   | 331   |
| June      | 25   | Mon | 74°  | 42       | 0   | 42    |
| June      | 26   | Tue | 81°  | 342      | 2   | 344   |
| June      | 27   | Wed | 94°  | 425      | 15  | 440   |
| June      | 28   | Thr | 101° | 599      | 13  | 612   |
| June      | 29   | Fri | 87°  | 139      | 7   | 146   |
| June      | 30   | Sat | 89°  | 367      | 13  | 380   |
| July      | 1    | Sun | 90°  | 372      | 19  | 391   |
| July      | 2    | Mon | 96°  | 554      | 22  | 576   |
| July      | 3    | Tue | 96°  | 525      | 16  | 541   |
| July      | 4    | Wed | 102° | 450      | 15  | 465   |
| July      | 5    | Thr | 102° | 489      | 8   | 497   |
| July      | 6    | Fri | 103° | 610      | 29  | 639   |
| July      | 7    | Sat | 99°  | 373      | 11  | 384   |
| July      | 8    | Sun | 84°  | 286      | 5   | 291   |
| July      | 9    | Mon | 90°  | 449      | 17  | 466   |
| July      | 10   | Tue | 82°  | 320      | 0   | 320   |
| July      | 11   | Wed | 85°  | 379      | 11  | 390   |
| July      | 12   | Thr | 90°  | 412      | 9   | 421   |
| July      | 13   | Fri | 91°  | 306      | 3   | 309   |
| July      | 14   | Sat | 89°  | 163      | 11  | 174   |
| July      | 15   | Sun | 95°  | 348      | 17  | 365   |
| July      | 16   | Mon | 98°  | 727      | 50  | 777   |
| July      | 17   | Tue | 98°  | 493      | 0   | 493   |
| July      | 18   | Wed | 91°  | 313      | 13  | 326   |
| July      | 19   | Thr | 84°  | 101      | 3   | 104   |
| July      | 20   | Fri | 81°  | 173      | 11  | 184   |
| July      | 21   | Sat | 90°  | 106      | 5   | 111   |
| July      | 22   | Sun | 90°  | 110      | 0   | 110   |
| July      | 23   | Mon | 98°  | 416      | 15  | 431   |
| July      | 24   | Tue | 89°  | 192      | 0   | 192   |
| July      | 25   | Wed | 100° | 469      | 23  | 492   |
| July      | 26   | Thr | 89°  | 128      | 4   | 132   |
| July      | 27   | Fri | 87°  | 154      | 2   | 156   |
| July      | 28   | Sat | 82°  | 181      | 0   | 181   |
| July      | 29   | Sun | 86°  | 99       | 0   | 99    |
| July      | 30   | Mon | 92°  | 217      | 5   | 222   |
| July      | 31   | Tue | 86°  | 267      | 8   | 275   |
| August    | 1    | Wed | 90°  | 214      | 10  | 224   |
| August    | 2    | Thr | 93°  | 190      | 15  | 205   |
| August    | 3    | Fri | 93°  | 249      | 16  | 265   |
| August    | 4    | Sat | 94°  | 161      | 2   | 163   |
| August    | 5    | Sun | 84°  | 156      | 6   | 162   |
| August    | 6    | Mon | 85°  | 149      | 8   | 157   |
| August    | 7    | Tue | 91°  | 246      | 6   | 252   |
| August    | 8    | Wed | 94°  | 66       | 0   | 66    |
| August    | 10   | Fri | 77°  | 10       | 0   | 10    |
| August    | 11   | Sat | 78°  | 38       | 4   | 42    |
| August    | 12   | Sun | 78°  | 25       | 0   | 25    |
| August    | 13   | Mon | 72°  | 164      | 9   | 173   |
| August    | 15   | Wed | 86°  | 348      | 12  | 360   |
| August    | 16   | Thr | 78°  | 21       | 0   | 21    |
| August    | 17   | Fri | 77°  | 29       | 2   | 31    |
| August    | 18   | Sat | 77°  | 58       | 15  | 73    |
| August    | 19   | Sun | 78   | 73       | 1   | 74    |
| August    | 20   | Mon | 76°  | 14       | 0   | 14    |
| August    | 21   | Tue | 77°  | 192      | 12  | 204   |
| August    | 22   | Wed | 84°  | 302      | 2   | 304   |
| August    | 23   | Thr | 91°  | 121      | 0   | 121   |
| August    | 24   | Fri | 92°  | 219      | 11  | 230   |
| August    | 25   | Sat | 92°  | 626      | 37  | 663   |
| August    | 27   | Mon | 87°  | 63       | 0   | 63    |
| August    | 28   | Tue | 85°  | 47       | 0   | 47    |
| August    | 29   | Wed | 84°  | 103      | 0   | 103   |
| August    | 30   | Thr | 96°  | 92       | 0   | 92    |
| August    | 31   | Fri | 93°  | 240      | 101 | 341   |
| September | 2    | Sun | 81°  | 48       | 2   | 50    |
| September | 3    | Mon | 88°  | 485      | 12  | 497   |

|      | All  |          |         |                     |          |
|------|------|----------|---------|---------------------|----------|
| Rank | Days | Rank     | Weekday | Rank                | Saturday |
| 1    | 777  | 1        | 777     | 1                   | 663      |
| 2    | 663  | 2        | 639     | 2                   | 384      |
| 3    | 639  | 3        | 612     | 3                   | 380      |
| 4    | 612  | 4        | 608     | 4                   | 374      |
| 5    | 608  | 5        | 597     | 5                   | 290      |
| 6    | 597  | 6        | 576     | 6                   | 267      |
| 7    | 576  | 7        | 543     | 7                   | 181      |
| 8    | 543  | 8        | 541     | 8                   | 174      |
| 9    | 541  | 9        | 497     | 9                   | 163      |
| 10   | 497  | 10       | 497     | 10                  | 111      |
| 11   | 497  | 11       | 493     | 11                  | 73       |
| 12   | 493  | 12       | 492     | 12                  | 42       |
| 13   | 492  | 13       | 466     | Saturday            |          |
| 14   | 481  | 14       | 465     |                     |          |
| 15   | 466  | 15       | 440     | Total               | 3102     |
| 16   | 465  | 16       | 431     | Average             | 259      |
| 17   | 440  | 17       | 421     |                     |          |
| 18   | 431  | 18       | 406     |                     |          |
| 19   | 424  | 19       | 394     |                     |          |
| 20   | 421  | 20       | 390     | Rank                | Sunday   |
| 21   | 406  | 21       | 380     | 1                   | 481      |
| 22   | 394  | 22       | 360     | 2                   | 424      |
| 23   | 391  | 23       | 348     | 3                   | 391      |
| 24   | 390  | 24       | 344     | 4                   | 365      |
| 25   | 384  | 25       | 341     | 5                   | 331      |
| 26   | 380  | 26       | 326     | 6                   | 291      |
| 27   | 380  | 27       | 320     | 7                   | 162      |
| 28   | 374  | 28       | 318     | 8                   | 110      |
| 29   | 365  | 29       | 309     | 9                   | 99       |
| 30   | 360  | 30       | 304     | 10                  | 74       |
| 31   | 348  | 31       | 301     | 11                  | 50       |
| 32   | 344  | 32       | 275     | 12                  | 25       |
| 33   | 341  | 33       | 274     | Sunday              |          |
| 34   | 331  | 34       | 265     |                     |          |
| 35   | 326  | 35       | 252     | Total               | 2803     |
| 36   | 320  | 36       | 230     | Average             | 234      |
| 37   | 318  | 37       | 224     | Days of 500 persons |          |
| 38   | 309  | 38       | 222     |                     |          |
| 39   | 304  | 39       | 205     |                     |          |
| 40   | 301  | 40       | 204     |                     |          |
| 41   | 291  | 41       | 192     |                     |          |
| 42   | 290  | 42       | 184     |                     |          |
| 43   | 275  | 43       | 173     |                     |          |
| 44   | 274  | 44       | 157     |                     |          |
| 45   | 267  | 45       | 156     |                     |          |
| 46   | 265  | 46       | 146     |                     |          |
| 47   | 252  | 47       | 133     |                     |          |
| 48   | 230  | 48       | 132     |                     |          |
| 49   | 224  | 49       | 129     |                     |          |
| 50   | 222  | 50       | 121     |                     |          |
| 51   | 205  | 51       | 104     |                     |          |
| 52   | 204  | 52       | 103     |                     |          |
| 53   | 192  | 53       | 92      |                     |          |
| 54   | 184  | 54       | 66      |                     |          |
| 55   | 181  | 55       | 63      |                     |          |
| 56   | 174  | 56       | 47      |                     |          |
| 57   | 173  | 57       | 42      |                     |          |
| 58   | 163  | 58       | 31      |                     |          |
| 59   | 162  | 59       | 21      |                     |          |
| 60   | 157  | 60       | 14      |                     |          |
| 61   | 156  | 61       | 10      |                     |          |
| 62   | 146  | Weekdays |         |                     |          |
| 63   | 133  |          |         |                     |          |
| 64   | 132  |          |         |                     |          |
| 65   | 129  |          |         |                     |          |
| 66   | 121  | Total    | 18203   |                     |          |
| 67   | 111  | Average  | 298     |                     |          |
| 68   | 110  |          |         |                     |          |
| 69   | 104  |          |         |                     |          |
| 70   | 103  |          |         |                     |          |
| 71   | 99   |          |         |                     |          |
| 72   | 92   |          |         |                     |          |
| 73   | 74   |          |         |                     |          |
| 74   | 73   |          |         |                     |          |
| 75   | 66   |          |         |                     |          |
| 76   | 63   |          |         |                     |          |
| 77   | 50   |          |         |                     |          |
| 78   | 47   |          |         |                     |          |
| 79   | 42   |          |         |                     |          |
| 80   | 42   |          |         |                     |          |
| 81   | 31   |          |         |                     |          |
| 82   | 25   |          |         |                     |          |
| 83   | 21   | All Days |         |                     |          |
| 84   | 14   | Total    | 24108   |                     |          |
| 85   | 10   | Average  | 284     |                     |          |

## 2012 Camelot Pool Daily Attendance



Camelot Park Summer 2013  
Parking Lot Count

Pool

| Date | Temp | Pool Attendance | 2:00 PM    |          |        |           |  | Date | Temp | Attendance | 7:00 PM    |          |        |           |     | Total |
|------|------|-----------------|------------|----------|--------|-----------|--|------|------|------------|------------|----------|--------|-----------|-----|-------|
|      |      |                 | Center Lot | Suffield | Dryden | Brookwood |  |      |      |            | Center Lot | Suffield | Dryden | Brookwood |     |       |
| JUNE |      |                 |            |          |        |           |  |      |      |            |            |          |        |           |     | 0     |
| 20   | 85°  | 539             | 37         | 15       | 0      | 0         |  |      |      |            | 19         | 5        | 0      |           | 2   | 41    |
| 21   | 86°  | 153             | 5          | 1        | 0      | 0         |  |      |      |            |            |          |        |           |     | 1     |
| 22   | 84°  | 81              |            |          |        |           |  |      |      |            |            |          |        |           |     | 0     |
| 23   | 89°  | 392             | 42         | 14       | 12     | 0         |  |      |      |            |            |          |        |           |     | 26    |
| 24   | 86°  | 0               | 5          | 3        | 2      | 0         |  |      |      |            | 19         | 4        | 1      | 4         | 33  |       |
| 25   | 87°  | 151             | 22         | 7        | 6      | 1         |  |      |      |            | 15         | 6        | 4      | 1         | 40  |       |
| 26   | 81°  | 84              | 32         | 9        | 9      | 2         |  |      |      |            | 32         | 9        | 9      | 7         | 77  |       |
| 27   | 90°  | 412             | 30         | 6        | 15     | 0         |  |      |      |            | 22         | 8        | 12     | 2         | 65  |       |
| 28   | 83°  | 409             | 29         | 16       | 1      | 4         |  |      |      |            | 18         | 15       | 8      | 0         | 62  |       |
| 29   | 71°  | 0               | 15         | 7        | 2      | 1         |  |      |      |            | 9          | 9        | 1      | 3         | 32  |       |
| 30   | 76°  | 169             | 0          |          |        |           |  |      |      |            |            |          |        |           |     | 0     |
| July |      |                 |            |          |        |           |  |      |      |            |            |          |        |           |     | 0     |
| 1    | 74°  | 1               | 2          | 1        | 1      | 0         |  |      |      |            | 4          | 2        | 0      | 1         | 9   |       |
| 2    | 68°  | 2               | 36         | 12       | 8      | 0         |  |      |      |            | 38         | 19       | 5      | 0         | 82  |       |
| 3    | 73°  | 3               | 33         | 19       | 2      | 0         |  |      |      |            | 29         | 12       | 0      | 1         | 63  |       |
| 4    | 83°  | 4               | 27         | 20       | 4      | 1         |  |      |      |            | 36         | 7        | 4      | 0         | 72  |       |
| 5    | 85°  | 5               | 30         | 17       | 6      | 0         |  |      |      |            | 20         | 15       | 4      | 2         | 64  |       |
| 6    | 84°  | 6               | 24         | 18       | 3      | 1         |  |      |      |            | 24         | 9        | 2      | 2         | 59  |       |
| 7    | 89°  | 7               | 28         | 19       | 7      | 1         |  |      |      |            | 31         | 8        | 1      | 0         | 67  |       |
| 8    | 87°  | 8               | 36         | 21       | 1      | 0         |  |      |      |            | 27         | 7        | 7      | 0         | 63  |       |
| 9    | 86°  | 9               | 32         | 17       | 4      | 2         |  |      |      |            | 23         | 7        | 0      | 1         | 54  |       |
| 10   | 87°  | 10              | 31         | 11       | 7      | 1         |  |      |      |            | 29         | 8        | 5      | 0         | 61  |       |
| 11   | 80°  | 11              | 37         | 15       | 4      | 0         |  |      |      |            | 28         | 12       | 0      | 0         | 59  |       |
| 12   | 83°  | 12              | 32         | 19       | 5      | 0         |  |      |      |            | 30         | 11       | 4      | 0         | 69  |       |
| 13   | 83°  | 13              | 31         | 20       | 3      | 0         |  |      |      |            | 27         | 7        | 6      | 1         | 64  |       |
| 14   | 87°  | 14              | 17         | 7        | 9      | 1         |  |      |      |            | 24         | 17       | 3      | 2         | 63  |       |
| 15   | 89°  | 15              | 22         | 17       | 2      | 2         |  |      |      |            | 30         | 8        | 2      | 0         | 61  |       |
| 16   | 93°  | 16              | 39         | 23       | 9      | 4         |  |      |      |            | 38         | 22       | 9      | 2         | 107 |       |
| 17   |      | 17              |            |          |        |           |  |      |      |            |            |          |        |           | 0   |       |





April 11, 2025

Mr. Dan Osoba  
Planner I  
Planning & Community Development Department  
Village of Arlington Heights  
33 South Arlington Heights Road  
Arlington Heights, IL. 60005-1499

Re: Recreation Park Operational Plan for Preschool

Mr. Osoba,

The Arlington Heights Park District is providing the following statement to respond to the Pre-School Operations Plan letter request.

**Operational Plan for Recreation Park Preschool Dropoff**

The operational plan for Arlington Heights Park District Recreation Park Preschool outlines a streamlined drop-off and pick-up procedure for the school year program, designed to ensure safety, efficiency, and a smooth traffic flow. Parents are encouraged to drop off their children between 8:45 AM and 9:00 AM in the designated circle drive, and safely escort children into the building. Similarly, for pick-up between 12:00 Noon and 12:30 PM. With a capacity of 25-30 children, the District aims to maintain a smooth process each day. Communication with parents will be ongoing, ensuring updates and any adjustments are provided promptly. Two teachers will have parking spots within the street or facility parking, along with other programmatic staff for the facility.

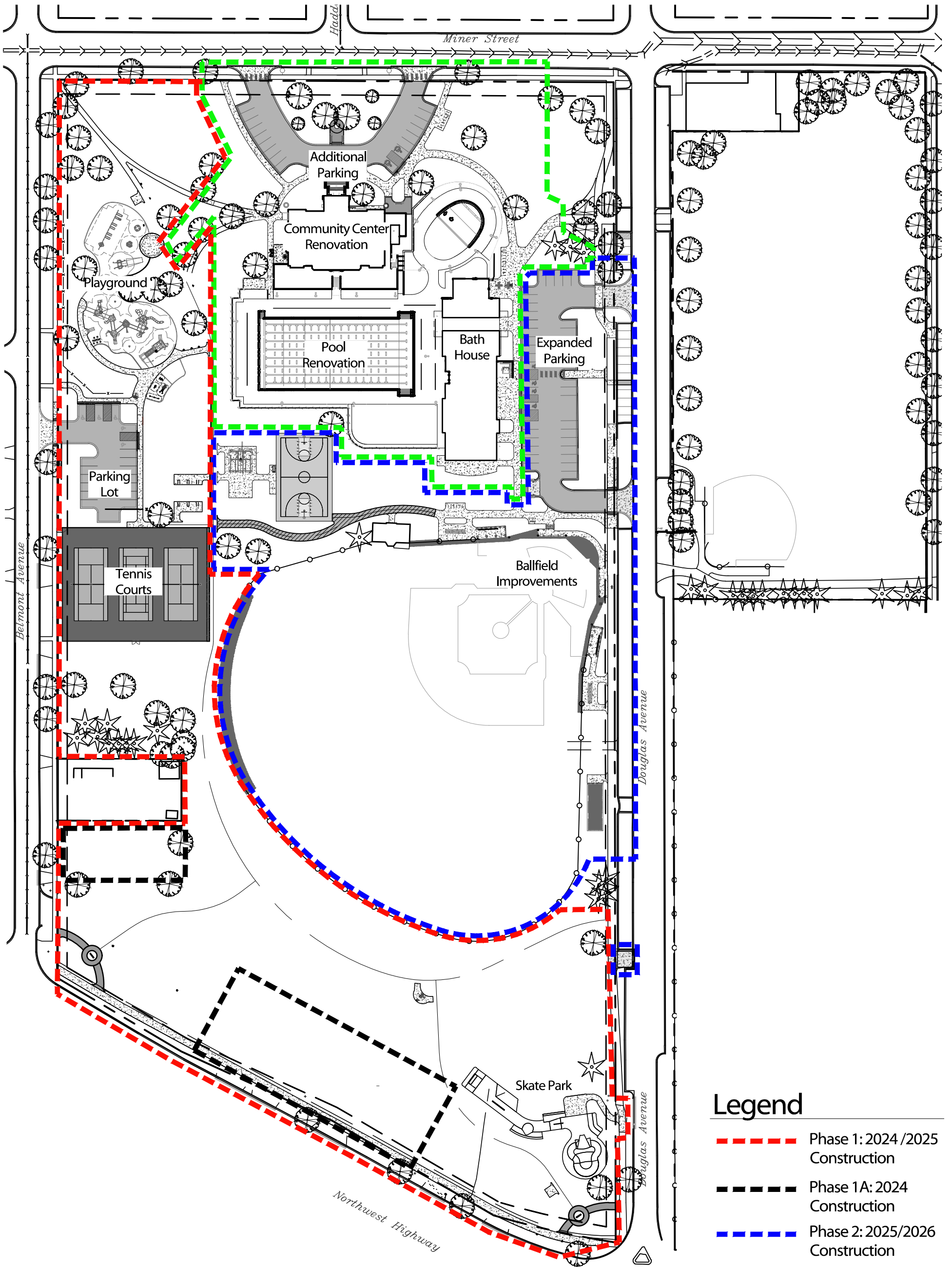
If you have any questions, please feel free to contact me at (847) 506-7145.

Sincerely,

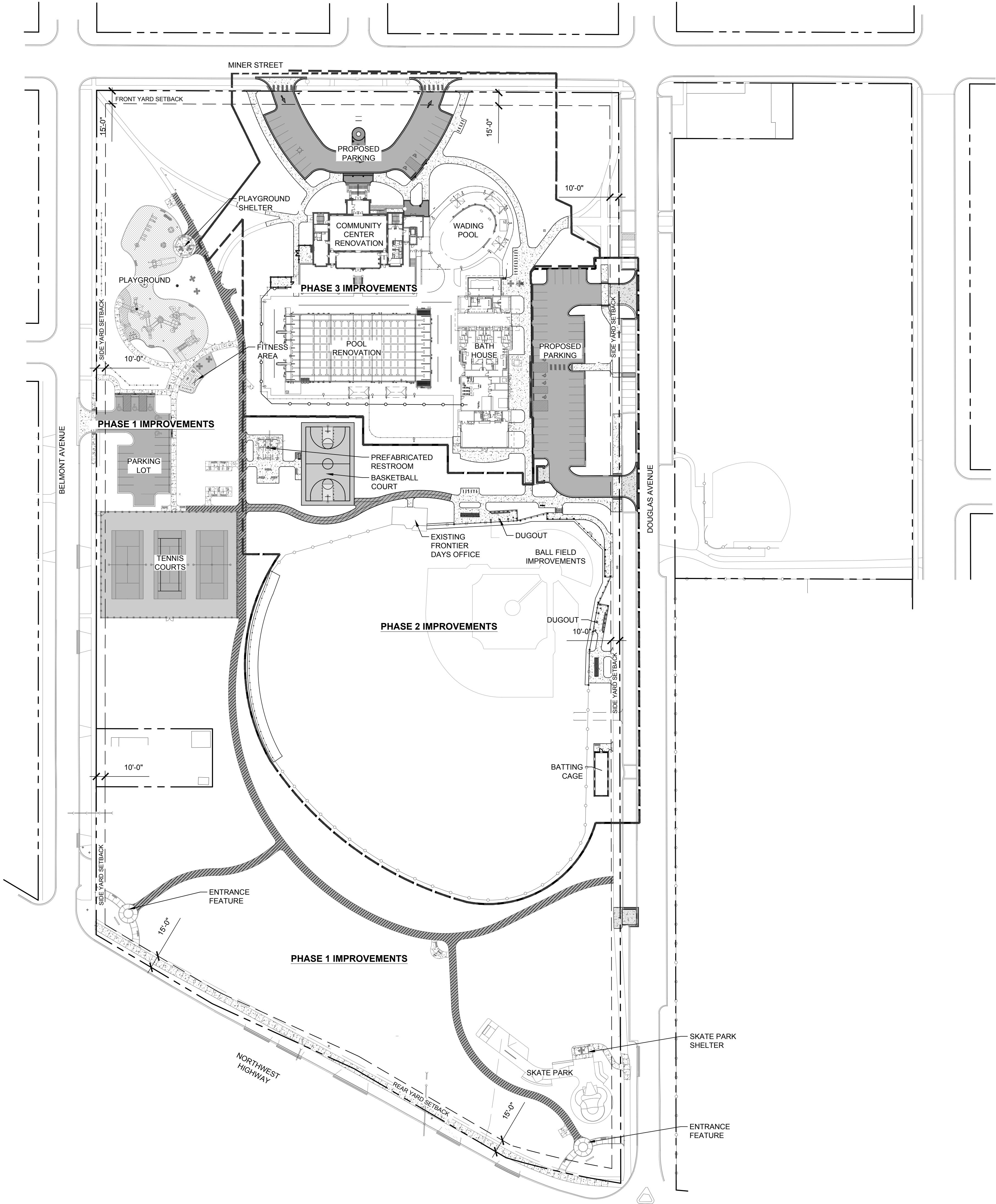
John Kramer  
Director of Parks and Planning

CC: FGMA, Jennifer Fritz

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







BICYCLE PARKING

| Amenity            | Phase 1 Users | Phase 2 Users | Phase 3 Users           |
|--------------------|---------------|---------------|-------------------------|
| Playground         | 240           |               |                         |
| Fitness            | 9             |               |                         |
| Tennis             | 24            |               |                         |
| Walking            | 10            |               |                         |
| Skate Park         | 15            |               |                         |
| Baseball Fields    |               | 60            |                         |
| Basketball Court   |               | 15            |                         |
| Shelter/Restroom   |               | 20            |                         |
| Game Tables        |               | 6             |                         |
| Pool               |               |               | 984                     |
| Bathhouse          |               |               | 170                     |
| Multi-Purpose Room |               |               | included with bathhouse |
| Community Building |               |               | 260                     |

| Estimated Max Capacity   | 298     | 101     | 1414    |       |
|--------------------------|---------|---------|---------|-------|
|                          | Phase 1 | Phase 2 | Phase 3 | TOTAL |
| Bicycle Parking Required | 5.96    | 2.02    | 28      | 36    |
| Bicycle Parking Provided | 14      | 12      | 28      | 54    |

VEHICULAR PARKING

|            | Existing Parking | Proposed Parking |         |         |       |
|------------|------------------|------------------|---------|---------|-------|
|            |                  | Phase 1          | Phase 2 | Phase 3 | Final |
| On-Street  | 147              | 147              | 142     | 142     | 142   |
| Off-Street | 57               | 18               | 42      | 17      | 77    |
| Total      | 204              | 165              | 184     | 159     | 219   |

Required Parking 129  
1 space per 30% of building occupancy  
total building occupancy = 430



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

PREPARED FOR  
Arlington Heights  
Park District

410 N Arlington Heights Road  
Arlington Heights, Illinois 60004

PROJECT  
Recreation Park

500 E. Miner Street  
Arlington Heights, Illinois  
60004

CONSULTANTS  
Civil Engineer  
Eriksson Engineering Associates, Ltd.  
135 S. Jefferson St., Suite 135  
Chicago, IL 60661  
T 312.463.0551

Electrical Engineer  
Nova Engineering, PC  
2338 Cline Ave.  
Schererville, Indiana 46375  
T 219.865.3352

Issue for Permit  
February 26, 2025

REVISIONS

| No | Date       | Issue               |
|----|------------|---------------------|
| 01 | 2025.03.27 | Plan Commission Rev |
|    |            |                     |
|    |            |                     |
|    |            |                     |

CHECKED BY  
ARH / MGM

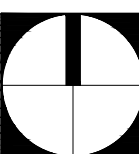
DRAWN BY  
MDM / CNO

SHEET TITLE  
OVERALL SITE  
PLAN

SCALE IN FEET  
1" = 60'



NORTH



SHEET NUMBER

L0.0

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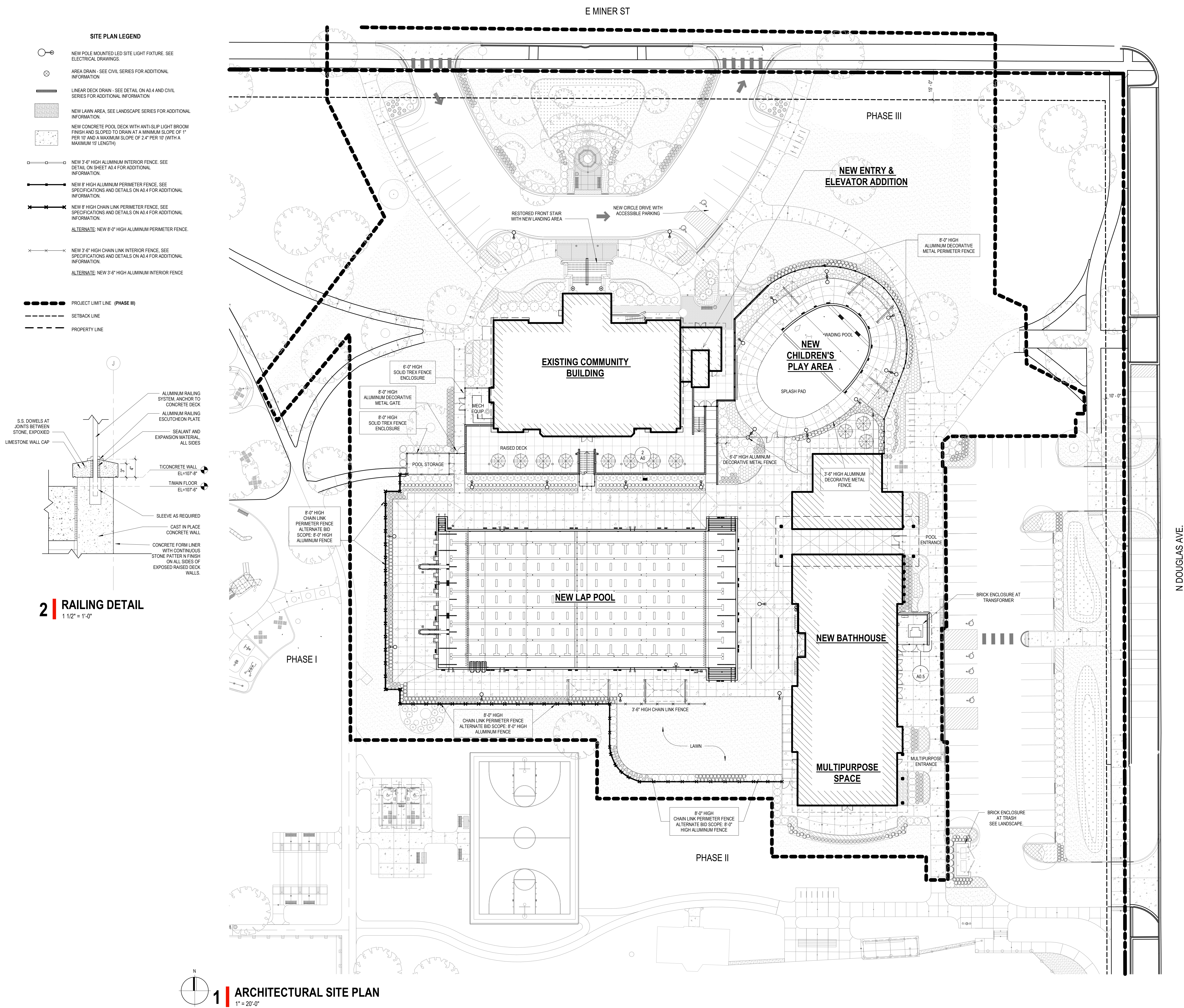
[illegible]

**RECREATION PARK COMMUNITY BUILDING  
RENOVATION AND NEW POOL & BATHHOUSE**  
ARLINGTON HEIGHTS PARK DISTRICT  
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

SHEET NO.

NO. 24-403

JOB NO. 24-4036.01  
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**ARCHITECTURAL SITE  
DETAILS**

---

SHEET NO.

**A0.5**

---

JOB NO. 24-4036.01

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FACE OF BUILDING

17'-8"

5 A0.5

S26

S27

TRANSFORMER ON CONCRETE PAD

17'-8"

W-7

LIMESTONE CAP

8'0" HIGH TREX FENCE

8'0" HIGH TREX LOCKABLE GATE

4 A0.5

6'-8"

8'-0"

1'-11"

16'-7"

WALL TO WALL

8'-0" HIGH TREX FENCE

8'-0" HIGH TREX LOCKABLE GATE

T/MASONRY 108'-0"

T/FOUNDATION 100'-0"

T/PAVEMENT SEE CIVIL SERIES

6'-5" 8'-0" 1'-11"

16'-7" WALL TO WALL

Diagram illustrating the dimensions and components of a 'NO DIVING' sign:

- Dimensions:**
  - Overall width: 1' - 6"
  - Overall height: 6"
- Sign Content:**
  - Text: "X' X"
  - Graphic: A red circle with a diagonal slash over a black silhouette of a person diving into water.
  - Text: "NO DIVING"
- Callouts:**
  - WHITE PLASTIC DEPTH MARKER SIGN. (Pointing to the "X' X"
  - INTERNATIONAL NO DIVING SYMBOL. (Pointing to the red circle with a slash)
  - 4" HIGH CONTRASTING LETTERS AND NUMBERS. COLOR TO BE SELECTED BY ARCHITECT. (Pointing to the "X' X"

NOTE:  
MARKERS SHALL NOT EXCEED 25'-0"  
APART. COORDINATE DEPTH TEXT AND  
NO DIVING SYMBOL LOCATIONS WITH  
AQUATIC DRAWINGS.



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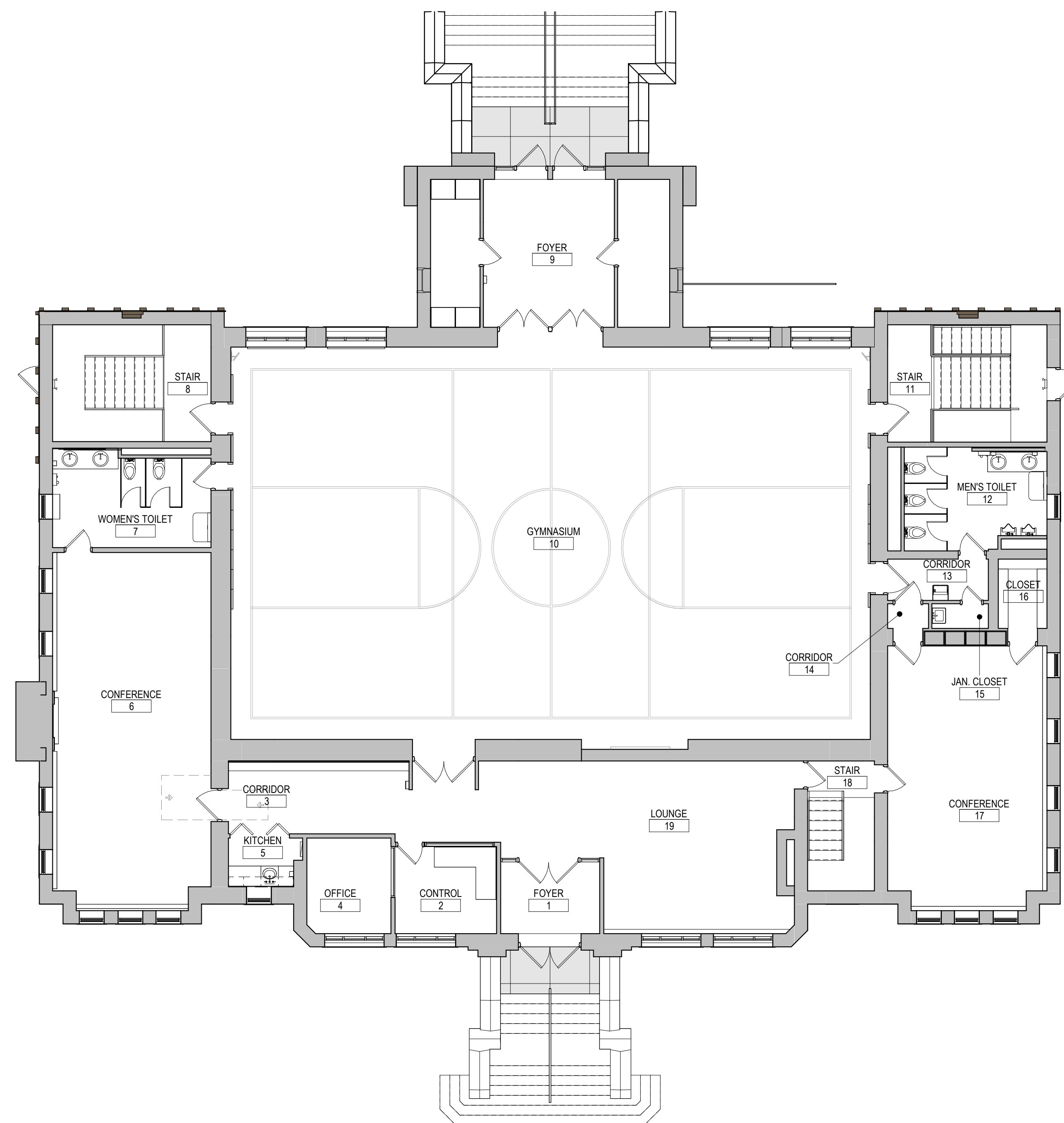
[illegible]

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

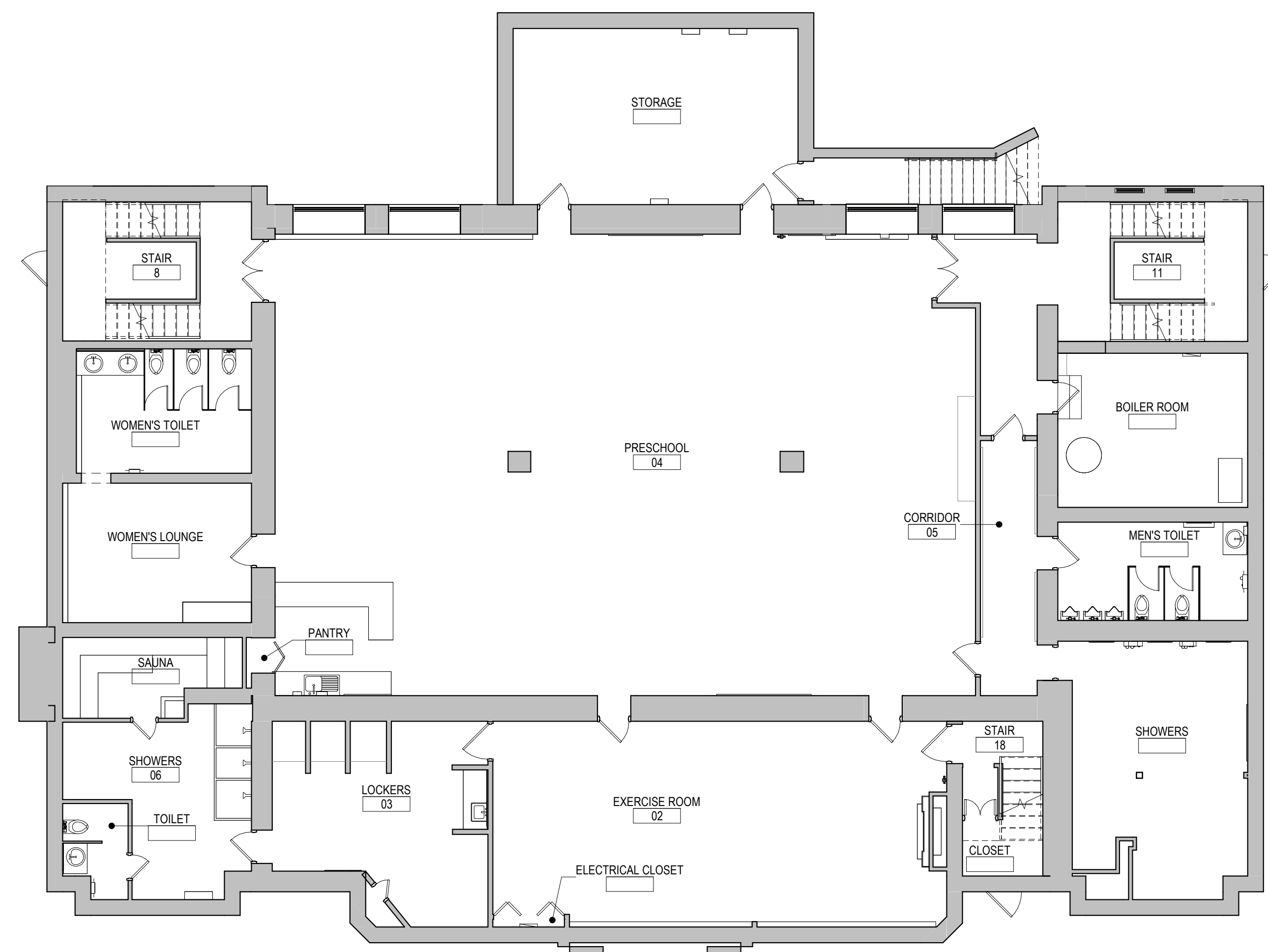
**EXISTING FLOOR PLANS -  
COMMUNITY BUILDING**

SHEET NO. **A1**

JOB NO. 24-4036.01  
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**2 FIRST FLOOR PLAN**  
1/8" = 1'-0"



**1 BASEMENT FLOOR PLAN**  
1/8" = 1'-0"



[illegible]

**RENOVATION AND NEW POOL & BATHHOUSE**  
ARLINGTON HEIGHTS PARK DISTRICT  
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

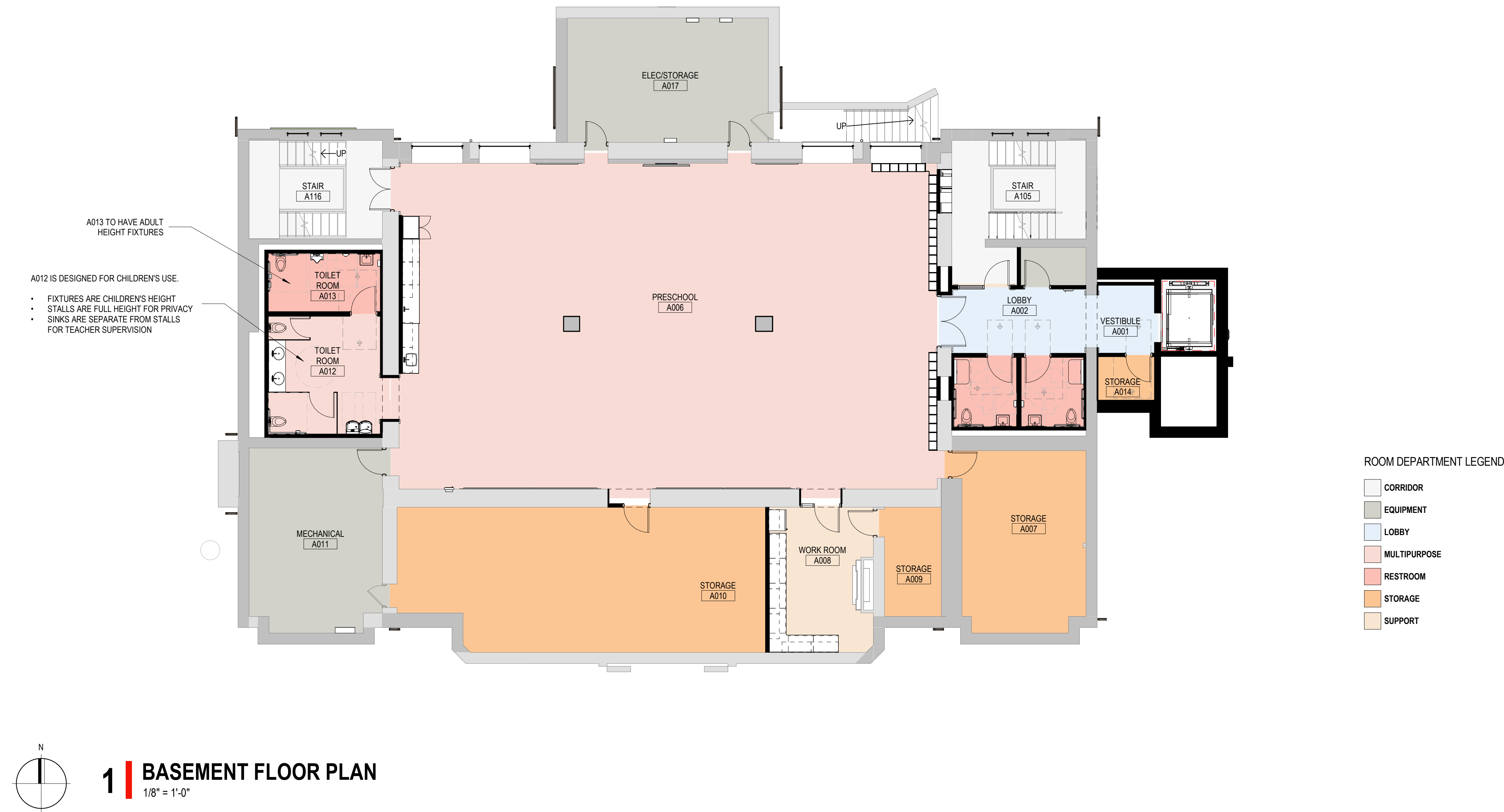
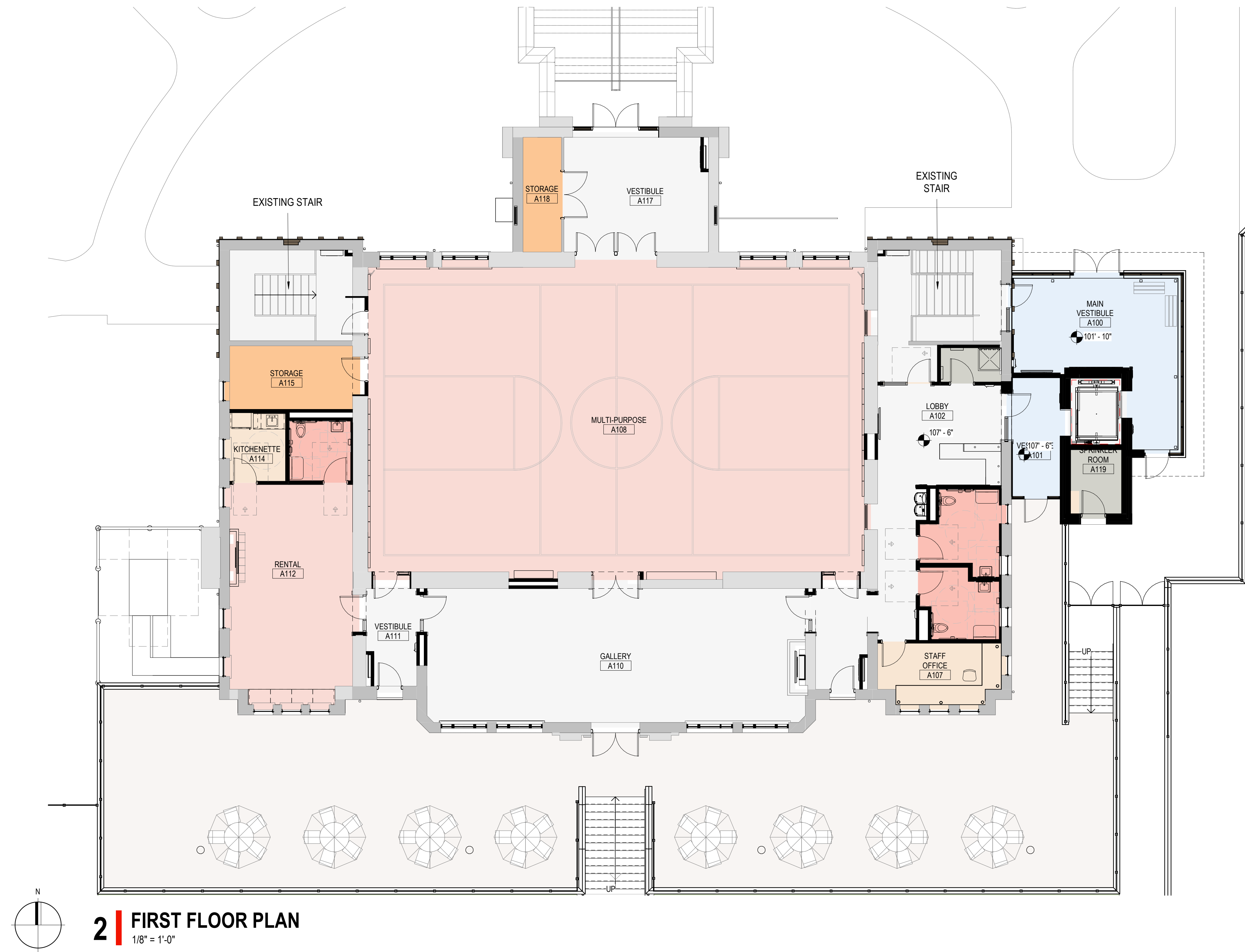
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**PLAN COMMISSION**

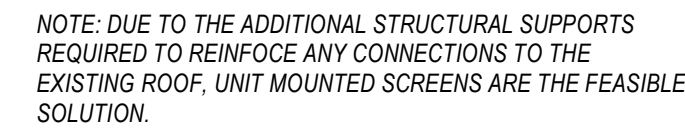
## PROPOSED FLOOR PLANS COMMUNITY BUILDING

**A2**

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**1** **ROOF PLAN- DESIGN COMMISSION**   
1/8" = 1'-0"

[illegible]

**RECREATION PARK COMMUNITY BUILDING  
RENOVATION AND NEW POOL & BATHHOUSE**  
ARLINGTON HEIGHTS PARK DISTRICT  
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

---

PLAN COMMISSION

**PROPOSED ROOF PLAN -  
COMMUNITY BUILDING**

SHEET NO. **A3**

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

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PLAN COMMISSION

**EXISTING ELEVATIONS-  
COMMUNITY BUILDING**

SHEET NO.

**A5**

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[illegible]

**RENOVATION AND NEW POOL & BATHHOUSE**  
ARLINGTON HEIGHTS PARK DISTRICT  
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

---

**PLAN COMMISSION**

## PROPOSED ELEVATIONS- COMMUNITY BUILDING

**A6**

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## NEW WINDOWS TO MATCH ORIGINAL WINDOWS



[illegible]

**RECREATION PARK COMMUNITY BUILDING  
RENOVATION AND NEW POOL & BATHHOUSE**  
ARLINGTON HEIGHTS PARK DISTRICT  
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

## PLAN COMMISSION

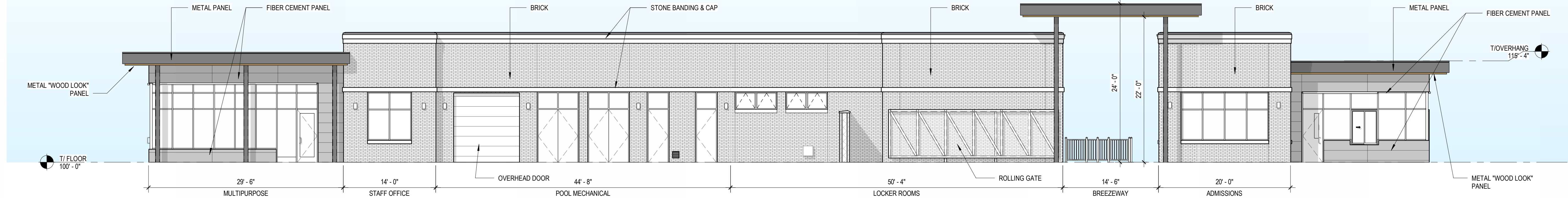
**BUILDING SECTION-  
COMMUNITY BUILDING  
ADDITION**

SHEET NO.

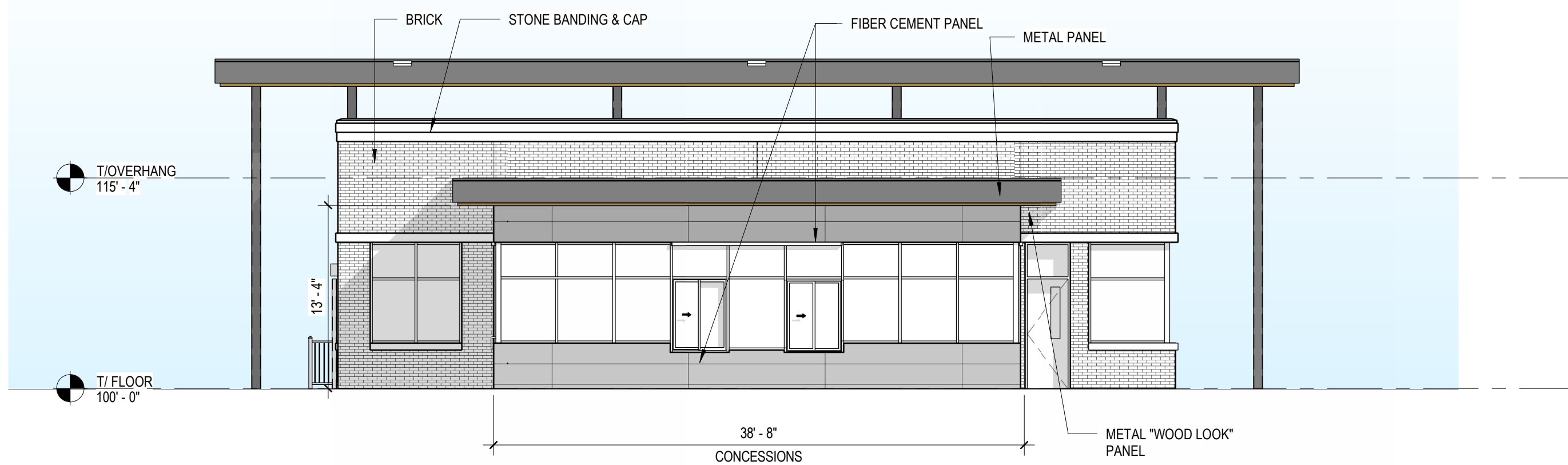
## A6.1

JOB NO. 24-4036.01  
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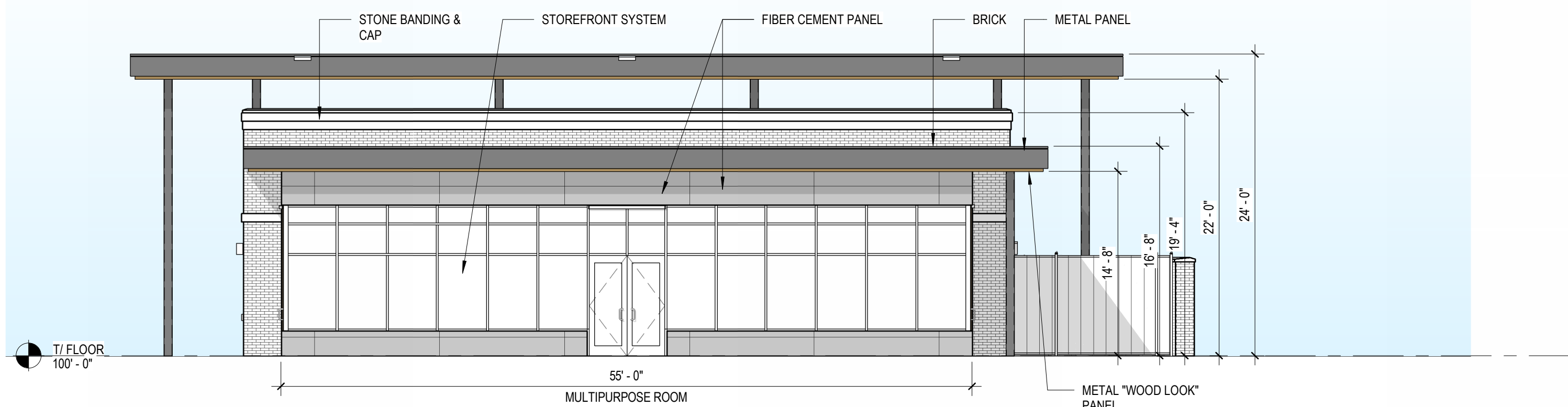




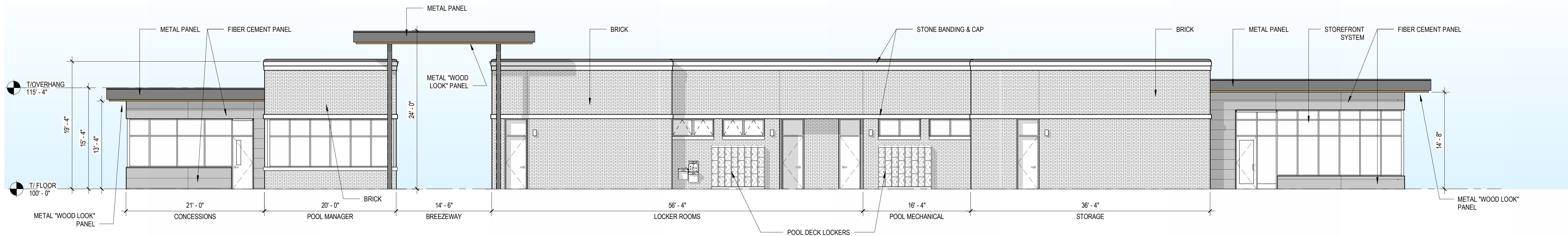
1 EAST ELEVATION  
1/8" = 1'-0"



2 NORTH ELEVATION  
1/8" = 1'-0"



3 SOUTH ELEVATION  
1/8" = 1'-0"



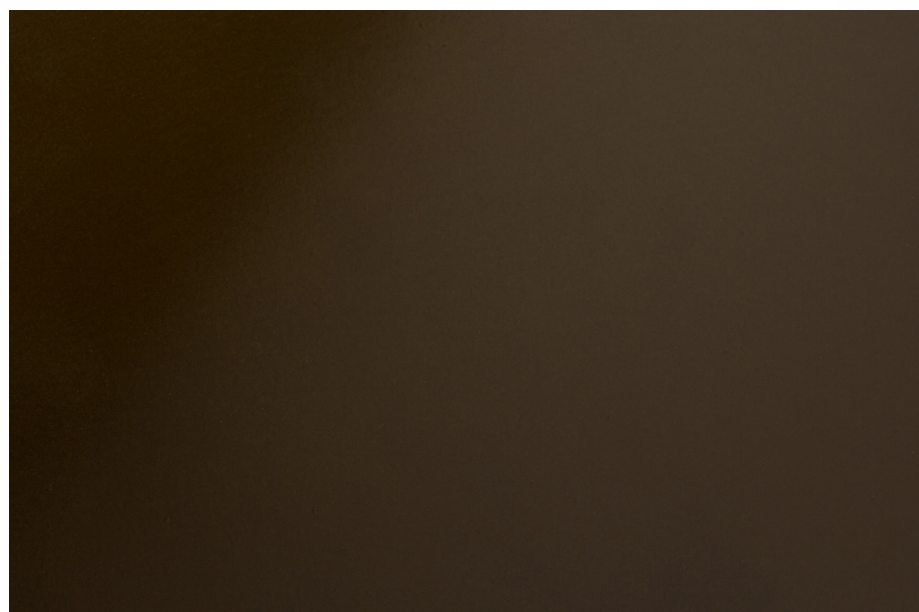
4 WEST ELEVATION  
1/8" = 1'-0"



PROPOSED BRICK  
BLEND 80% FLASHED RAGTEX AND 20% FLASHED BARTEX  
(TO MATCH EXISTING)



PROPOSED STONE CAPS & BANDING  
LIMESTONE  
STANDARD, BUFF, SMOOTH



PROPOSED FIBER CEMENT PANEL  
METAL PANEL & STOREFRONT -  
DARK BRONZE



PROPOSED WOOD LOOK METAL PANEL  
TAN TIMBER



PROPOSE CONCRETE WALL -  
STONE PATTERN

| ISSUANCE |            |
|----------|------------|
| NO       | DATE       |
| 1        | 12/13/24   |
| 2        | 1/10/24    |
| 3        | 2/14/24    |
| 4        | 02/24/2025 |
| 5        | 03/27/2025 |
| 6        |            |
| 7        |            |
| 8        |            |
| 9        |            |
| 10       |            |
| 11       |            |
| 12       |            |
| 13       |            |
| 14       |            |
| 15       |            |
| 16       |            |
| 17       |            |
| 18       |            |
| 19       |            |
| 20       |            |

|                                                                                                                                                                              |                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| RECREATION PARK COMMUNITY BUILDING<br>RENOVATION AND NEW POOL & BATHHOUSE<br>ARLINGTON HEIGHTS PARK DISTRICT<br>500 & 501 E. Miner Street, Arlington Heights, Illinois 60004 | PLAN COMMISSION |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|

|                                                  |
|--------------------------------------------------|
| PROPOSED ELEVATIONS-<br>NEW BATHHOUSE            |
| SHEET NO.<br><b>A7</b>                           |
| JOB NO. 24-4036.01<br>© 2025 FGM Architects Inc. |



[illegible]

**RECREATION PARK COMMUNITY BUILDING  
RENOVATION AND NEW POOL & BATHHOUSE**  
ARLINGTON HEIGHTS PARK DISTRICT  
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

---

PLAN COMMISSION

**BUILDING SECTION- NEW  
BATHHOUSE**

SHEET NO.

**A7.1**

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## DESIGN INTENT

THE DESIGN INTENT FOR THE VESTIBULE AND ELEVATOR ADDITION TO THE HISTORIC COMMUNITY BUILDING IS TO CREATE A GLASS BOX WITH A BRICK TOWER THAT RELATES TO THE EXISTING HISTORIC COMMUNITY CENTER AND CELEBRATES NEW CONNECTION, CREATING A HIERARCHY FOR THE NEW MAIN AND ACCESSIBLE BUILDING ENTRANCE.

THE GLASS BOX PROVIDES TRANSPARENCY AND CONNECTION, WITH THE ENTRY VISIBLE AND GLOWING FROM THE CIRCLE DRIVE.

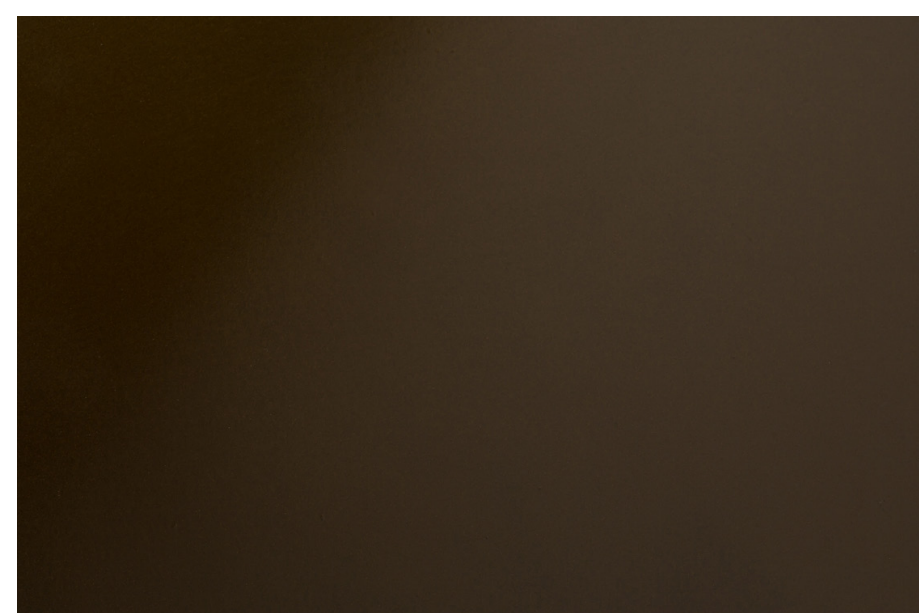
THE DARK METAL ROOF OVERHANG INCORPORATES A WOOD-LOOK PANEL FINISH ON THE UNDERSIDE OF CANOPY ADDING A LAYER OF DEPTH, DIMENSION AND WARMTH TO THE EXTERIOR FINISH PALETTE – WHICH TIES INTO THE AESTHETIC AND MATERIALITY APPLIED AT THE NEW BATHHOUSE, CREATING A COHESIVE CAMPUS DESIGN.



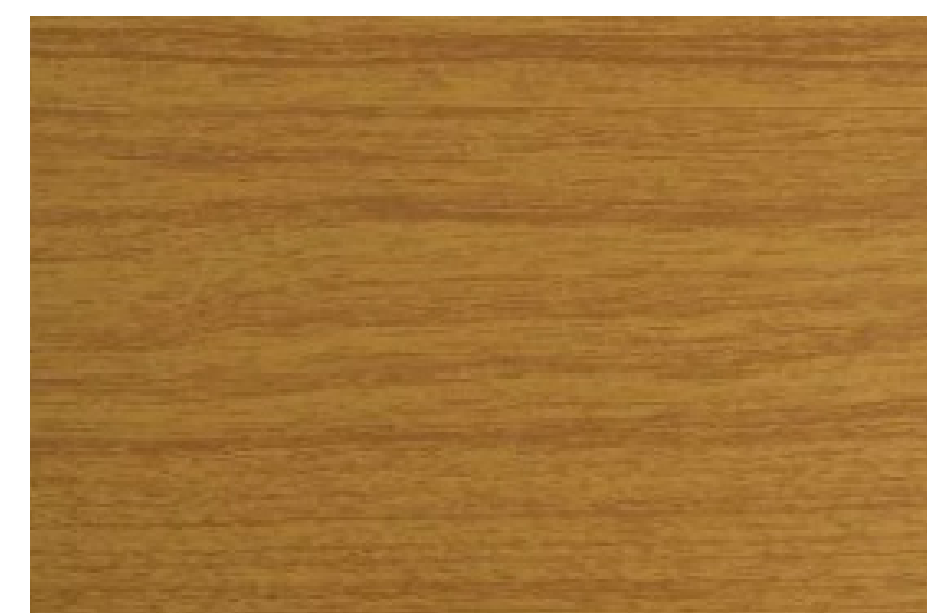
PROPOSED BRICK  
BLEND 80% FLASHED RAGTEX AND 20% FLASHED BARTEX  
(TO MATCH EXISTING)



PROPOSED STONE CAPS & BANDING  
LIMESTONE  
STANDARD, BUFF, SMOOTH



PROPOSED FIBER CEMENT PANEL  
METAL PANEL & STOREFRONT -  
DARK BRONZE



PROPOSED WOOD LOOK METAL PANEL  
TAN TIMBER



PROPOSE CONCRETE WALL -  
STONE PATTERN



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

530.574.8300 OFFICE  
530.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN  
FIRM #184-000350

**IL**  
**SSON ENGINEERING ASSOCIATES, LTD**  
OMMERCE DRIVE, SUITE A  
SLAKE, ILLINOIS 60090  
49.6108  
STATE CERTIFICATE OF AUTHORITY  
XXXXXXXXXX

**IDSCAPE**  
**CHCOCK DESIGN GROUP**  
CHICAGO AVENUE, SUITE 200A  
IRVING, ILLINOIS 60540  
61.1787  
STATE CERTIFICATE OF AUTHORITY  
XXXXXXXXXX

**STRUCTURAL**  
**CLUSKEY ENGINEERING CORPORATION**  
HIGH GROVE LANE  
MORRISVILLE, ILLINOIS 60540  
17-5399  
STATE CERTIFICATE OF AUTHORITY  
XXXXXXXXXX

**C.P.  
G ENGINEERING CONSULTANTS, LTD.**  
WEST WISE ROAD  
LUMBURG, ILLINOIS 60193  
52.4500  
STATE CERTIFICATE OF AUTHORITY  
XXXXXXXXXX

**JATC**  
**HUNSILMAN-HUNSAKER & ASSOCIATES, INC**  
8 SUNSET OFFICE DRIVE, SUITE 400  
JACKSON, MISSOURI 63127  
94.1245  
STATE CERTIFICATE OF AUTHORITY  
XXXXXXXXXX

**OD SERVICE**  
**GE ASSOCIATES, INC.**  
W. WILSON STREET, SUITE 11L  
NIA, ILLINOIS 60510  
62.4422  
STATE CERTIFICATE OF AUTHORITY  
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[illegible]

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

PLAN COMMISSION

RENDERING-  
COMMUNITY BUILDING

T NO.

A8

JOB NO. 24-4036.01  
2024 FGM Architects Inc.





## DESIGN INTENT

THE DESIGN INTENT FOR THE NEW BATHHOUSE BUILDING IS TO COMPLIMENT THE EXISTING HISTORICAL COMMUNITY BUILDING, AND CONNECT WITH THE LANGUAGE OF THE VESTIBULE AND ELEVATOR ADDITION.

INSPIRATION AND VISIONING FOR THE PARK DISTRICT BOARD OF COMMISSIONERS WAS DRAWN FROM THE EXISTING MID-CENTURY MODERN BATHHOUSE BEING REPLACED IN CONJUNCTION WITH A CONCEPT THAT EMPHASIZED A LARGE FLOATING CANOPY AND BREEZEWAY STRUCTURE.

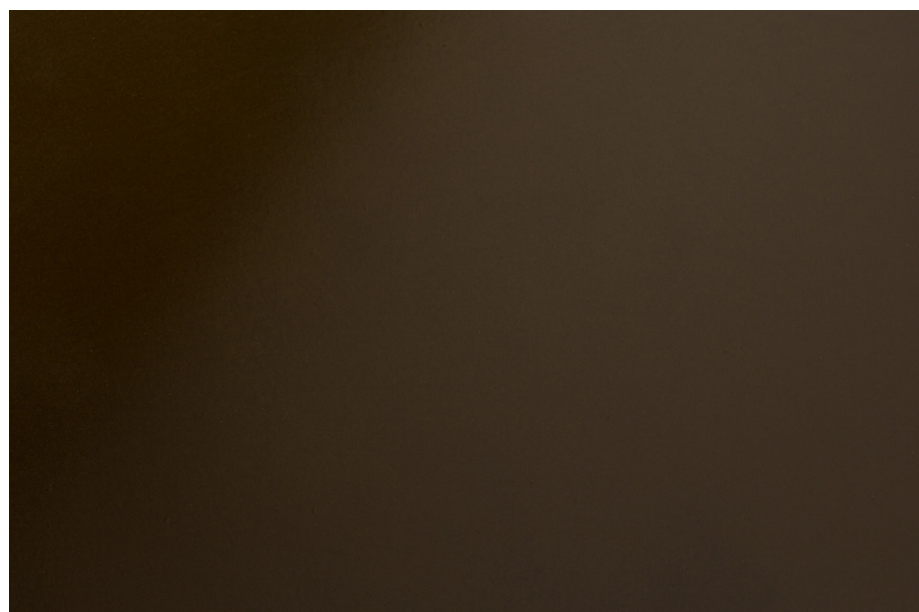
CLEAN VOLUMES AND CONTINUITY WITH EXTERIOR MATERIALS, INCLUDING BRICK AND DARK BROWN PANELS, ARE UTILIZED TO CONNECT THE HISTORIC AND NEW AT THE PARK. A WOOD-LOOK PANEL FINISH ON THE UNDERSIDE OF THE BREEZEWAY AND CANOPIES ADDS A LAYER OF DEPTH, DIMENSION AND WARMTH TO THE EXTERIOR FINISH PALETTE. LIMESTONE ACCENTS PROVIDE AN ADDITIONAL CONNECTION TO THE EXISTING BUILDING.



PROPOSED BRICK  
BLEND 80% FLASHED RAGTEX AND 20% FLASHED BARTEX  
(TO MATCH EXISTING)



PROPOSED STONE CAPS & BANDING  
LIMESTONE  
STANDARD, BUFF, SMOOTH



PROPOSED FIBER CEMENT PANEL  
METAL PANEL & STOREFRONT -  
DARK BRONZE



PROPOSED WOOD LOOK METAL PANEL  
TAN TIMBER



PROPOSE CONCRETE WALL -  
STONE PATTERN



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Oak Brook, Illinois 60523

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630.574.7070 FAX

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FIRM #184-000350

**CIVIL**  
**ERIKSSON ENGINEERING ASSOCIATES, LTD.**  
145 COMMERCE DRIVE, SUITE A  
GRAYSLAKE, ILLINOIS 60030  
814.249.6108  
XXX STATE CERTIFICATE OF AUTHORITY  
NO. XXXXXXXXX

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

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

**M.E.P.**  
**BERG ENGINEERING CONSULTANTS, LTD.**  
801 WEST WISE ROAD  
SCHAUMBURG, ILLINOIS 60193  
(847) 352-4500  
XXX STATE CERTIFICATE OF AUTHORITY  
NO. XXXXXXXXXX

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

**FOOD SERVICE**  
**EDGE ASSOCIATES, INC**  
106 W. WILSON STREET, SUITE 11L  
BATAVIA, ILLINOIS 60510  
855.962.4422  
XXX STATE CERTIFICATE OF AUTHOF  
NO. XXXXXXXXXX

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[illegible]

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

DESIGN COMMISSION

RENDERING -  
NEW BATHHOUSE

SHEET NO.

A9

JOB NO. 24-4036.01  
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VIEW FROM POOL LOOKING NORTH



VIEW FROM BATHHOUSE LOOKING NORTH



VIEW FROM THE POOL LOOKING EAST

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[illegible]

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

PLAN COMMISSION

### ADDITIONAL RENDERINGS

ET NO.

A13

**JOB NO. 24-4036.01**  
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630.574.7070 FAX  
ILLINOIS PROFESSIONAL DESIGN  
FIRM #184-000350

**JIL**  
**IKSSON ENGINEERING ASSOCIATES, LTD**  
COMMERCE DRIVE, SUITE A  
MYSLAKE, ILLINOIS 60030  
249.6106  
STATE CERTIFICATE OF AUTHORITY  
XXXXXXXXXX

**LANDSCAPE ARCHITECT**  
**CHICKCOCK DESIGN GROUP**  
1000 N. CHICAGO AVENUE, SUITE 200A  
NAPERVILLE, ILLINOIS 60540  
630.261.1787  
STATE CERTIFICATE OF AUTHORITY  
XXXXXXXXXX

**STRUCTURAL**  
**CLUSKEY ENGINEERING CORPORATION**  
# HIGH GROVE LANE  
MERRILLVILLE, ILLINOIS 60540  
717.5389  
STATE CERTIFICATE OF AUTHORITY  
XXXXXXXXXX

**E.P.  
RG ENGINEERING CONSULTANTS, LTD.**  
WEST WISE ROAD  
AUBURN, ILLINOIS 60193  
352.4500  
STATE CERTIFICATE OF AUTHORITY  
XXXXXXXXXX

UNSMILMAN-HUNSAKER & ASSOCIATES, INC.  
13 SUNSET OFFICE DRIVE, SUITE 400  
COUS, MISSOURI 63127  
894.1245  
STATE CERTIFICATE OF AUTHORITY  
XXXXXXXXXX

**LD SERVICE**  
**GE ASSOCIATES, INC.**  
10 W. WILSON STREET, SUITE 11L  
AVIA, ILLINOIS 60510  
962-4422  
STATE CERTIFICATE OF AUTHORITY  
XXXXXXXXXX

**NOT FOR  
CONSTRUCTION**

for regulatory approval, permit or instruction.

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

[illegible]

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

---

**PLAN COMMISSION**

### ADDITIONAL RENDERINGS

ET NO. **A14**

JOB NO. 24-4036.01  
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# Recreation Park - Phase 2

500 E Miner Street  
Arlington Heights, IL 60004

Arlington Heights Park District  
410 N. Arlington Heights Road  
Arlington Heights, Illinois 60004

## Issue for Bid & Permit April 16, 2025

### Project Team

*Landscape Architect*      Sheets: L-series  
**Hitchcock Design Group**  
22 East Chicago Avenue, Suite 200A  
Naperville, Illinois 60540  
T 630.961.1787

License Number: 157.001035  
Expiration Date: 08.31.2025

*Civil Engineer*      Sheets C-series  
**Eriksson Engineering Associates, Ltd.**  
135 S. Jefferson St., Suite 135  
Chicago, IL 60661  
T 312.463.0551

License Number: 062.072792  
Expiration Date: 11.30.2025

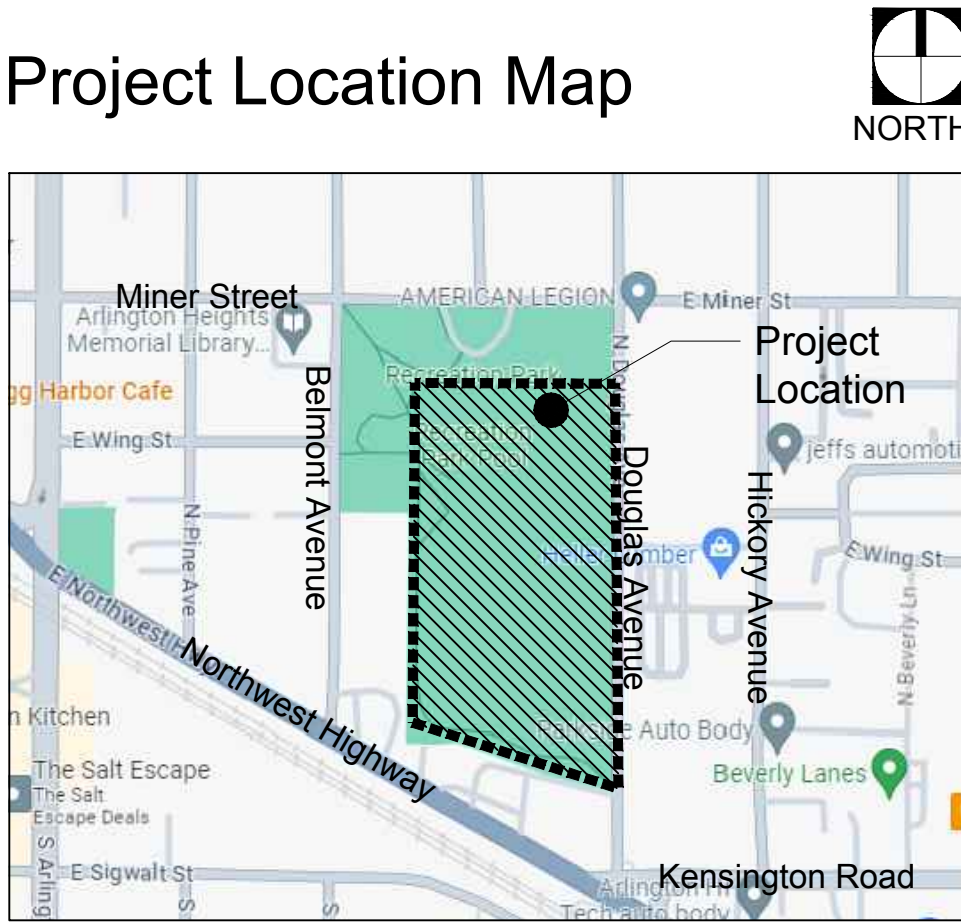
*Electrical Engineer*      Sheets E-series  
**Nova Engineering, PC**  
2338 Cline Ave.  
Schererville, Indiana 46375  
T 219.865.3352

License Number: 062.051720  
Expiration Date: 11.30.2025

### General Notes

1. Basemap information obtained from plans prepared by Norman J. Toberman and Associates received February 24, 2022.
2. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies.
3. Secure and pay for permits, fees and inspections necessary for the proper execution of this work. Comply with codes applicable to this work.
4. Refer to specifications for additional conditions, standards and notes.
5. The plans and specifications are intended to be completed entirely by the contractor. Unless clearly identified as "By Owner," all work contained within is the responsibility of the general contractor.

### Project Location Map



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you dig.**

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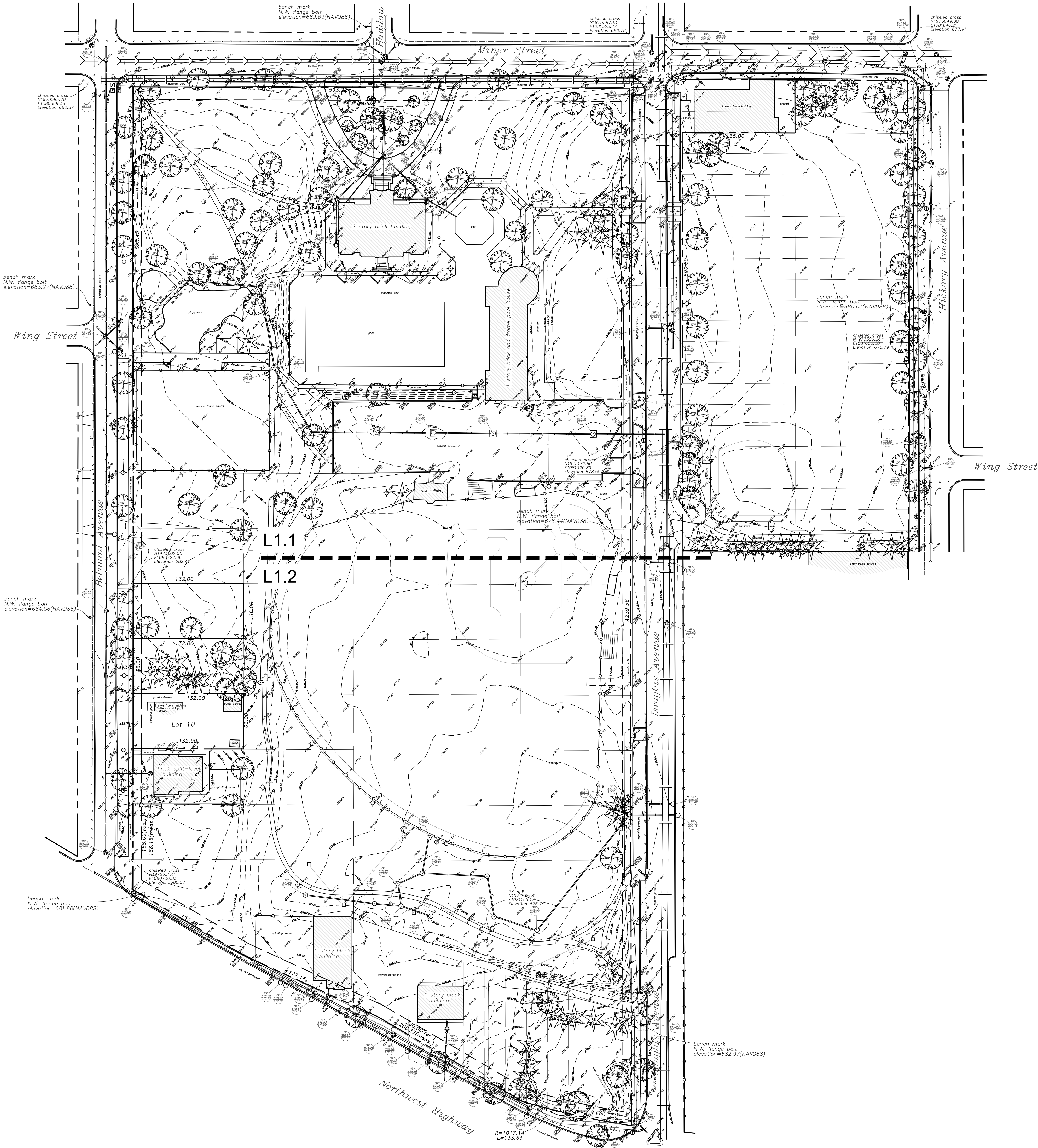
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- Legend**
- |                           |                     |
|---------------------------|---------------------|
| ☐ telephone manhole       | ☉ drinking fountain |
| ⊕ water valve             | ⊙ manhole           |
| ☐ utility pedestal        | ⊙ utility pole      |
| sig ⊙ traffic signal pole | ⊙ catch basin       |
| ⊕ water service b-box     | ⊕ light             |
| ● monitor well            | ☒ fire hydrant      |
| — boundary                |                     |
| - - - 10' setback         |                     |
| — fence                   |                     |
| — combined sewer          |                     |
| — storm sewer             |                     |
| — water line              |                     |
| — sanitary sewer          |                     |



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PREPARED FOR  
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Park District**

410 N Arlington Heights Road  
Arlington Heights, Illinois 60004

PROJECT  
**Recreation  
Park - Phase 2**

500 E. Miner Street  
Arlington Heights, Illinois  
60004

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SHEET TITLE  
**Existing Conditions  
Plan**

SCALE IN FEET  
1" = 60'



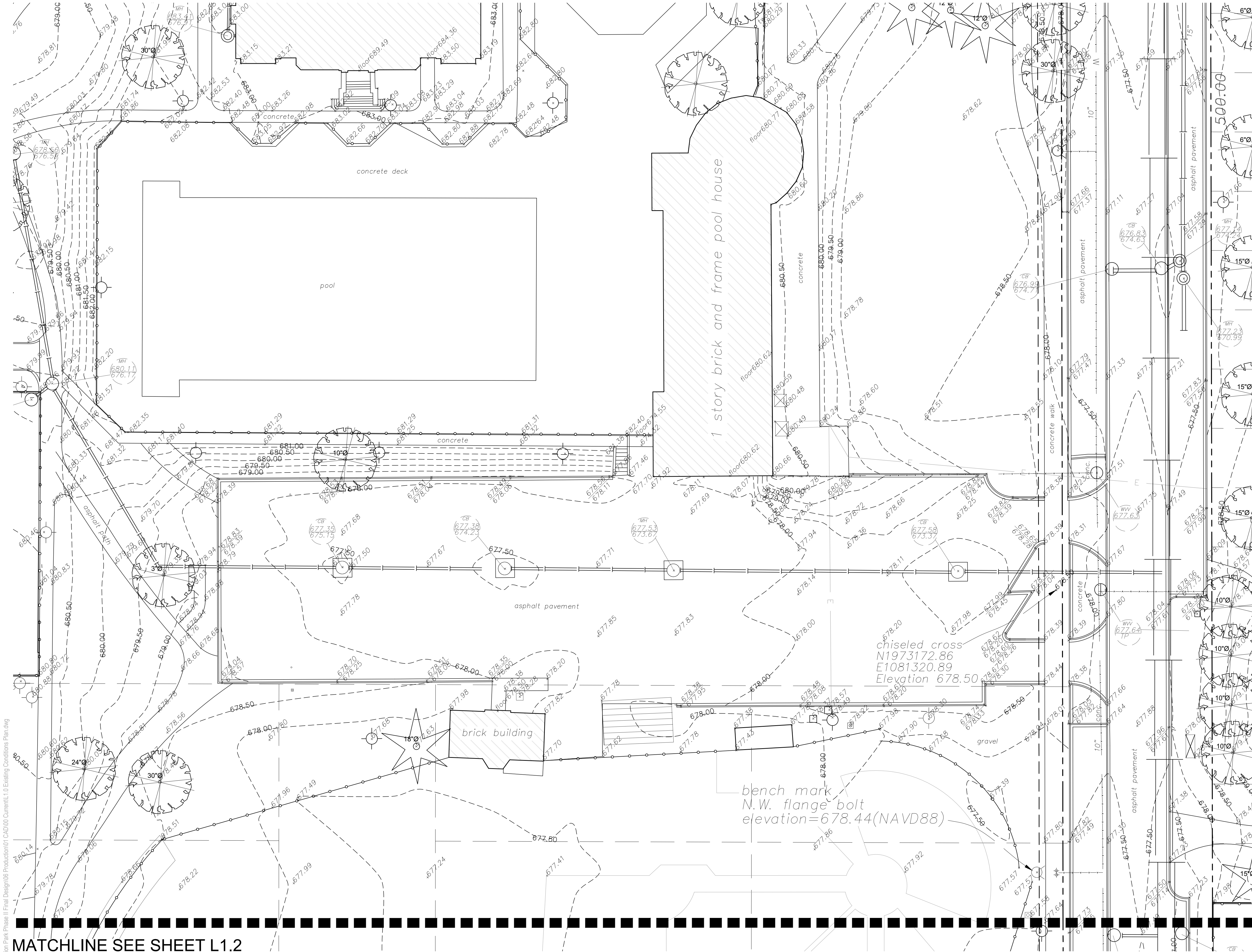
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**L1.0**

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MATCHLINE SEE SHEET L1.2

Legend

|                           |                     |
|---------------------------|---------------------|
| ☐ telephone manhole       | ☐ drinking fountain |
| ⊕ water valve             | ⊙ manhole           |
| ☐ utility pedestal        | ⊙ utility pole      |
| sig ○ traffic signal pole | ○ catch basin       |
| ⊠ water service b-box     | ⊙ light             |
| ● monitor well            | ⊠ fire hydrant      |

|                   |
|-------------------|
| — boundary        |
| - - - 10' setback |
| —○—○— fence       |
| — combined sewer  |
| — storm sewer     |
| — water line      |
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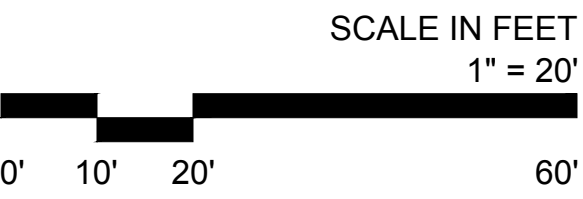
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SHEET TITLE  
**Existing Conditions  
Plan- North**



NORTH

SHEET NUMBER

**L1.1**

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MATCHLINE SEE SHEET L1.1



Legend

- telephone manhole
- drinking fountain
- water valve
- manhole
- utility pedestal
- utility pole
- traffic signal pole
- catch basin
- water service b-box
- light
- monitor well
- fire hydrant

- boundary
- 10' setback
- fence
- combined sewer
- storm sewer
- water line
- sanitary sewer



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SHEET TITLE  
**Existing Conditions  
Plan- South**

SCALE IN FEET  
1" = 20'



NORTH

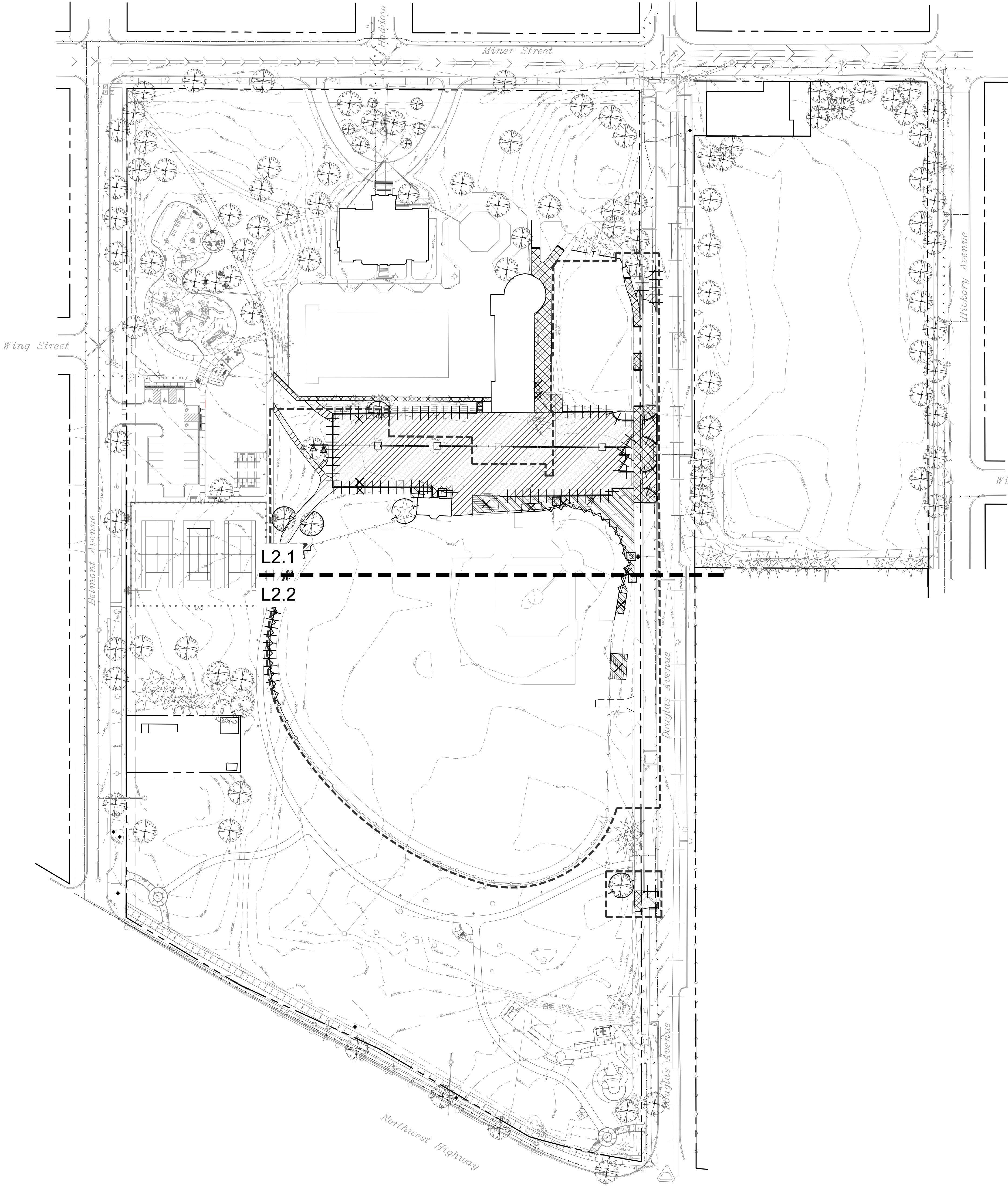
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**L1.2**

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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 Owner.
- Contractor shall install tree protection fencing as shown on the plans prior to beginning work. Maintain and adjust tree protection fencing as needed during progress of construction. Storage of materials, vehicular access, and all other construction activities are strictly prohibited within the limits of the tree protection fencing.
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SITE PREPARATION AND REMOVALS LEGEND

- |  |                                                                                         |
|--|-----------------------------------------------------------------------------------------|
|  | Remove and dispose concrete paving and gravel base. Remove subgrade material as needed. |
|  | Remove and dispose asphalt paving and gravel base. Remove subgrade material as needed.  |
|  | Remove lawn, gravel, and miscellaneous subgrade material as needed.                     |
|  | Tree Protection Fence                                                                   |
|  | Item to be relocated                                                                    |
|  | Item to be removed                                                                      |
|  | Curb to be removed                                                                      |
|  | Limit of sawcut                                                                         |
|  | Project Limit Line                                                                      |



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SHEET TITLE  
**Site Preparation  
and Removals Plan**

SCALE IN FEET  
1" = 60'

0' 30' 60' 180'

NORTH

SHEET NUMBER

**L2.0**

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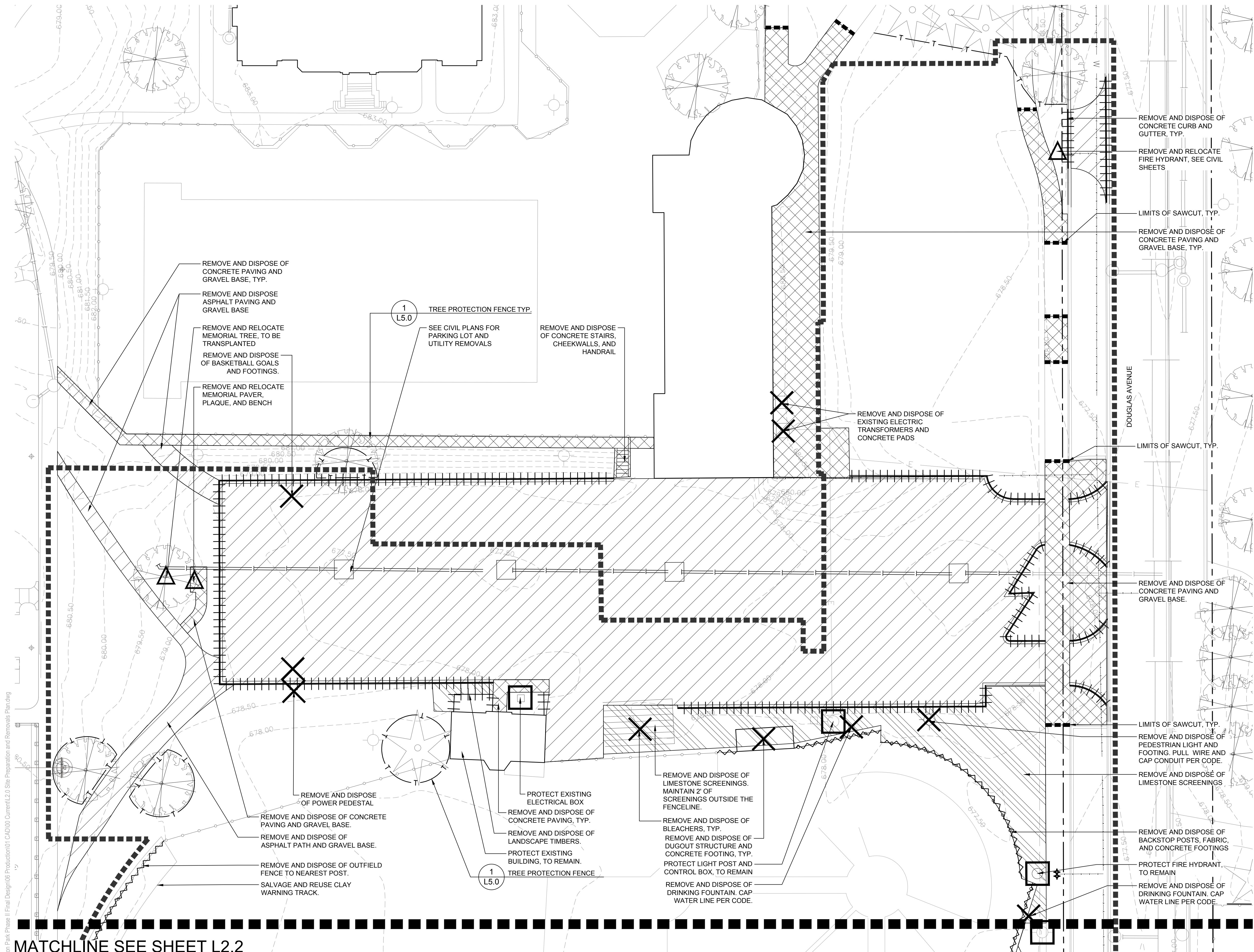
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# Site Preparation and Removals Plan- North

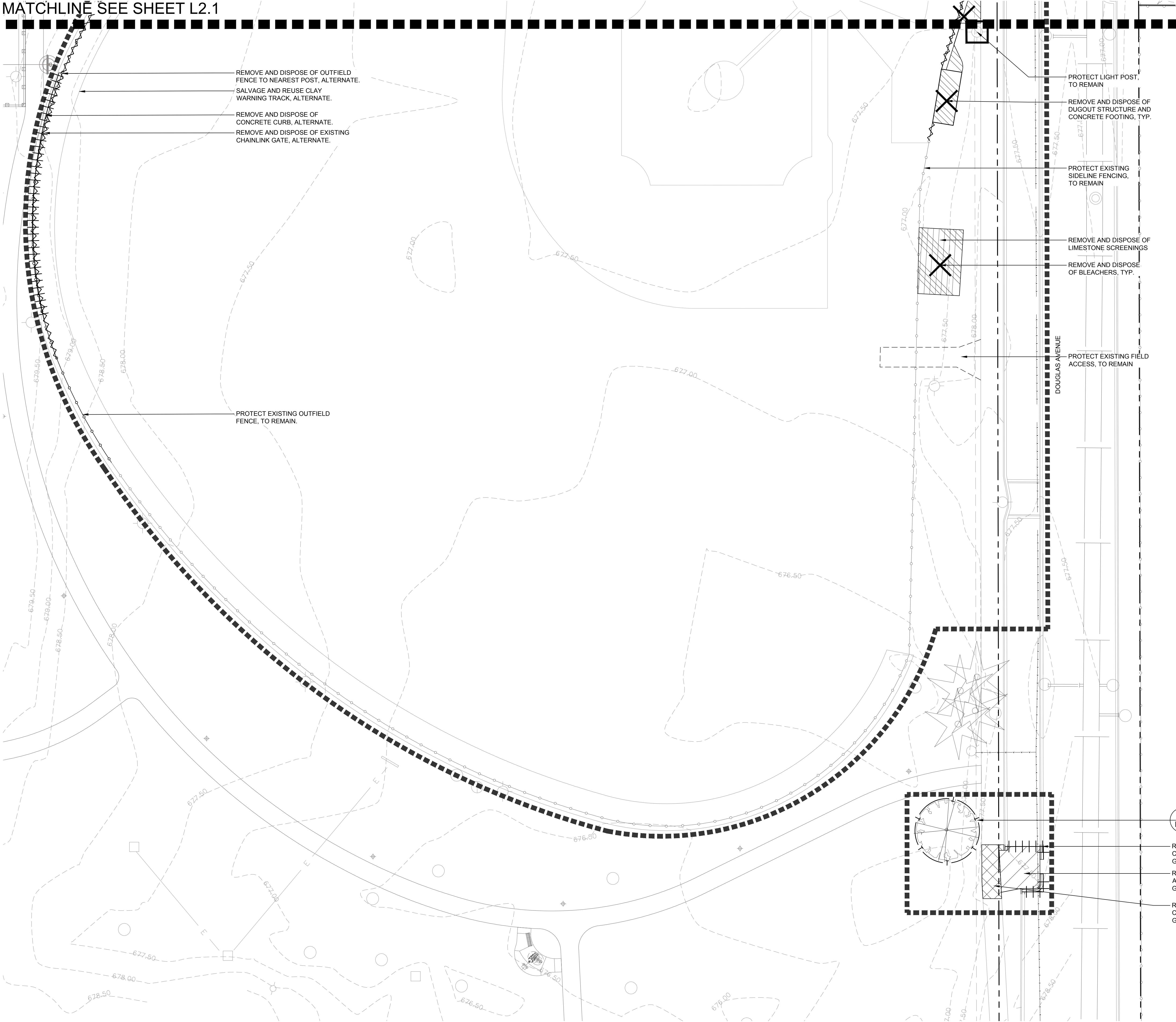
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MATCHLINE SEE SHEET L2.1



SITE PREPARATION AND REMOVALS NOTES

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SITE PREPARATION AND REMOVALS LEGEND

- Remove and dispose concrete paving and gravel base. Remove subgrade material as needed.
- Remove and dispose asphalt paving and gravel base. Remove subgrade material as needed.
- Remove lawn, gravel, and miscellaneous subgrade material as needed.
- Tree Protection Fence
- Item to be relocated
- Item to be removed
- Curb to be removed
- Limit of sawcut
- Project Limit Line

1 TREE PROTECTION FENCE  
L5.0

REMOVE AND DISPOSE OF  
CONCRETE CURB AND  
GUTTER, TYP.

REMOVE AND DISPOSE OF  
ASPHALT PAVING AND  
GRAVEL BASE, TYP.

REMOVE AND DISPOSE OF  
CONCRETE PAVING AND  
GRAVEL BASE, TYP.

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SHEET TITLE  
**Site Preparation  
and Removals  
Plan- South**

SCALE IN FEET  
1" = 20'

0' 10' 20' 60'

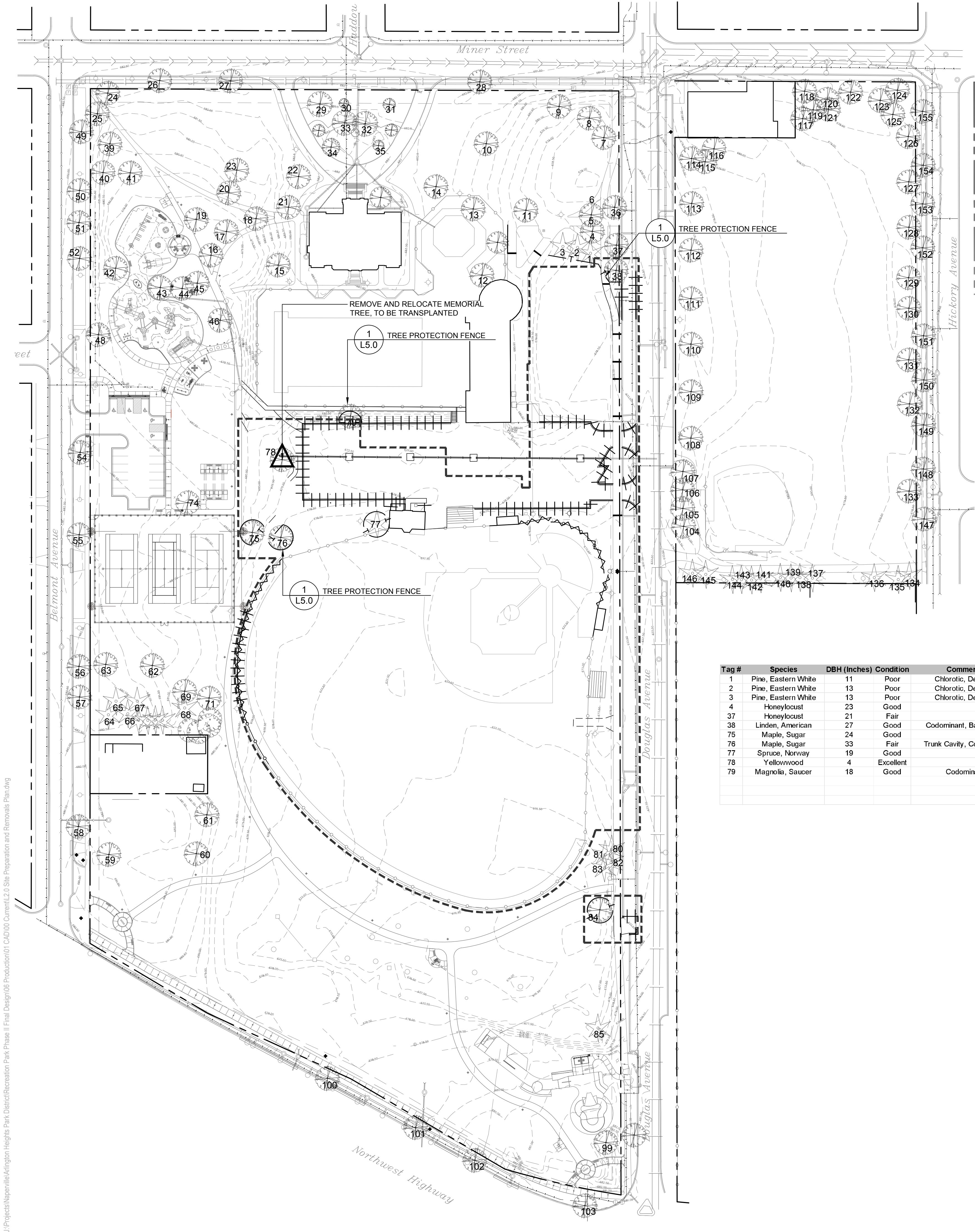
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| Tag #                                                 | Species             | DBH (Inches) | Condition | Comments                 | Remove / Protect | Maintenance During Construction | Replacement Qty. |
|-------------------------------------------------------|---------------------|--------------|-----------|--------------------------|------------------|---------------------------------|------------------|
| 1                                                     | Pine, Eastern White | 11           | Poor      | Chlorotic, Decline       | Protect          | Tree protection fence           |                  |
| 2                                                     | Pine, Eastern White | 13           | Poor      | Chlorotic, Decline       | Protect          | Tree protection fence           |                  |
| 3                                                     | Pine, Eastern White | 13           | Poor      | Chlorotic, Decline       | Protect          | Tree protection fence           |                  |
| 4                                                     | Honeylocust         | 23           | Good      |                          | Protect          | Tree protection fence           |                  |
| 37                                                    | Honeylocust         | 21           | Fair      |                          | Protect          | Tree protection fence           |                  |
| 38                                                    | Linden, American    | 27           | Good      | Codominant, Basal Scar   | Protect          | Tree protection fence           |                  |
| 75                                                    | Maple, Sugar        | 24           | Good      |                          | Protect          | Tree protection fence           |                  |
| 76                                                    | Maple, Sugar        | 33           | Fair      | Trunk Cavity, Codominant | Protect          | Tree protection fence           |                  |
| 77                                                    | Spruce, Norway      | 19           | Good      |                          | Protect          | Tree protection fence           |                  |
| 78                                                    | Yellowwood          | 4            | Excellent |                          | Relocate         | Remove and transplant           |                  |
| 79                                                    | Magnolia, Saucer    | 18           | Good      | Codominant               | Protect          | Tree protection fence           |                  |
| REQUIRED REPLACEMENT QUANTITY                         |                     |              |           |                          |                  |                                 | 0                |
| PROVIDED REPLACEMENT QUANTITY                         |                     |              |           |                          |                  |                                 | 4                |
| *Poor Quality trees not included in tree replacements |                     |              |           |                          |                  |                                 |                  |

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- Curb to be removed
- Limit of sawcut
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SHEET TITLE

Tree Removals  
and Preservation  
Plan

SCALE IN FEET  
1" = 60'

0' 30' 60' 180'

NORTH

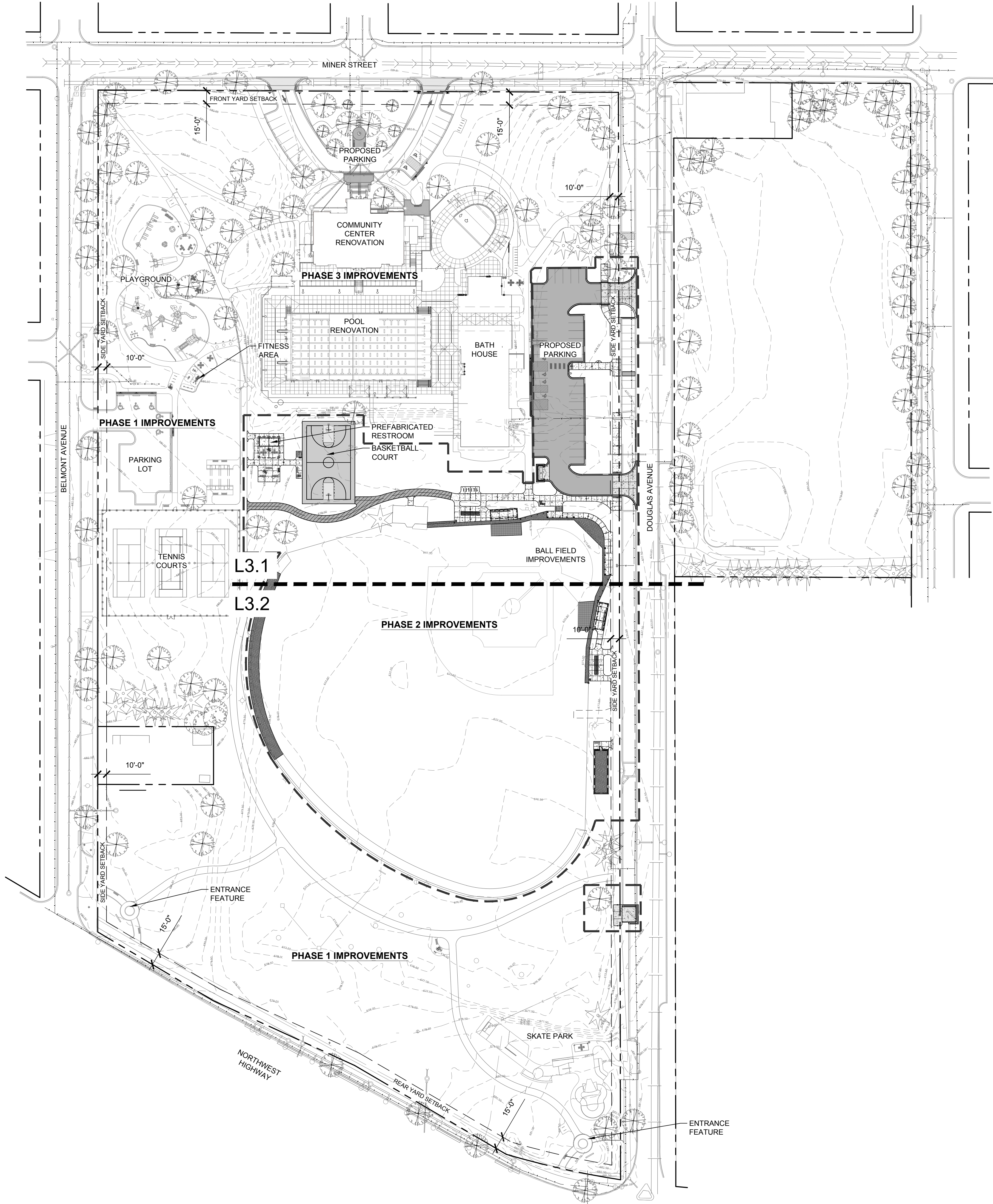
SHEET NUMBER

L2.3

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Page 341 of 471





LAYOUT NOTES

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- All walls are dimensioned to Face of Wall unless otherwise noted.
- All dimensions from roadway are from Back of Curb unless otherwise noted.
- All curves and radii to be smooth and not segmented.
- Contractor to provide layout stakes every 10 feet minimum for large arcs where radius points are not accessible.
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- Contractor will maintain use zone requirements within soft surfacing; no use zone will overlap or be tangent unless noted. Adjust playground barrier curb and/or adjacent paving as needed to accommodate play equipment fall zones.
- Coordinate location of storm line with playground footings and obtain Owner's approval prior to installation.
- Layout of soft surface shall be verified in field by landscape architect.
- Refer to specifications for additional conditions, standards and notes.
- All improvements to comply with 2018 Illinois Accessibility Code.

LAYOUT LEGEND

- Expansion Joint
- Asphalt Paving - Vehicular
- Asphalt Paving - Pedestrian
- Sport Court Paving A
- Sport Court Paving B
- Concrete Paving - Pedestrian
- Concrete Paving - Vehicular
- Salvage and re-spread infield mix as needed to fill low areas. Assume 6" depth.
- Project Limit Line



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PREPARED FOR  
**Arlington Heights  
Park District**

410 N Arlington Heights Road  
Arlington Heights, Illinois 60004

PROJECT  
**Recreation  
Park - Phase 2**

500 E. Miner Street  
Arlington Heights, Illinois  
60004

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Issue for Bid & Permit  
April 16, 2025  
REVISIONS

| No | Date | Issue |
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DRAWN BY  
MDM / CNO

SHEET TITLE  
**Layout and  
Materials Plan**

SCALE IN FEET  
1" = 60'



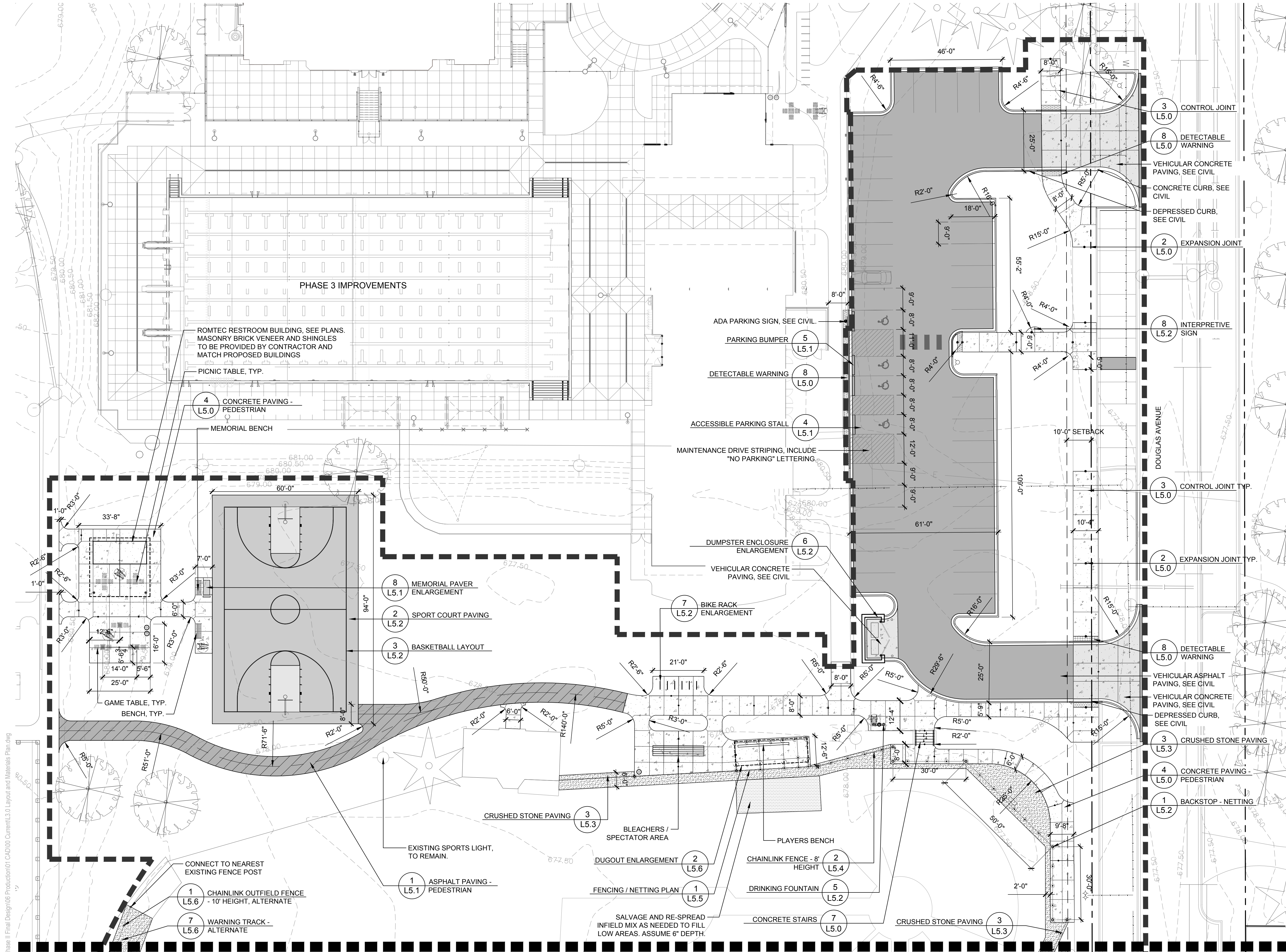
NORTH

SHEET NUMBER

**L3.0**

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MATCHLINE SEE SHEET L3.2

LAYOUT NOTES

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6. All dimensions from roadway are from Back of Curb unless otherwise noted.
7. All curves and radii to be smooth and not segmented.
8. Contractor to provide layout stakes every 10 feet minimum for large arcs where radius points are not accessible.
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12. Place control and expansion joints as shown on plans and details for all curbs, walls, steps, and concrete paving. Where joints are not shown, place control joints a maximum of 10 feet on center, expansion joints a maximum of 30 feet on center, and between all separate pours.
13. Contractor will maintain use zone requirements within soft surfacing; no use zone will overlap or be tangent unless noted. Adjust playground barrier curb and/or adjacent paving as needed to accommodate play equipment fall zones.
14. Coordinate location of storm line with playground footings and obtain Owner's approval prior to installation.
15. Layout of soft surface shall be verified in field by landscape architect.
16. Refer to specifications for additional conditions, standards and notes.
17. All improvements to comply with 2018 Illinois Accessibility Code.

LAYOUT LEGEND

- Expansion Joint
- Asphalt Paving - Vehicular
- Asphalt Paving - Pedestrian
- Sport Court Paving A
- Sport Court Paving B
- Concrete Paving - Pedestrian
- Concrete Paving - Vehicular
- Salvage and re-spread infield mix as needed to fill low areas. Assume 6" depth.
- Project Limit Line
- DETECTABLE WARNING
- VEHICULAR ASPHALT PAVING, SEE CIVIL
- VEHICULAR CONCRETE PAVING, SEE CIVIL
- DEPRESSED CURB, SEE CIVIL
- CRUSHED STONE PAVING
- CONCRETE PAVING - PEDESTRIAN
- BACKSTOP - NETTING



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Issue for Bid & Permit  
April 16, 2025  
REVISIONS

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MDM / CNO

SHEET TITLE  
**Layout and  
Materials Plan-  
North**

SCALE IN FEET  
1" = 20'

0' 10' 20' 60'

NORTH

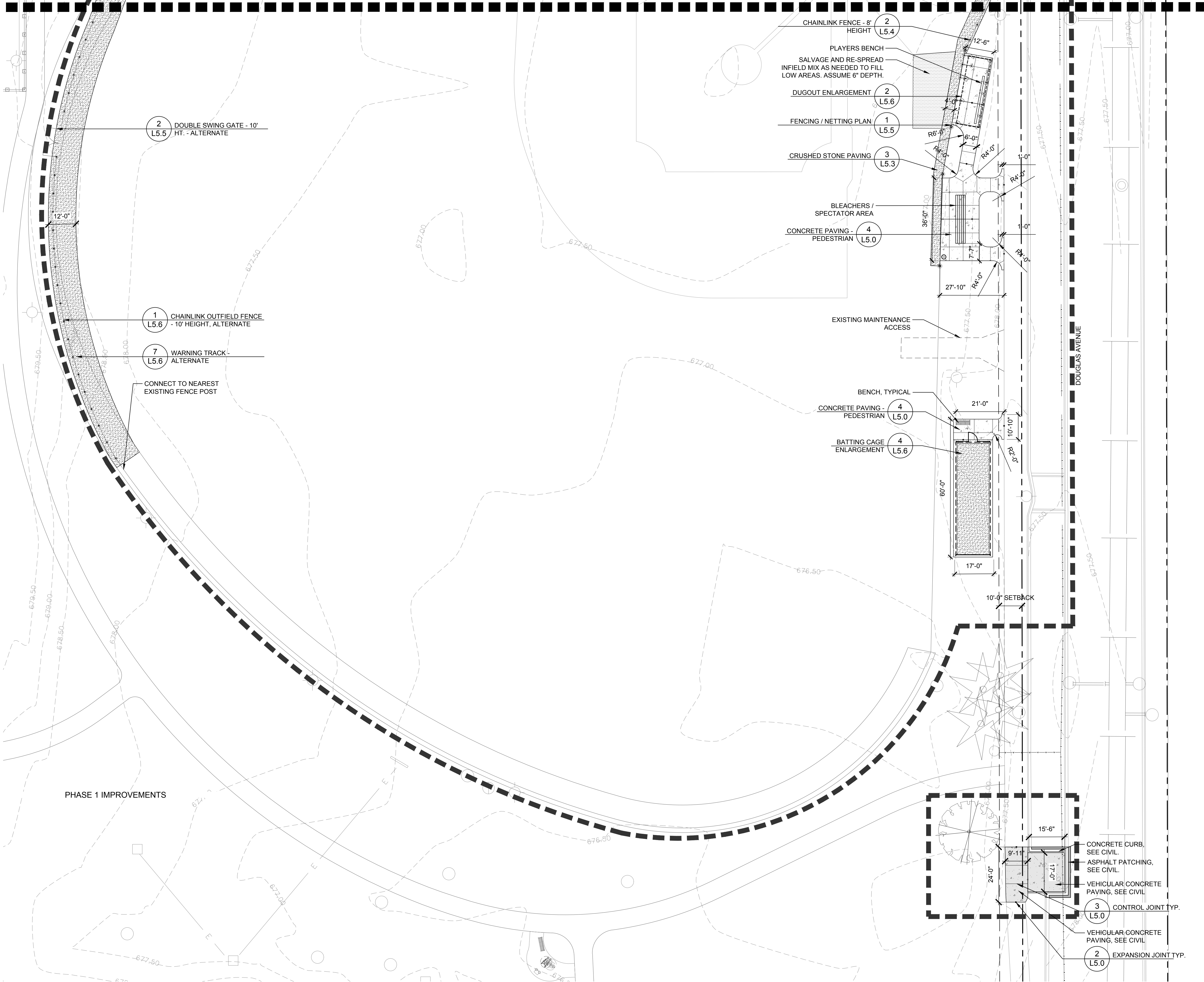
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MATCHLINE SEE SHEET L3.1



LAYOUT NOTES

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- Layout of soft surface shall be verified in field by landscape architect.
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- All improvements to comply with 2018 Illinois Accessibility Code.

LAYOUT LEGEND

- Expansion Joint
- Asphalt Paving - Vehicular
- Asphalt Paving - Pedestrian
- Sport Court Paving A
- Sport Court Paving B
- Concrete Paving - Pedestrian
- Concrete Paving - Vehicular
- Salvage and re-spread infield mix as needed to fill low areas. Assume 6" depth.
- Project Limit Line

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PREPARED FOR  
**Arlington Heights Park District**  
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Arlington Heights, Illinois 60004

PROJECT  
**Recreation Park - Phase 2**  
500 E. Miner Street  
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Issue for Bid & Permit  
April 16, 2025  
REVISIONS

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SHEET TITLE  
**Layout and Materials Plan-South**

SCALE IN FEET  
1" = 20'

0' 10' 20' 60'

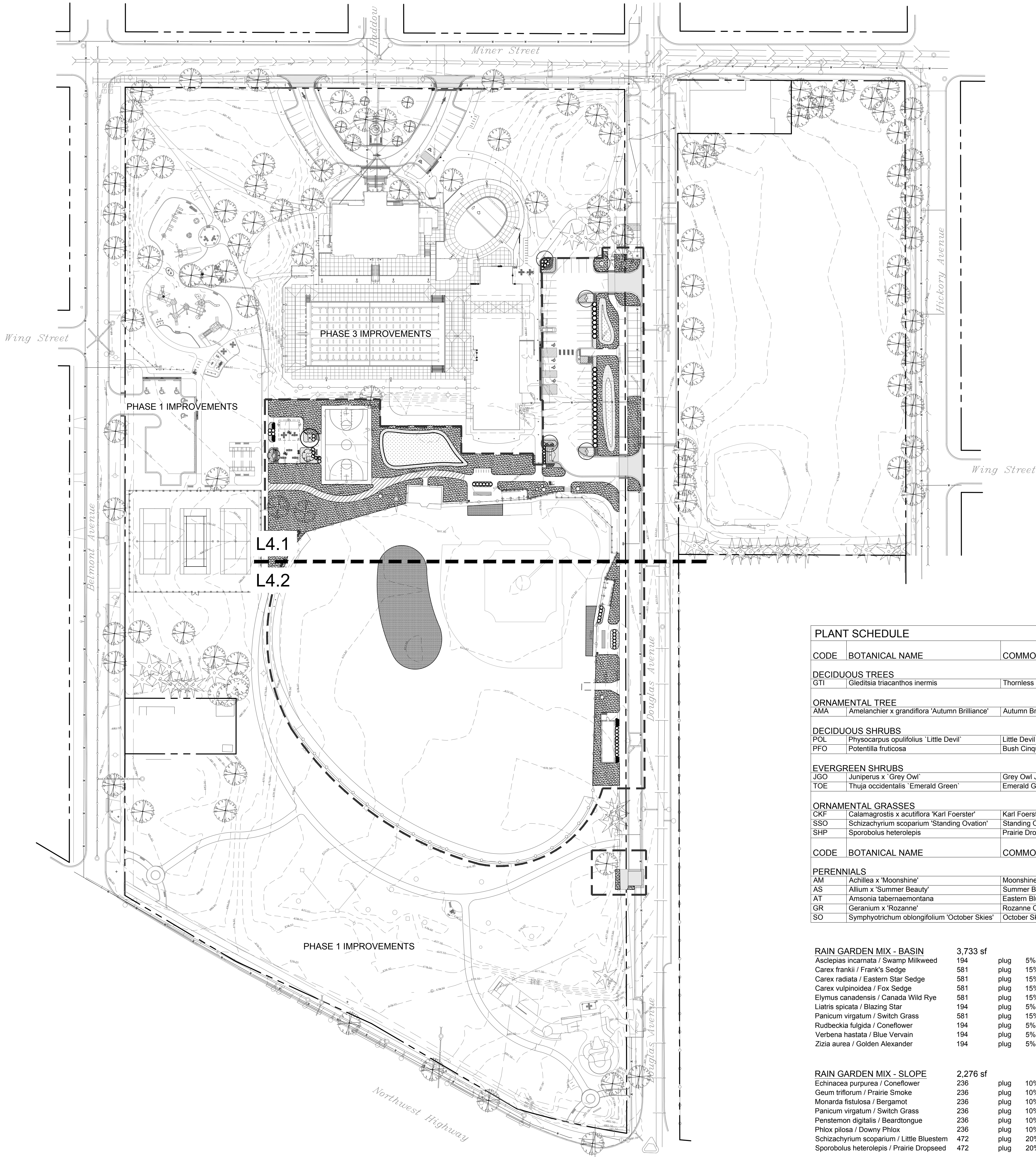
NORTH

SHEET NUMBER

**L3.2**  
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J:\Projects\Naperville\Arlington Heights Park District\Recreation Park Phase II Final Design\06 Production\07 CAD\00 Current\L4.0 Planting Plan.dwg



PLANTING NOTES

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

PLANTING LEGEND

Shade Tree, typical.  
See detail for installation.

Ornamental Tree, typical.  
See detail for installation.

Evergreen Tree, typical.  
See detail for installation.

Shrub, typical.  
See detail for installation.

Perennial, Groundcover and Annual, typical.  
See detail for installation.

Turf Seed

Re-grade to eliminate low areas. Top dress and seed.

Project Limit Line

PLANT SCHEDULE

| CODE               | BOTANICAL NAME                                | COMMON NAME                          | SIZE              | CONTAINER |          | QTY |
|--------------------|-----------------------------------------------|--------------------------------------|-------------------|-----------|----------|-----|
| DECIDUOUS TREES    |                                               |                                      |                   |           |          |     |
| GTI                | Gleditsia triacanthos inermis                 | Thornless Honey Locust               | 4" Cal            | B&B       |          | 5   |
| ORNAMENTAL TREE    |                                               |                                      |                   |           |          |     |
| AMA                | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Apple Serviceberry | 8' Ht. Multi-Stem | B&B       |          | 2   |
| DECIDUOUS SHRUBS   |                                               |                                      |                   |           |          |     |
| POL                | Physocarpus opulifolius 'Little Devil'        | Little Devil™ Dwarf Ninebark         | -                 | 5 Gal.    |          | 10  |
| PFO                | Potentilla fruticosa                          | Bush Cinquefoil                      | -                 | 5 Gal.    |          | 35  |
| EVERGREEN SHRUBS   |                                               |                                      |                   |           |          |     |
| JGO                | Juniperus x 'Grey Owl'                        | Grey Owl Juniper                     | -                 | 5 Gal.    |          | 26  |
| TOE                | Thuja occidentalis 'Emerald Green'            | Emerald Green Arborvitae             | 6' Ht.            | B&B       |          | 6   |
| ORNAMENTAL GRASSES |                                               |                                      |                   |           |          |     |
| OKF                | Calamagrostis x acutiflora 'Karl Foerster'    | Karl Foerster Feather Reed Grass     | -                 | 1 Gal.    |          | 21  |
| SSO                | Schizachyrium scoparium 'Standing Ovation'    | Standing Ovation Little Bluestem     | -                 | 1 Gal.    |          | 30  |
| SHP                | Sporobolus heterolepis                        | Prairie Dropseed                     | -                 | 1 Gal.    |          | 86  |
| CODE               | BOTANICAL NAME                                | COMMON NAME                          | SIZE              | CONTAINER | SPACING  | QTY |
| PERENNIALS         |                                               |                                      |                   |           |          |     |
| AM                 | Achillea x 'Moonshine'                        | Moonshine Yarrow                     |                   | 1 Gal.    | 18" o.c. | 69  |
| AS                 | Allium x 'Summer Beauty'                      | Summer Beauty Ornamental Onion       |                   | 1 Gal.    | 18" o.c. | 156 |
| AT                 | Amsonia tabernaemontana                       | Eastern Bluestar                     |                   | 1 Gal.    | 24" o.c. | 33  |
| GR                 | Geranium x 'Rozanne'                          | Rozanne Cranesbill                   |                   | 1 Gal.    | 18" o.c. | 323 |
| SO                 | Symphytrichum oblongifolium 'October Skies'   | October Skies Fall Aster             |                   | 1 Gal.    | 24" o.c. | 52  |

|                                      |     |          |                |  |  |
|--------------------------------------|-----|----------|----------------|--|--|
| RAIN GARDEN MIX - BASIN              |     | 3,733 sf |                |  |  |
| Asclepias incarnata / Swamp Milkweed | 194 | plug     | 5% @ 12" o.c.  |  |  |
| Carex frankii / Frank's Sedge        | 581 | plug     | 15% @ 12" o.c. |  |  |
| Carex radiata / Eastern Star Sedge   | 581 | plug     | 15% @ 12" o.c. |  |  |
| Carex vulpinoidea / Fox Sedge        | 581 | plug     | 15% @ 12" o.c. |  |  |
| Elymus canadensis / Canada Wild Rye  | 581 | plug     | 15% @ 12" o.c. |  |  |
| Liatris spicata / Blazing Star       | 194 | plug     | 5% @ 12" o.c.  |  |  |
| Panicum virgatum / Switch Grass      | 581 | plug     | 15% @ 12" o.c. |  |  |
| Rudbeckia fulgida / Coneflower       | 194 | plug     | 5% @ 12" o.c.  |  |  |
| Verbena hastata / Blue Vervain       | 194 | plug     | 5% @ 12" o.c.  |  |  |
| Zizia aurea / Golden Alexander       | 194 | plug     | 5% @ 12" o.c.  |  |  |

|                                           |     |          |                |  |  |
|-------------------------------------------|-----|----------|----------------|--|--|
| RAIN GARDEN MIX - SLOPE                   |     | 2,276 sf |                |  |  |
| Echinacea purpurea / Coneflower           | 236 | plug     | 10% @ 12" o.c. |  |  |
| Geum triflorum / Prairie Smoke            | 236 | plug     | 10% @ 12" o.c. |  |  |
| Monarda fistulosa / Bergamot              | 236 | plug     | 10% @ 12" o.c. |  |  |
| Panicum virgatum / Switch Grass           | 236 | plug     | 10% @ 12" o.c. |  |  |
| Penstemon digitalis / Beardtongue         | 236 | plug     | 10% @ 12" o.c. |  |  |
| Phlox pilosa / Downy Phlox                | 236 | plug     | 10% @ 12" o.c. |  |  |
| Schizachyrium scoparium / Little Bluestem | 472 | plug     | 20% @ 12" o.c. |  |  |
| Sporobolus heterolepis / Prairie Dropseed | 472 | plug     | 20% @ 12" o.c. |  |  |



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PREPARED FOR  
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Park District

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Issue for Bid & Permit  
April 16, 2025

REVISIONS

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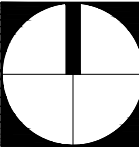
SHEET TITLE  
Planting Plan

SCALE IN FEET

1" = 60'

0' 30' 60' 180'

NORTH



SHEET NUMBER

L4.0

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Arlington Heights, Illinois 60004

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1. Seed limit line is approximate. Seed/Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
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Shade Tree, typical.  
See detail for Installation.

Ornamental Tree, typical.  
See detail for installation.

Evergreen Tree, typical.  
See detail for installation.

Shrub, typical.  
See detail for installation.

Perennial, Groundcover and Annual, typical.  
See detail for installation.

Turf Seed

Re-grade to eliminate low areas. Top dress and seed.

Project Limit Line

| RAIN GARDEN MIX - BASIN                     |     | 3,733 sf            |
|---------------------------------------------|-----|---------------------|
| <i>Asclepias incarnata</i> / Swamp Milkweed | 194 | plug 5% @ 12" o.c.  |
| <i>Carex frankii</i> / Frank's Sedge        | 581 | plug 15% @ 12" o.c. |
| <i>Carex radiata</i> / Eastern Star Sedge   | 581 | plug 15% @ 12" o.c. |
| <i>Carex vulpinoidea</i> / Fox Sedge        | 581 | plug 15% @ 12" o.c. |
| <i>Elymus canadensis</i> / Canada Wild Rye  | 581 | plug 15% @ 12" o.c. |
| <i>Liatris spicata</i> / Spiked Liatris     | 581 | plug 5% @ 12" o.c.  |
| <i>Panicum virgatum</i> / Switch Grass      | 581 | plug 15% @ 12" o.c. |
| <i>Rudbeckia fulgida</i> / Goldfloss        | 194 | plug 5% @ 12" o.c.  |
| <i>Verbena hastata</i> / Blue Vervain       | 581 | plug 5% @ 12" o.c.  |
| <i>Zizia aurea</i> / Golden Alexander       | 194 | plug 5% @ 12" o.c.  |

| RAIN GARDEN MIX - SLOPE                   |     | 2,276 sf |                |
|-------------------------------------------|-----|----------|----------------|
| <i>Echinacea purpurea</i> / Coneflower    | 236 | plug     | 10% @ 12" o.c. |
| Geum triflorum / Prairie Smoke            | 236 | plug     | 10% @ 12" o.c. |
| Monarda fistulosa / Bergamot              | 236 | plug     | 10% @ 12" o.c. |
| Paranica virgatum / Switch Grass          | 236 | plug     | 10% @ 12" o.c. |
| Pentstemon digitalis / Beardtongue        | 236 | plug     | 10% @ 12" o.c. |
| Phlox pilosa / Downy Phlox                | 236 | plug     | 10% @ 12" o.c. |
| Schizachyrium scoparium / Little Bluestem | 472 | plug     | 20% @ 12" o.c. |
| Sporobolus heterolepis / Prairie Dropseed | 472 | plug     | 20% @ 12" o.c. |

| EVERGREEN SHRUBS |                                    |                          |        |        |    |
|------------------|------------------------------------|--------------------------|--------|--------|----|
| JGO              | Juniperus x 'Grey Owl'             | Grey Owl Juniper         | -      | 5 Gal. | 26 |
| TOE              | Thuja occidentalis 'Emerald Green' | Emerald Green Arborvitae | 6' Ht. | B&B    | 6  |

| ORNAMENTAL GRASSES |                                            |                                  |   |        |  |    |
|--------------------|--------------------------------------------|----------------------------------|---|--------|--|----|
| CKF                | Calamagrostis 'Karl Foerster'              | Karl Foerster Feather Reed Grass | - | 1 Gal. |  | 21 |
| SSO                | Schizachyrium scoparium 'Standing Ovation' | Standing Ovation Little Bluestem | - | 1 Gal. |  | 30 |
| SHP                | Sporobolus heterolepis                     | Prairie Dropseed                 | - | 1 Gal. |  | 86 |

| CODE | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | SPACING | QTY |
|------|----------------|-------------|------|-----------|---------|-----|
|------|----------------|-------------|------|-----------|---------|-----|

| PERENNIALS |                                               |                                |        |          |     |
|------------|-----------------------------------------------|--------------------------------|--------|----------|-----|
| AM         | Achillea x 'Moonshine'                        | Moonshine Yarrow               | 1 Gal. | 18" o.c. | 69  |
| AS         | Allium x 'Summer Beauty'                      | Summer Beauty Ornamental Onion | 1 Gal. | 18" o.c. | 156 |
| AT         | Amsonia tabernaemontana                       | Eastern Bluestar               | 1 Gal. | 24" o.c. | 33  |
| GR         | Geranium x 'Rozanne'                          | Rozanne Cranesbill             | 1 Gal. | 18" o.c. | 323 |
| SO         | Symphytotrichum oblongifolium 'October Skies' | October Skies Fall Aster       | 1 Gal. | 24" o.c. | 52  |

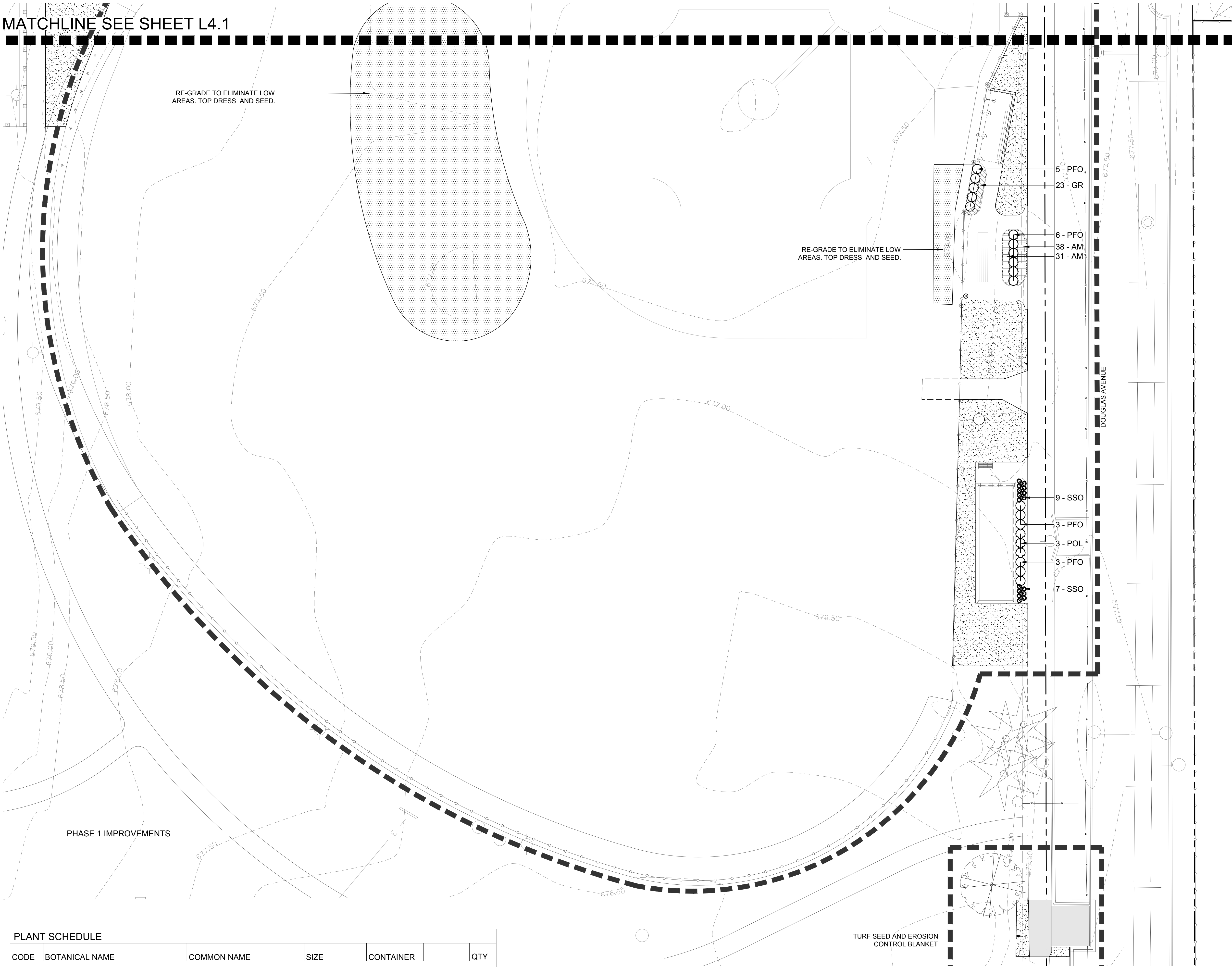
| PLANT SCHEDULE          |                                               |                                      |                   |           |  |     |
|-------------------------|-----------------------------------------------|--------------------------------------|-------------------|-----------|--|-----|
| CODE                    | BOTANICAL NAME                                | COMMON NAME                          | SIZE              | CONTAINER |  | QTY |
| <b>DECIDUOUS TREES</b>  |                                               |                                      |                   |           |  |     |
| GTI                     | Gleditsia triacanthos inermis                 | Thornless Honey Locust               | 4" Cal            | B&B       |  | 5   |
| <b>ORNAMENTAL TREE</b>  |                                               |                                      |                   |           |  |     |
| AMA                     | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Apple Serviceberry | 8" Ht. Multi-Stem | B&B       |  | 2   |
| <b>DECIDUOUS SHRUBS</b> |                                               |                                      |                   |           |  |     |
| POL                     | Physocarpus opulifolius 'Little Devil'        | Little Devil™ Dwarf Ninebark         | -                 | 5 Gal.    |  | 10  |
| PFO                     | Potentilla fruticosa                          | Bush Cinquefoil                      | -                 | 5 Gal.    |  | 35  |

MATCHLINE SEE SHEET L4.2

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MATCHLINE SEE SHEET L4.1



PLANTING NOTES

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

PLANTING LEGEND

- Shade Tree, typical. See detail for installation.
- Ornamental Tree, typical. See detail for installation.
- Evergreen Tree, typical. See detail for installation.
- Shrub, typical. See detail for installation.
- Perennial, Groundcover and Annual, typical. See detail for installation.
- Turf Seed
- Re-grade to eliminate low areas. Top dress and seed.
- Project Limit Line



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**Recreation  
Park - Phase 2**

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REVISIONS

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SHEET TITLE  
**Planting Plan-  
South**

SCALE IN FEET  
1" = 20'

0' 10' 20' 60'

NORTH

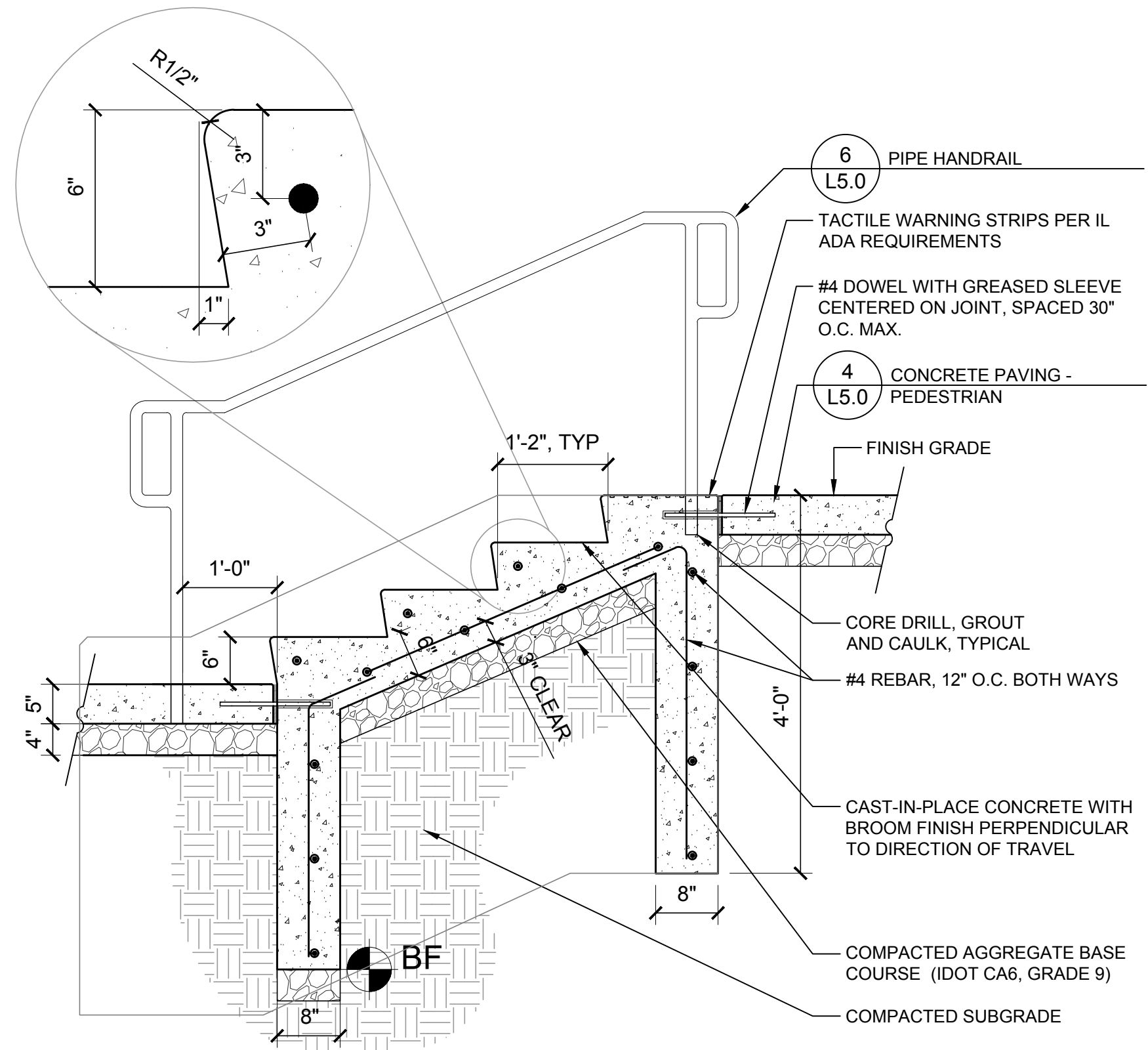
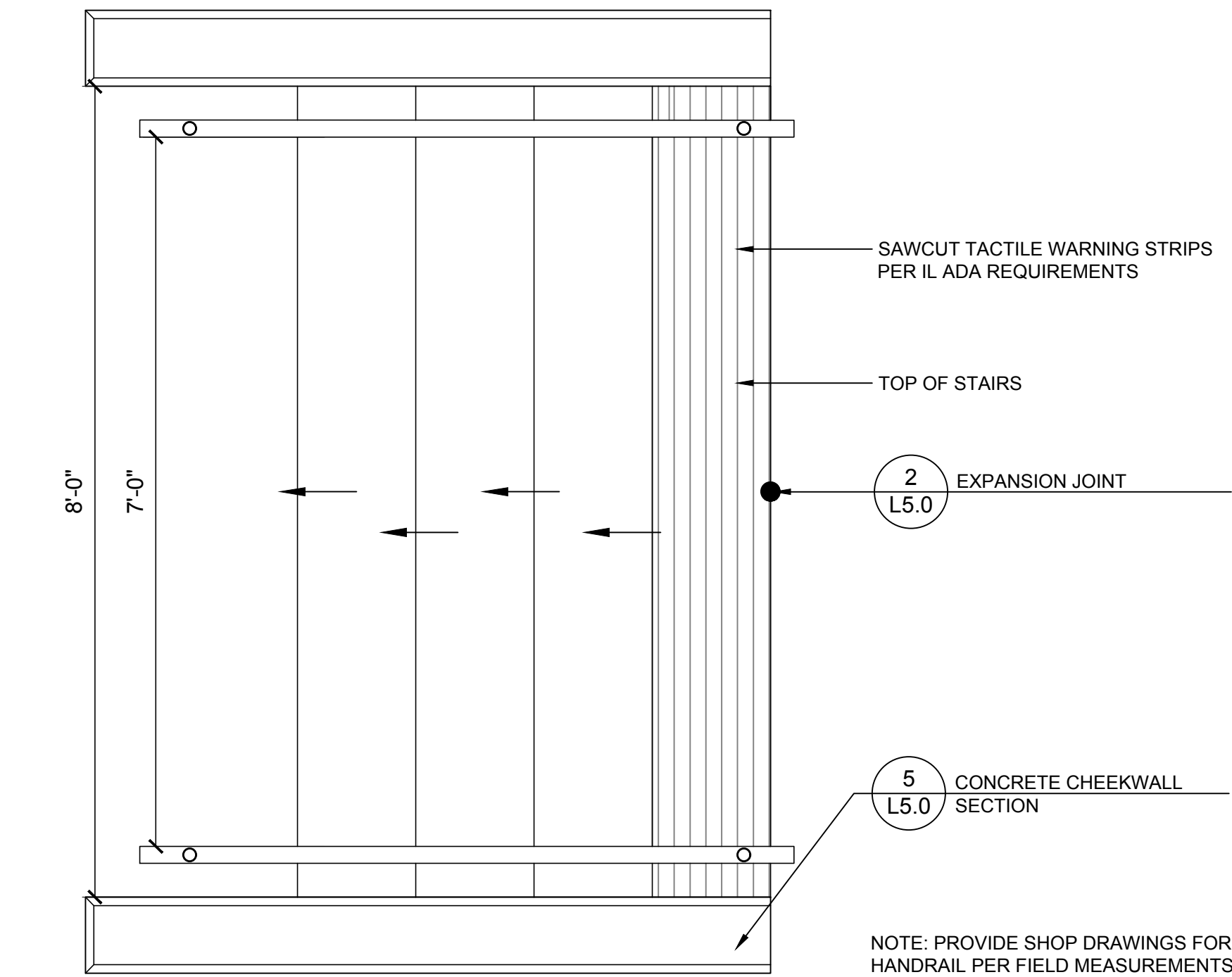
SHEET NUMBER

**L4.2**

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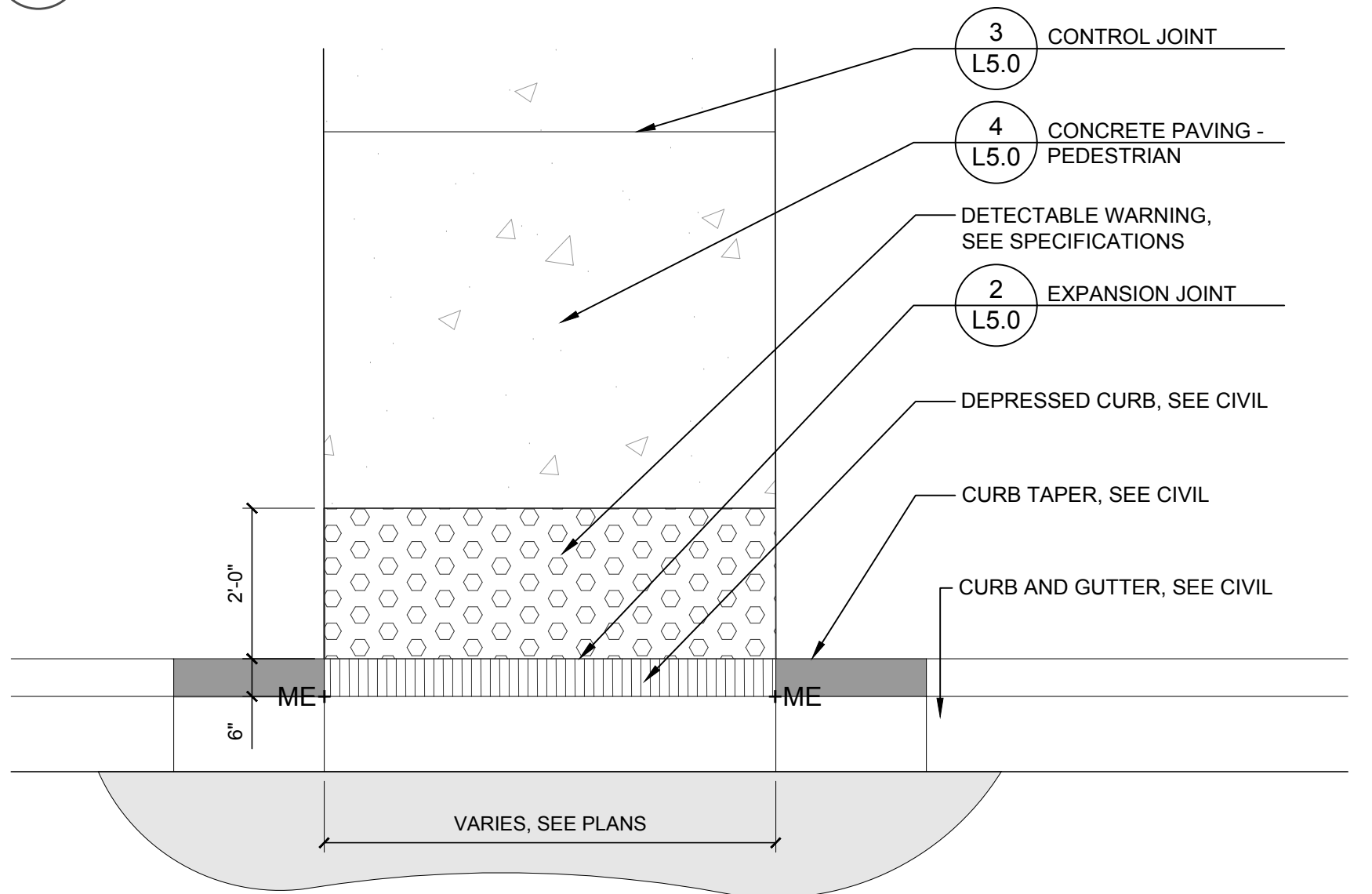


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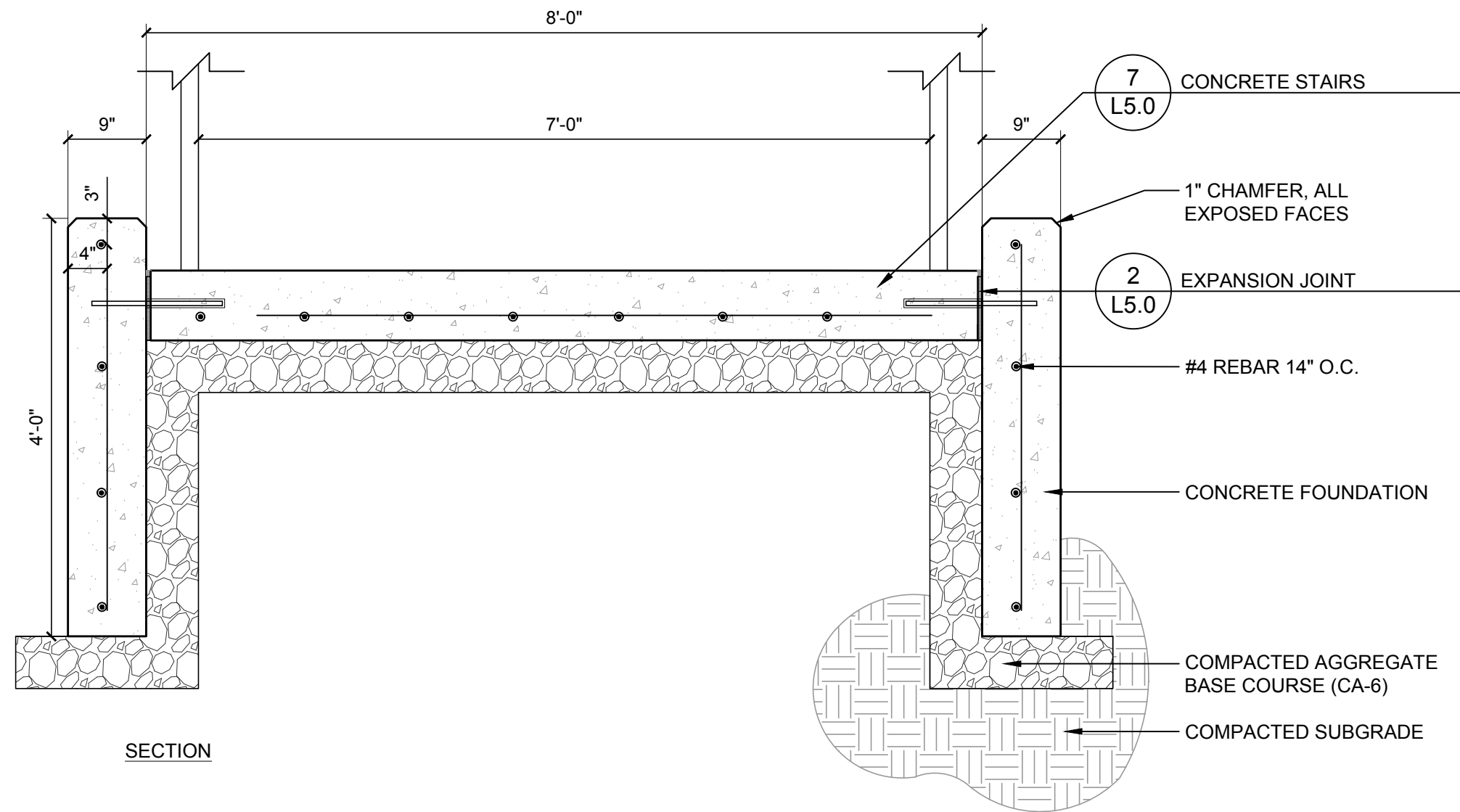
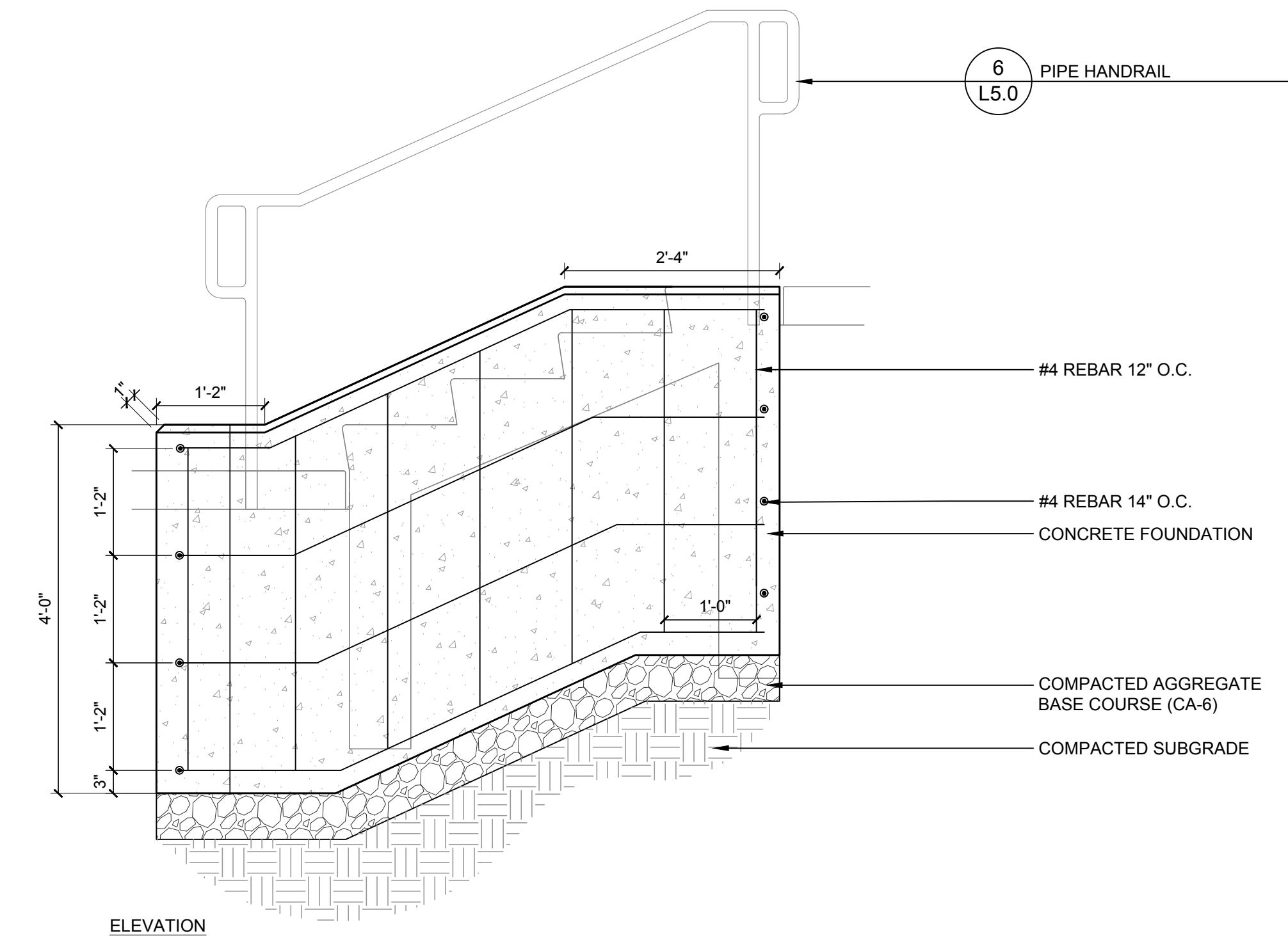
## 7 CONCRETE STAIRS

3/4" = 1'-0"



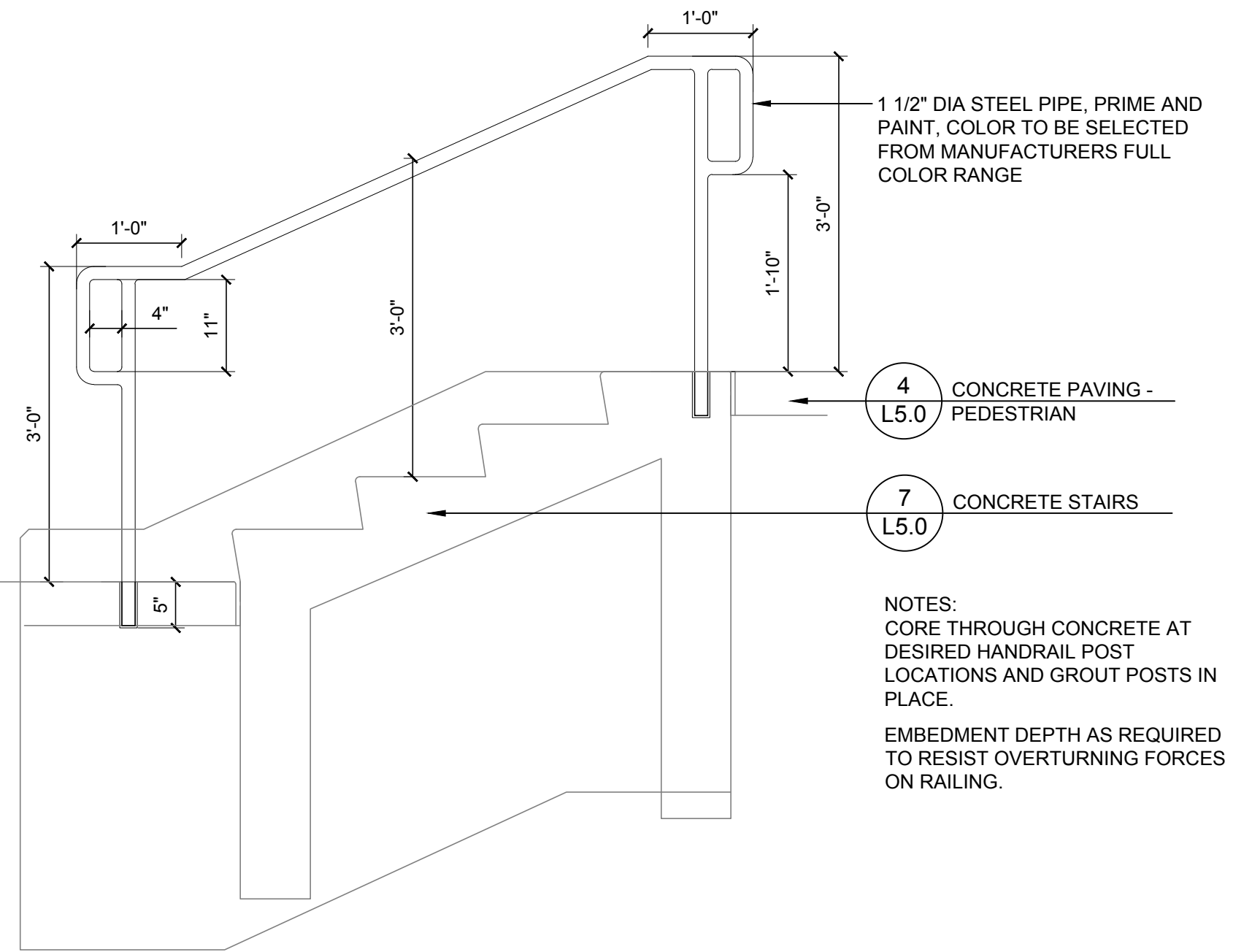
## 8 DETECTABLE WARNING

1/2" = 1'-0"



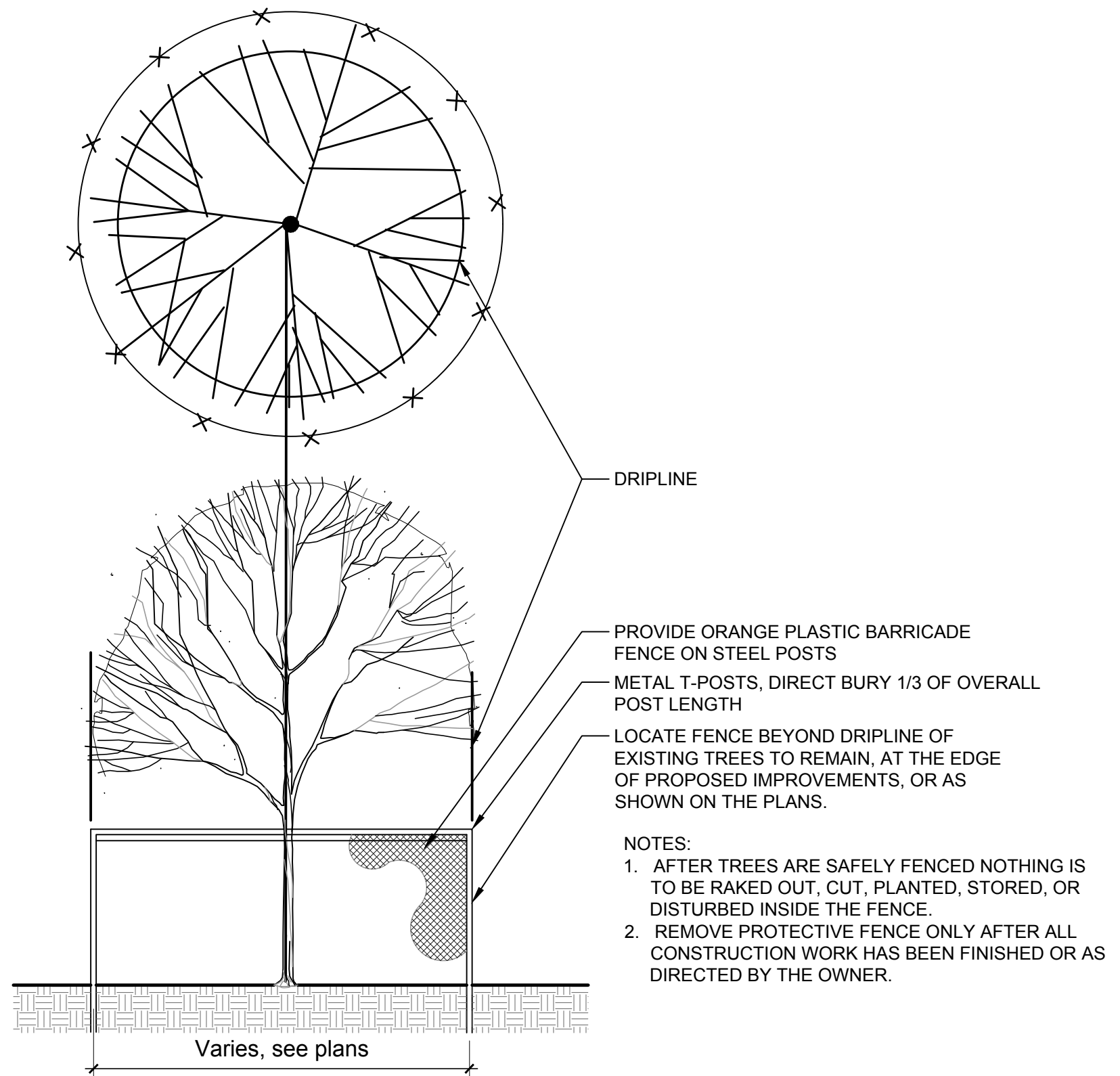
## 5 CONCRETE CHEEKWALL SECTION

3/4" = 1'-0"



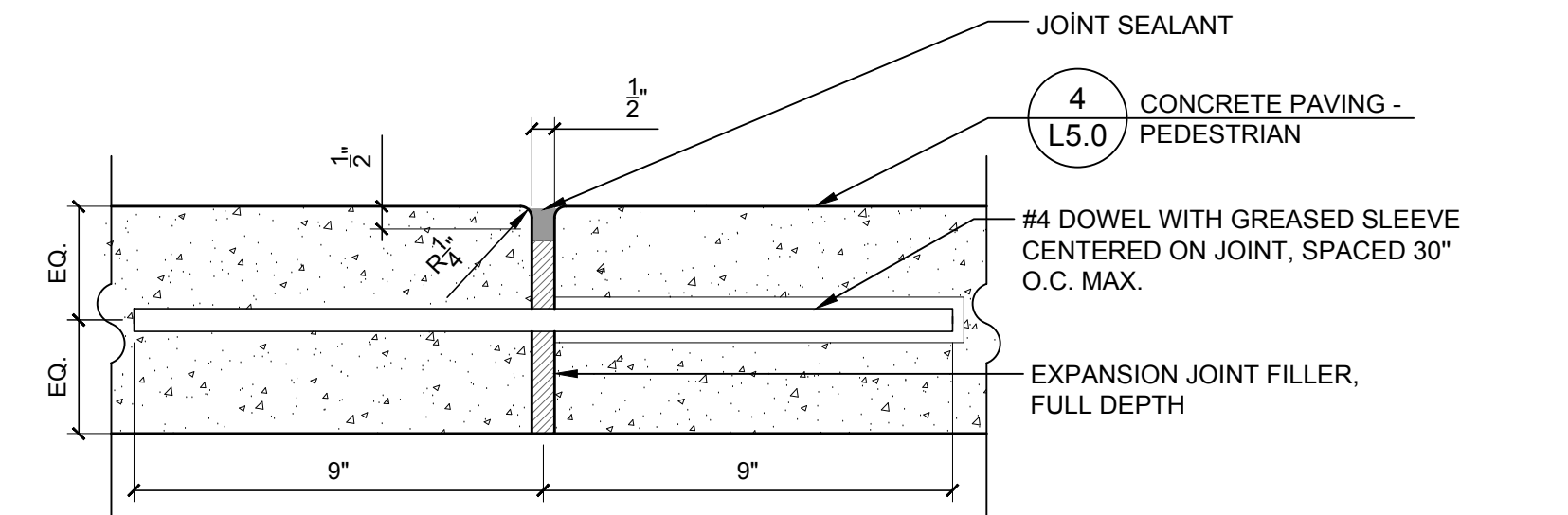
## 6 PIPE HANDRAIL

3/4" = 1'-0"



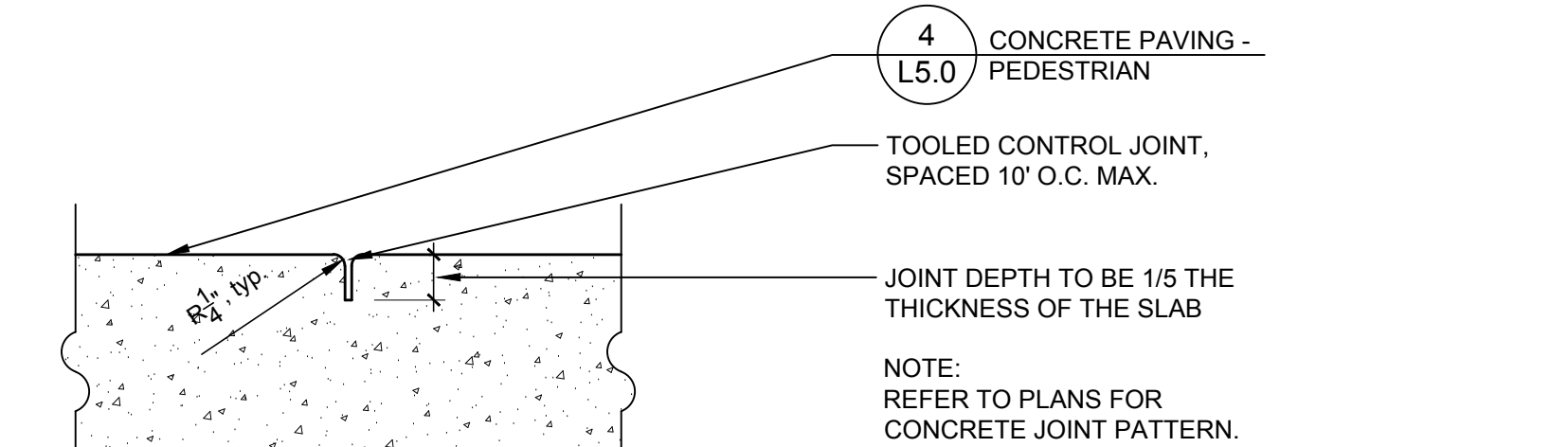
## 1 TREE PROTECTION FENCE

1/2" = 1'-0"



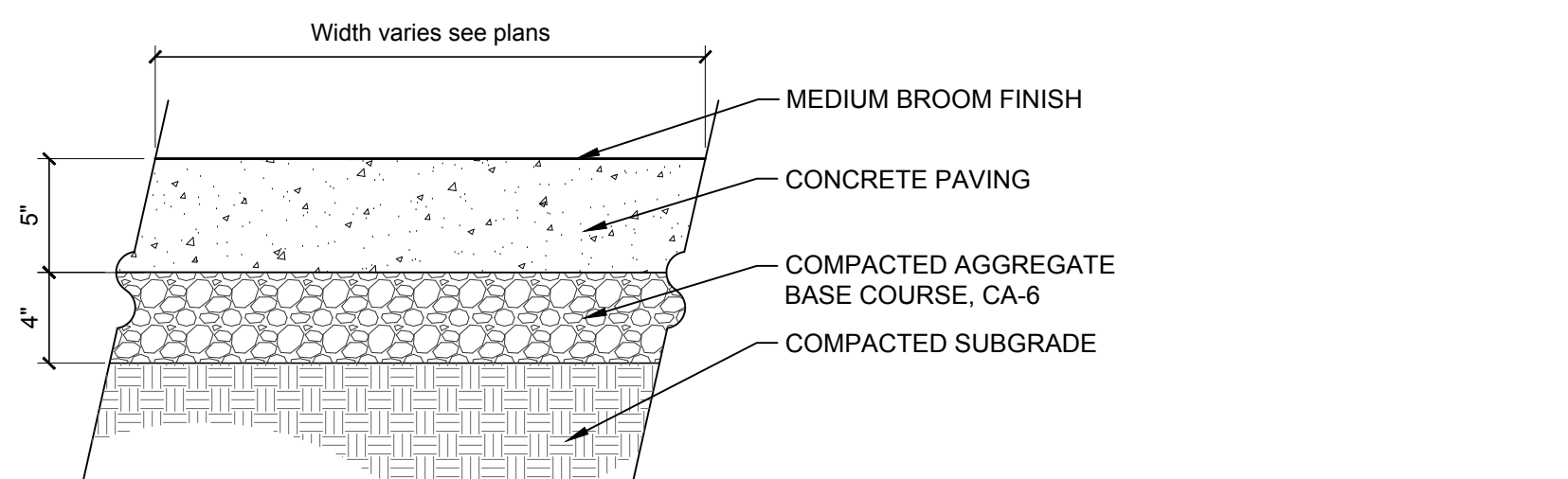
## 2 EXPANSION JOINT

3" = 1'-0"



## 3 CONTROL JOINT

3" = 1'-0"



## 4 CONCRETE PAVING - PEDESTRIAN

1 1/2" = 1'-0"



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## PROJECT Recreation Park - Phase 2

500 E. Miner Street  
Arlington Heights, Illinois  
60004

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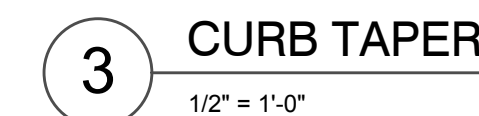
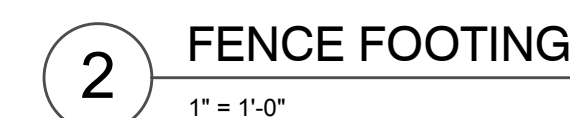
SHEET TITLE  
Details

SCALE IN FEET  
as noted



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| CHECKED BY | DRAWN BY  |
| ARH / MGM  | MDM / CNO |

SHEET TITLE  
**Details**

SCALE IN FEET  
as noted

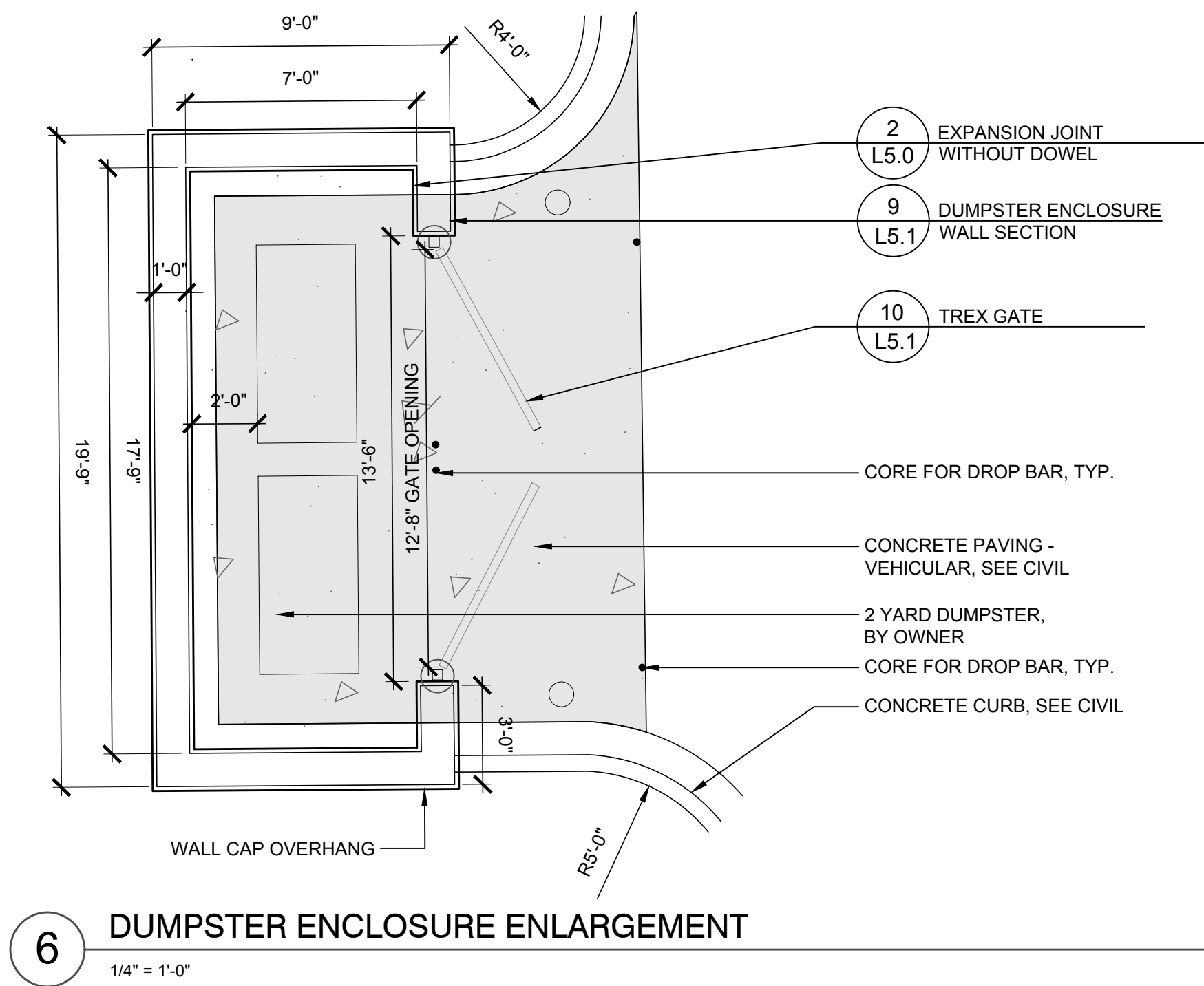


## L5.1

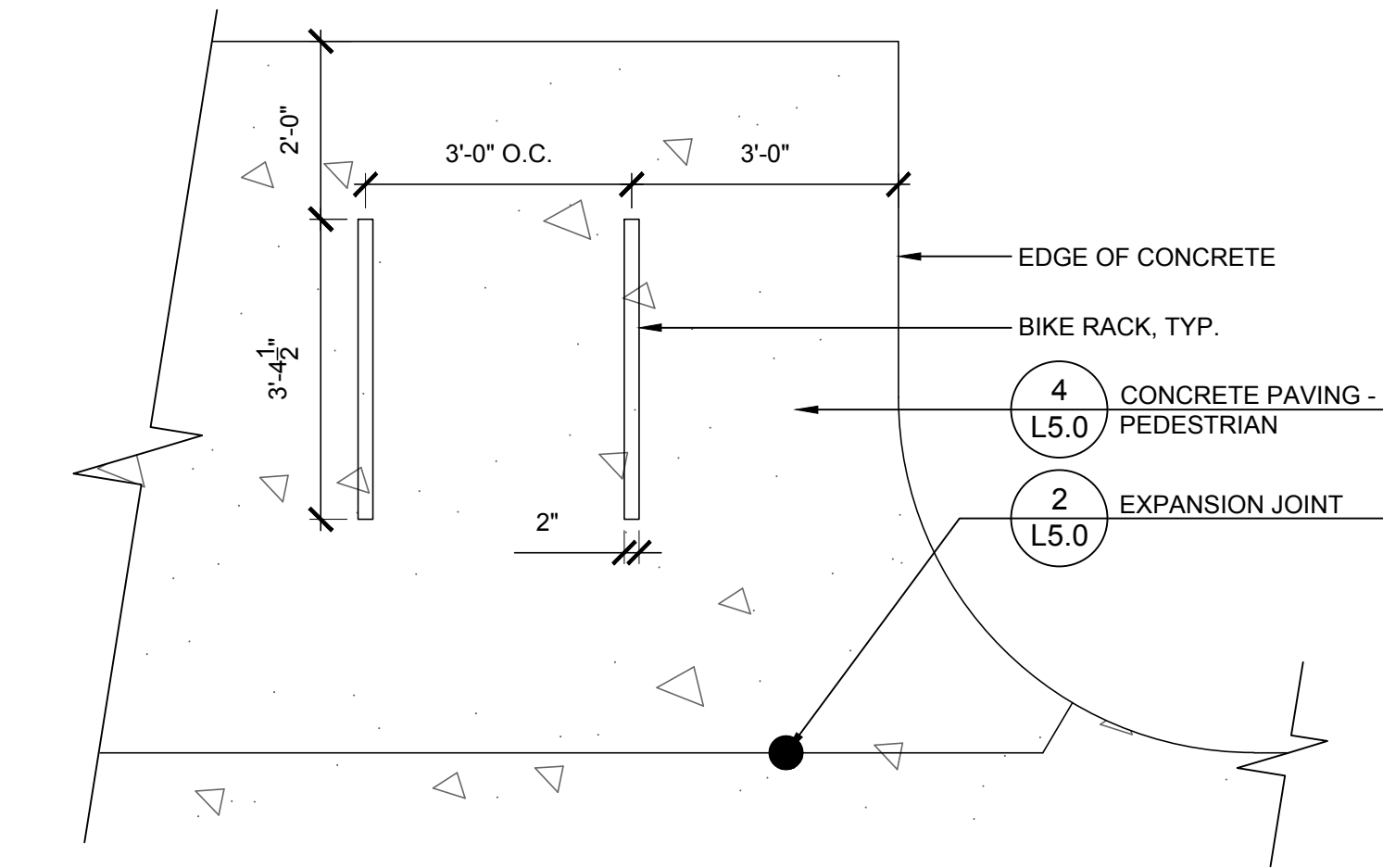
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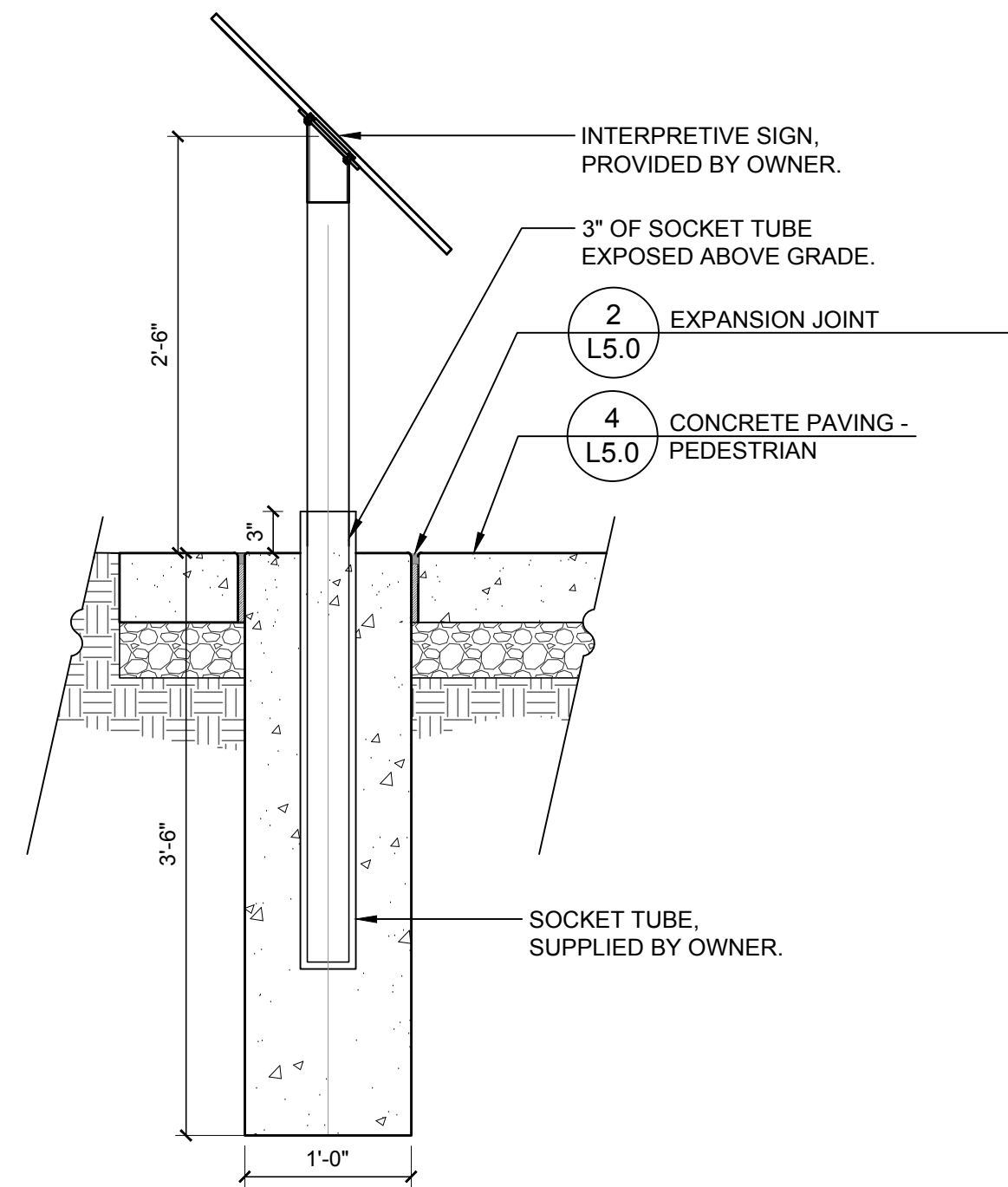
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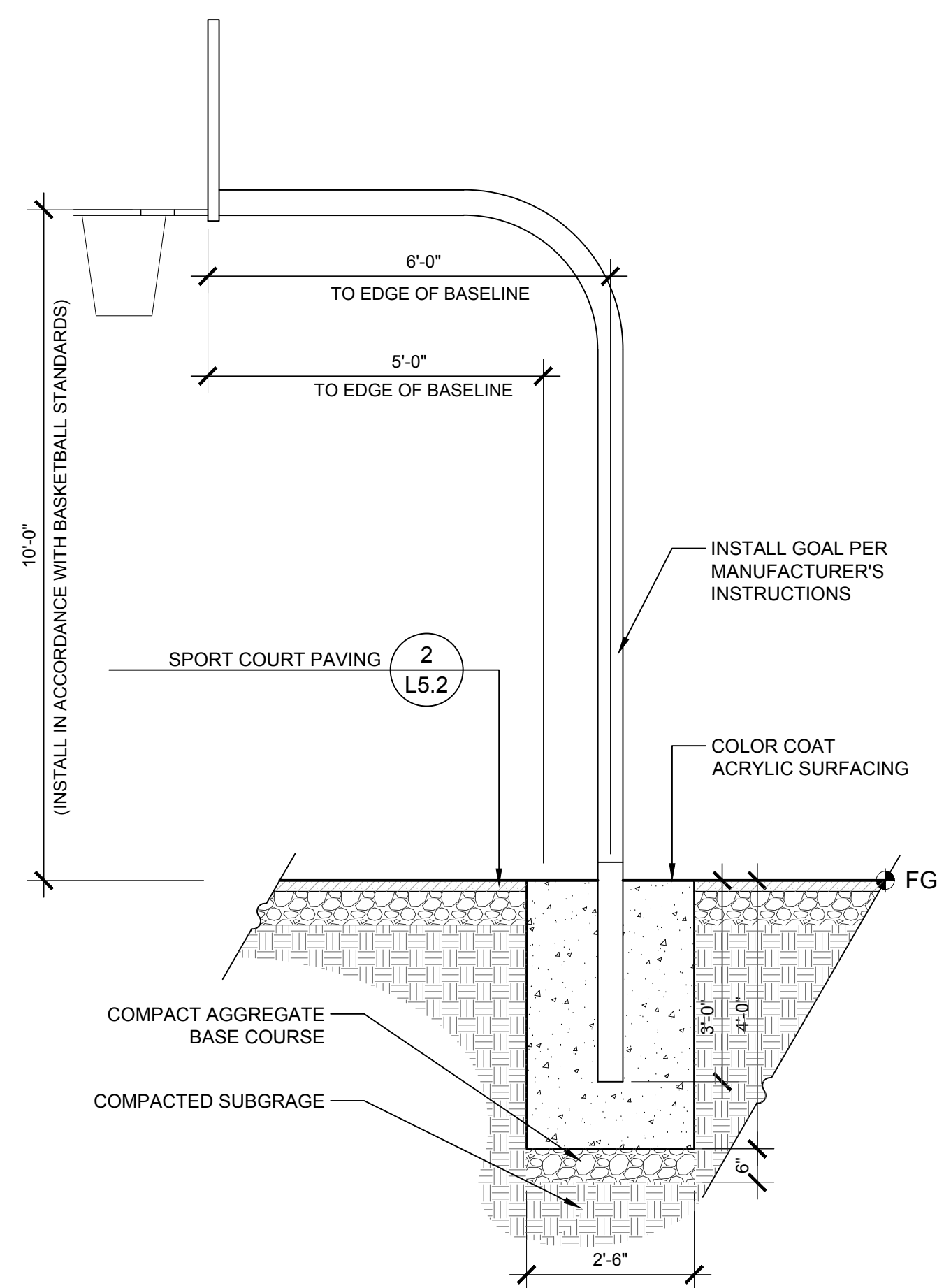
6 DUMPSTER ENCLOSURE ENLARGEMENT  
1/4" = 1'-0"



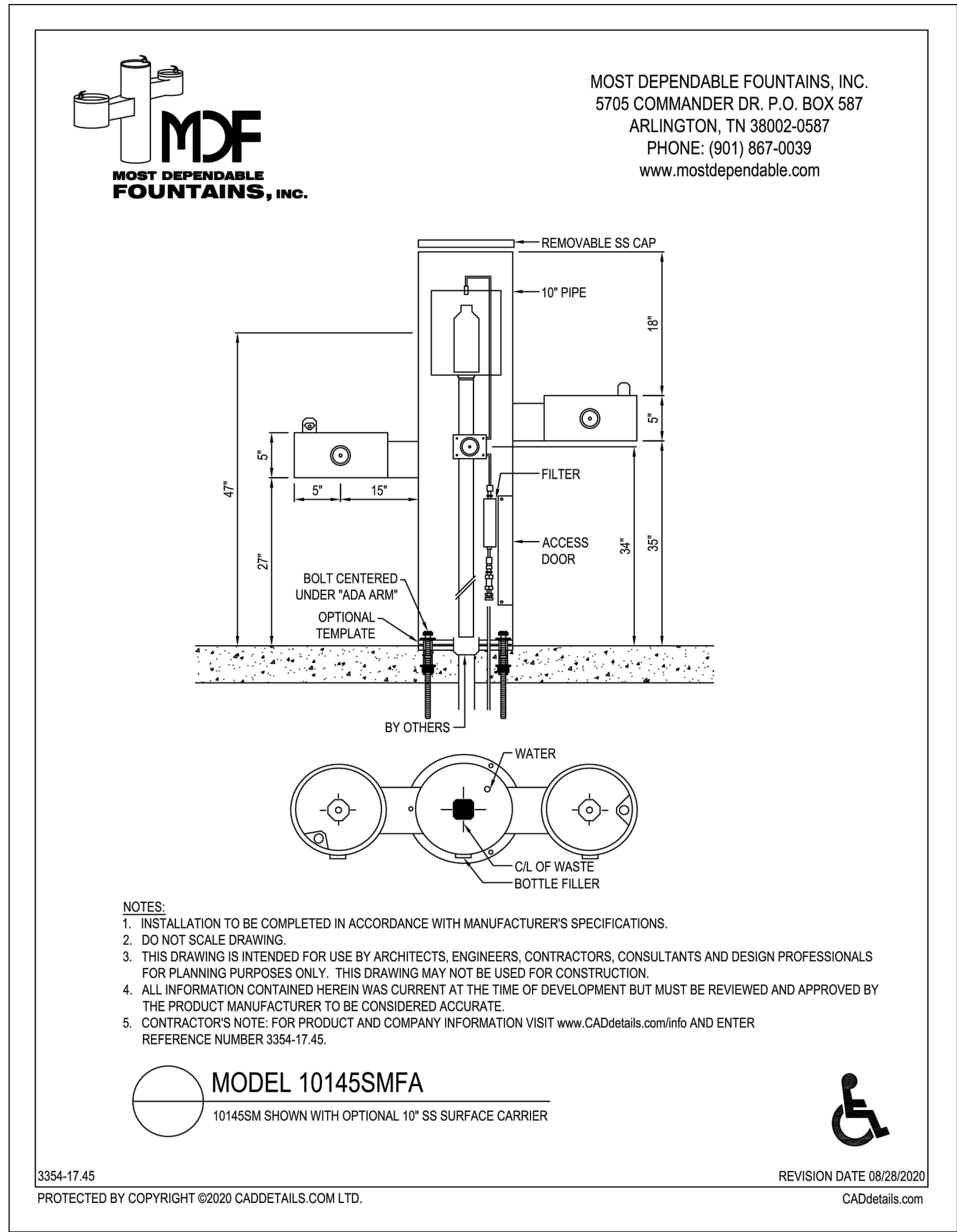
7 BIKE RACK ENLARGEMENT  
1/2" = 1'-0"



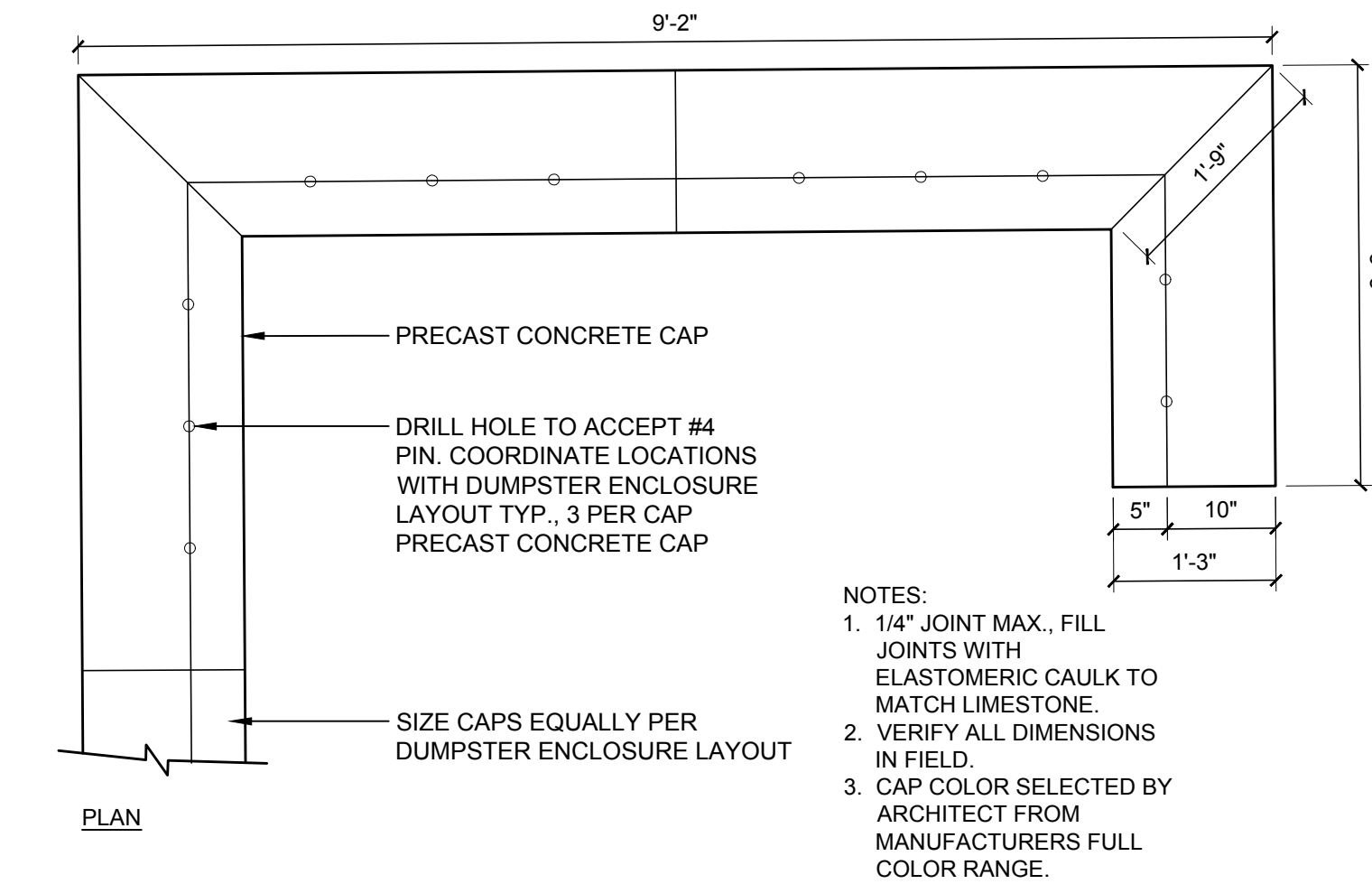
8 INTERPRETIVE SIGN  
1" = 1'-0"



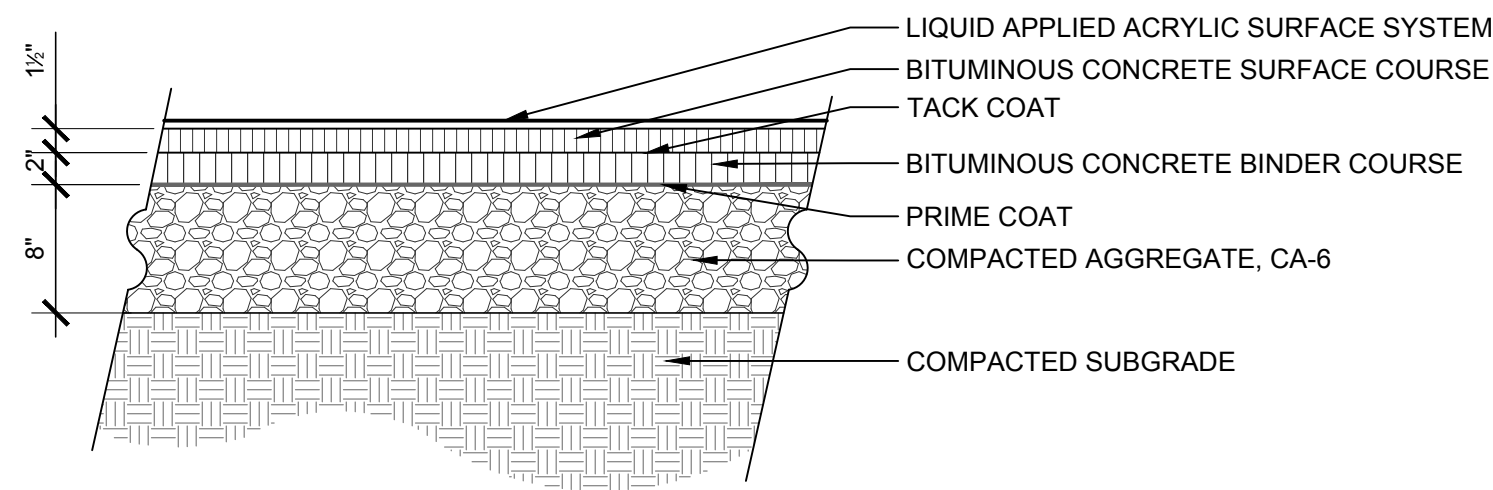
4 BASKETBALL FIXTURE  
1/2" = 1'-0"



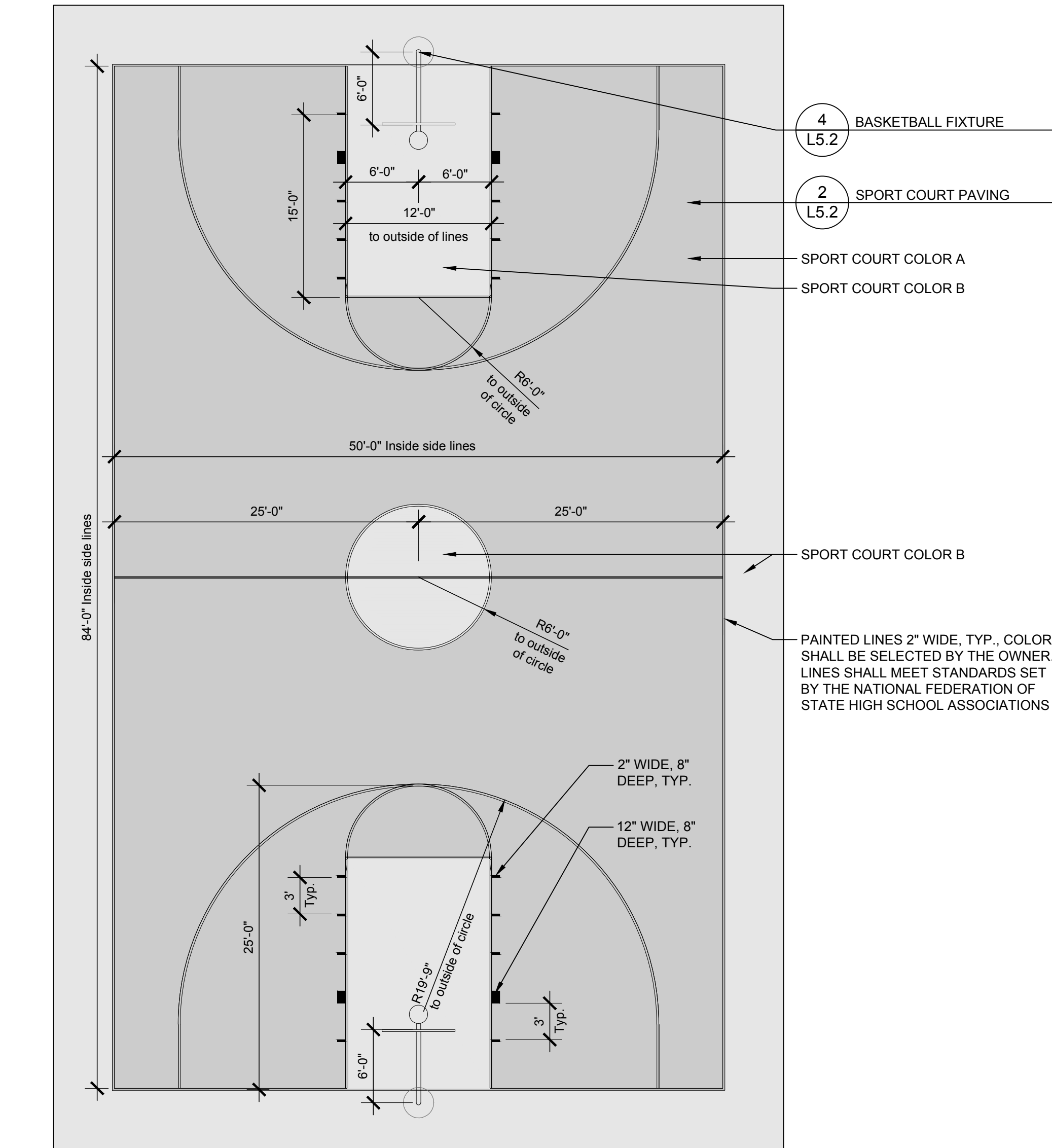
5 DRINKING FOUNTAIN  
N.T.S.



1 DUMPSTER ENCLOSURE PRECAST CAP  
3/4" = 1'-0"



2 SPORT COURT PAVING  
1" = 1'-0"



3 BASKETBALL LAYOUT  
1/8" = 1'-0"



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SHEET TITLE  
**Details**

SCALE IN FEET  
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NORTH

SHEET NUMBER  
**L5.2**

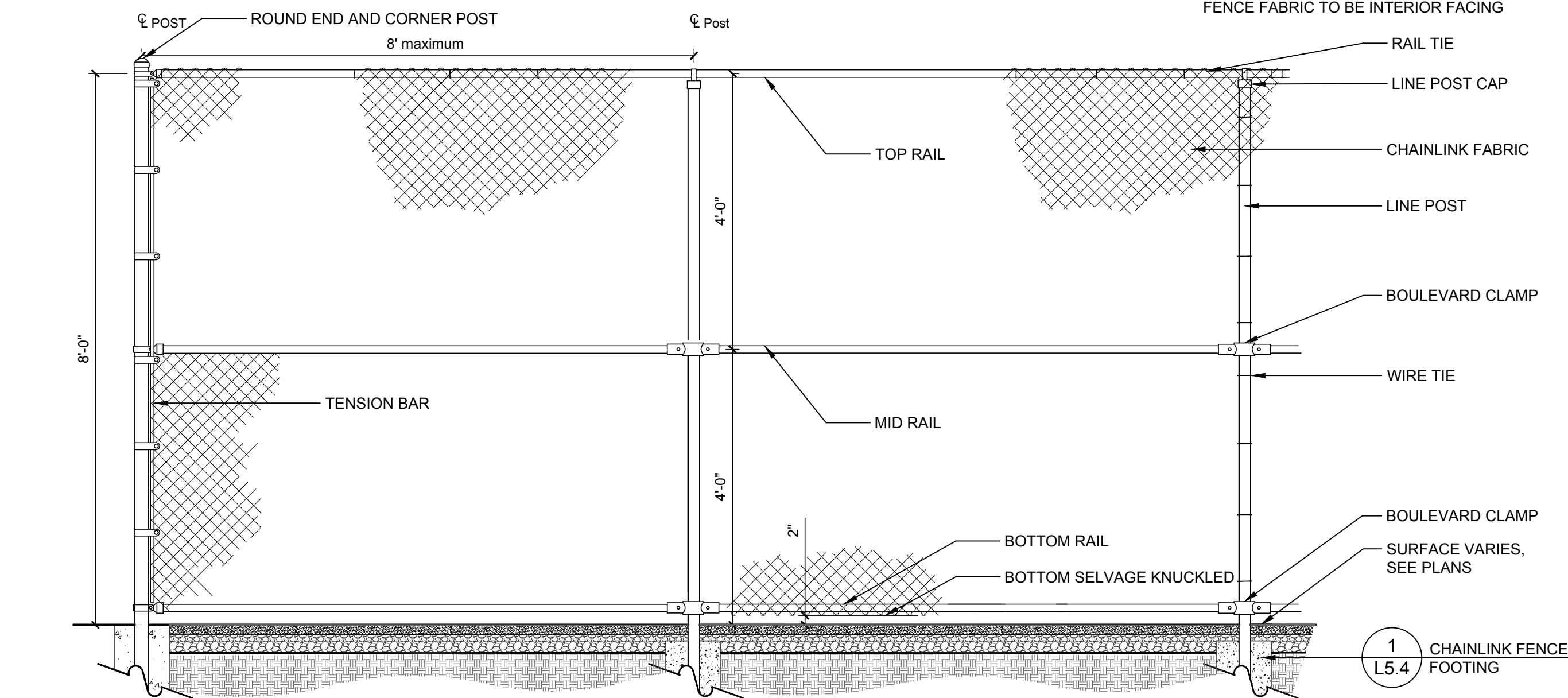
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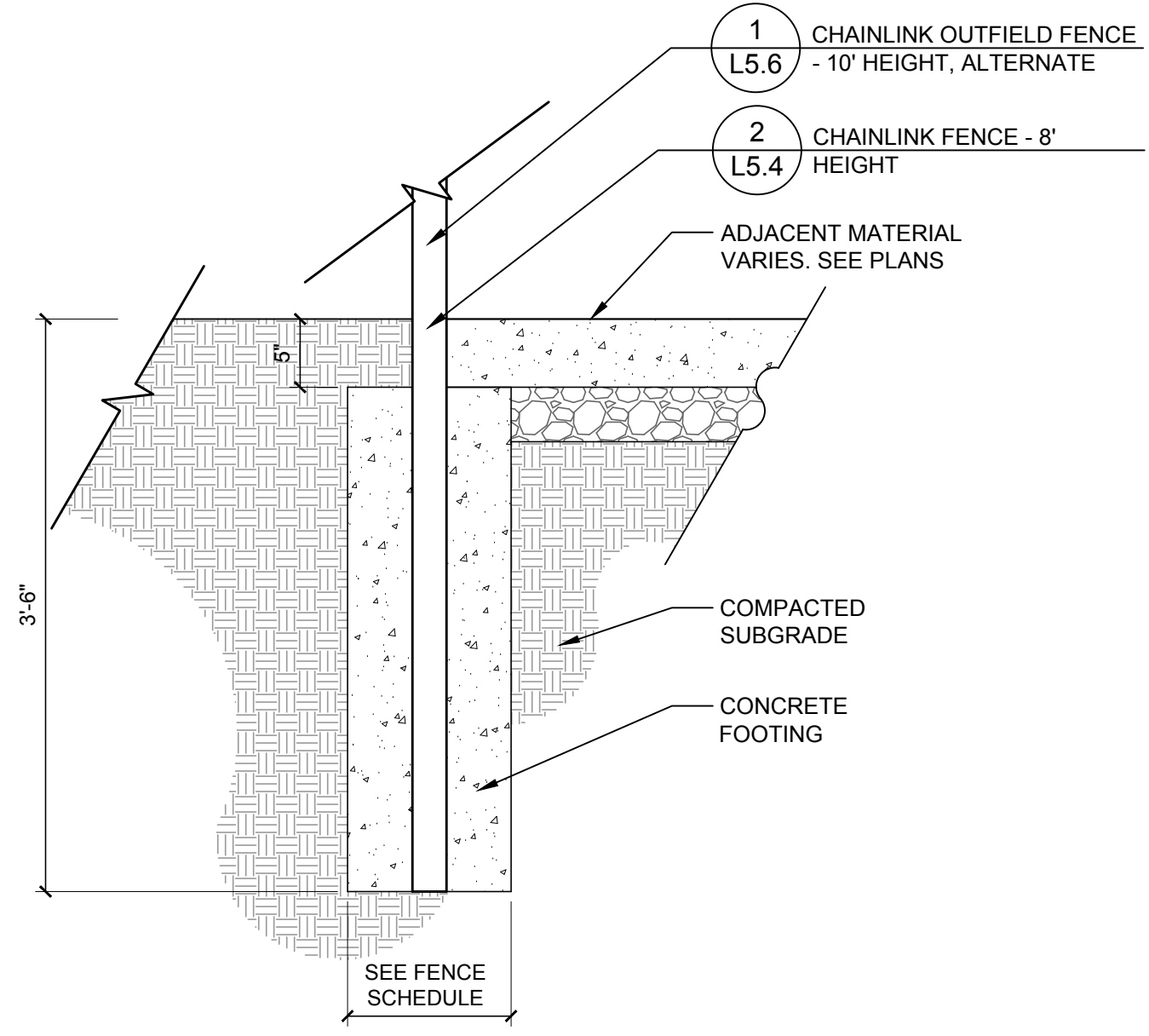




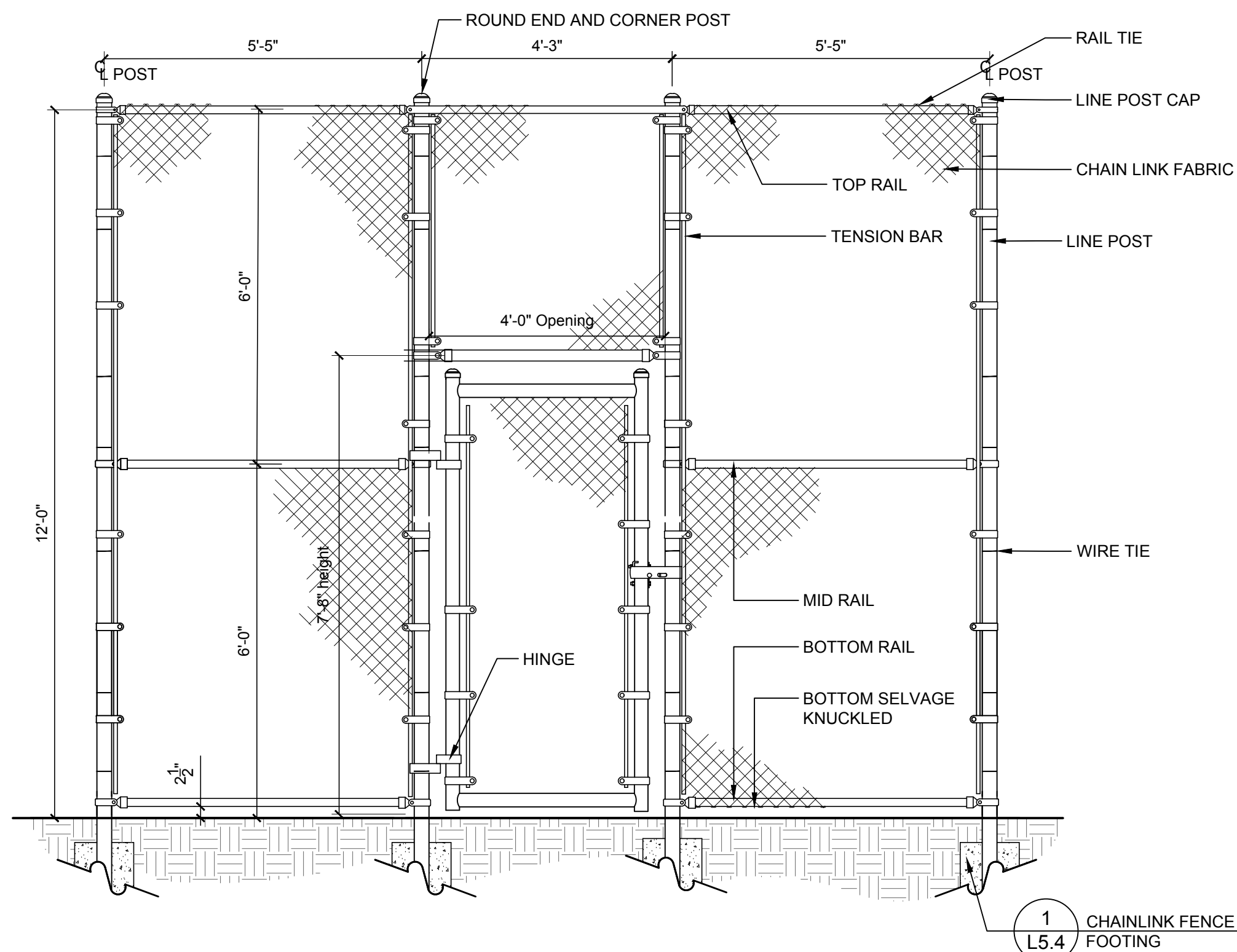
| Chainlink Fence Schedule |                                        |                 |                     |                                 |               |              |                |            |                |          |          |             |                         |              |                   |          |
|--------------------------|----------------------------------------|-----------------|---------------------|---------------------------------|---------------|--------------|----------------|------------|----------------|----------|----------|-------------|-------------------------|--------------|-------------------|----------|
| Description              | Height                                 | Mid Rail Height | Fabric (Gauge/Mesh) | Fabric Selvage (top and bottom) | Footing Depth | Footing Dia. | Terminal Posts | Line Posts | Post Spacing   | Top Rail | Mid Rail | Bottom Rail | Truss Rod w/ Turnbuckle | Tension Wire | PVC Coated, Black | Post Cap |
| Ballfield line           | 8'                                     | Midpoint        | 9GA. / 2"           | Knuckled                        | 48"           | 18"          | 3"             | 3"         | Max 8'-0" O.C. | 1.66"    | 1.66"    | 1.66"       | n/a                     | n/a          | PVC Coated, Black | Dome     |
| Backstop fencing         | 8'                                     | Midpoint        | 6GA. / 2"           | Knuckled                        | 48"           | 18"          | n/a            | 3"         | Max 8'-0" O.C. | 1.66"    | 1.66"    | 1.66"       | n/a                     | n/a          | PVC Coated, Black | Dome     |
| Dugout, back and side    | 6' or to underside of back dugout roof | Midpoint        | 9GA. / 2"           | Knuckled                        | 48"           | 18"          | 3"             | 3"         | Max 8'-0" O.C. | 1.66"    | 1.66"    | 1.66"       | n/a                     | n/a          | PVC Coated, Black | Dome     |
| Outfield, Alternate      | 10'                                    | Midpoint        | 9GA. / 2"           | Knuckled                        | 48"           | 18"          | 3"             | 3"         | Max 8'-0" O.C. | 1.66"    | 1.66"    | 1.66"       | n/a                     | n/a          | PVC Coated, Black | Dome     |
| Batting Cage Fixed Side  | 12'                                    | Midpoint        | 9GA. / 2"           | Knuckled                        | 48"           | 18"          | 3"             | 3"         | Max 8'-0" O.C. | 1.66"    | 1.66"    | 1.66"       | n/a                     | n/a          | PVC Coated, Black | Dome     |



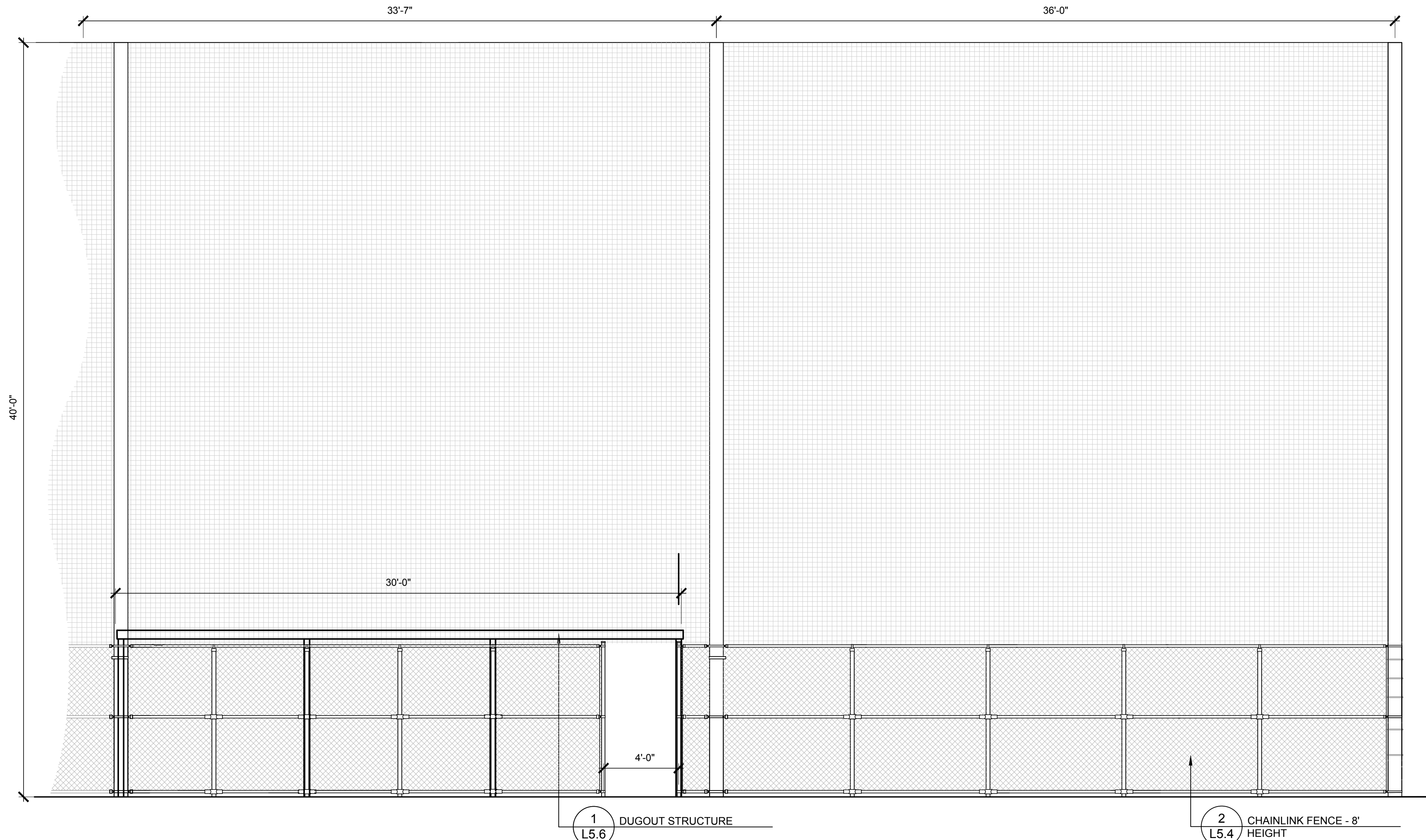
2 CHAINLINK FENCE - 8' HEIGHT  
1/2" = 1'-0"



1 CHAINLINK FENCE FOOTING  
1" = 1'-0"



4 BATTING CAGE FENCE - 12' HEIGHT  
1/2" = 1'-0"



3 FENCING / NETTING ELEVATION - ALTERNATE  
1/4" = 1'-0"



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SHEET TITLE  
**Details**

SCALE IN FEET  
as noted



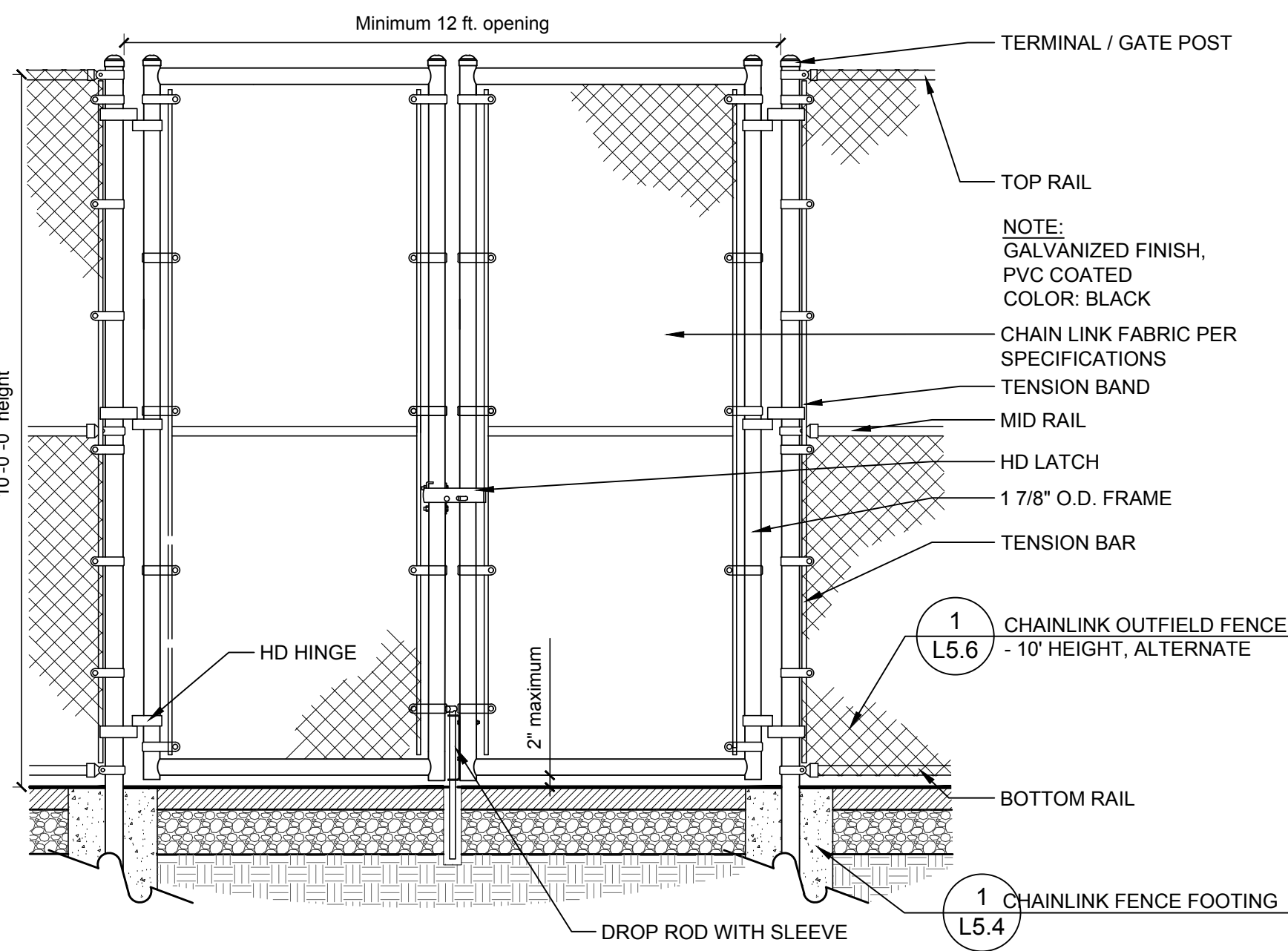
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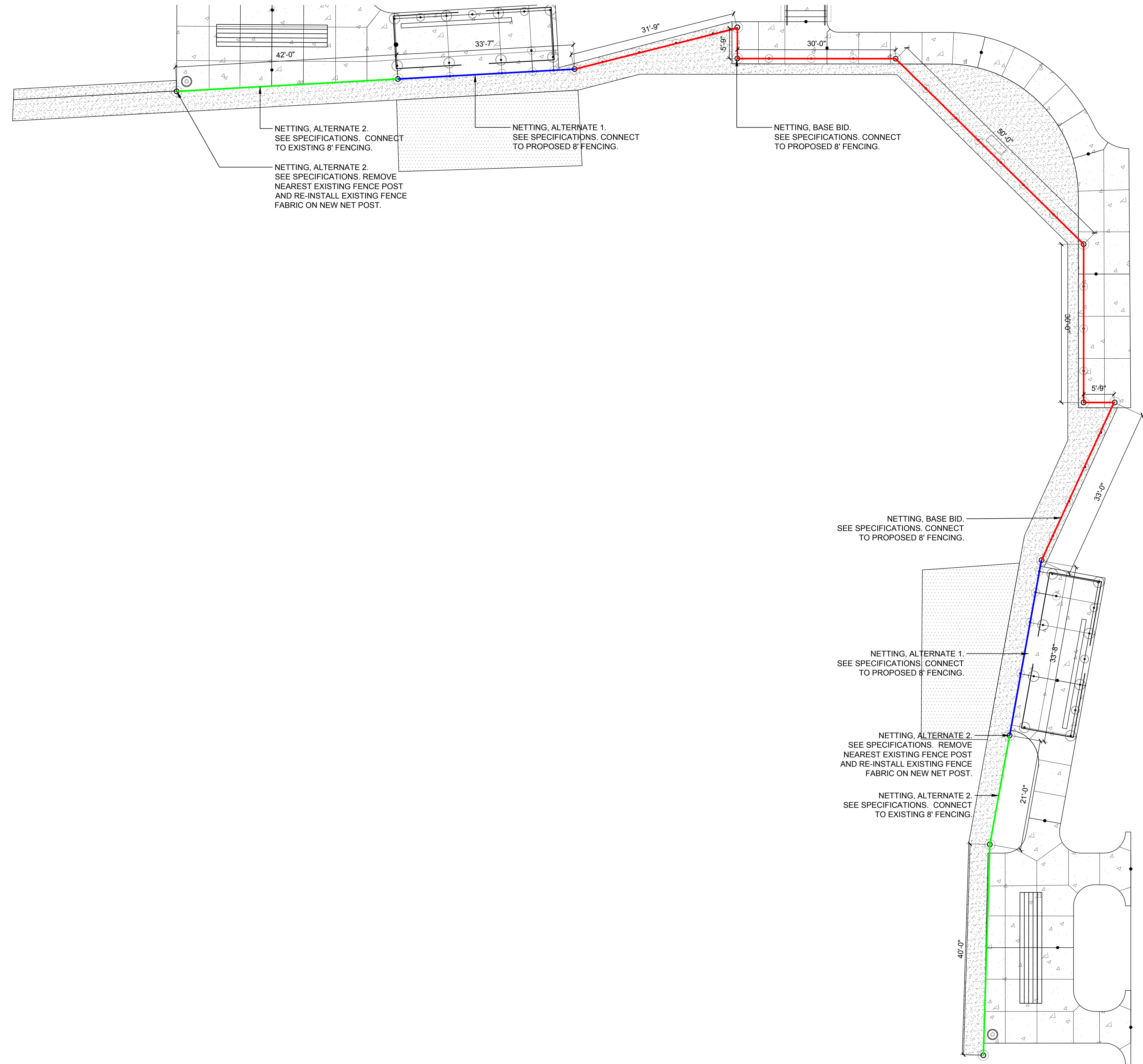


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**2** DOUBLE SWING GATE - 10' HT. - ALTERNATE

1/2" = 1'-0"



**1** FENCING / NETTING PLAN

3/32" = 1'-0"



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**Details**

SCALE IN FEET  
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NORTH

SHEET NUMBER  
**L5.5**

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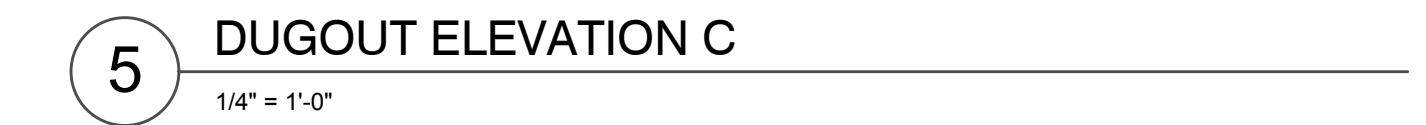
## Details

NORTH

A compass rose with a circle divided into four quadrants by a vertical and a horizontal line. The top quadrant is labeled 'NORTH', the bottom 'SOUTH', the left 'WEST', and the right 'EAST'. The quadrants are shaded: top-left is white, top-right is light gray, bottom-left is dark gray, and bottom-right is black.

## L5.6

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PROJECT NAME: RECREATION PARK PH II  
PROJECT LOCATION: ARLINGTON HEIGHTS, IL  
BUILDING TYPE: DUG 10X30  
ROOF TYPE: MULTI-RIB  
BUILDING NUMBER: P21170  
ORDER NUMBER: 81899

#### DRAWING LIST:

| SHEET NUMBER | DRAWING DESCRIPTION                 |
|--------------|-------------------------------------|
| CS           | COVER SHEET                         |
| 1            | ARCHITECTURAL ELEVATIONS            |
| 2-2.1        | ANCHOR AND FOOTING LAYOUT / DETAILS |
| 3            | STRUCTURAL FRAMING PLAN             |
| 4            | FRAME CONNECTION DETAILS            |
| 5            | ELECTRICAL VIEWS - N/A              |
| 6-6.1        | ROOF LAYOUT                         |
| 7-7.2        | ROOF CONNECTION DETAILS             |

#### MANUFACTURER NOTES:

- MATERIALS:**
- |                                               |                  |
|-----------------------------------------------|------------------|
| DESCRIPTION                                   | ASTM DESIGNATION |
| TUBE STEEL                                    | A500 (GRADE B)   |
| SCHEDULE PIPE                                 | A53 (GRADE B)    |
| RIM PIPE                                      | A519             |
| LIGHT GAGE COLD FORMED STRUCTURAL STEEL PLATE | A1003 (GRADE 50) |
| ROOF PANELS (STEEL)                           | A56              |
| ANCHOR BOLTS                                  | A653             |
|                                               | SEE SHEET 2.1    |
- GENERAL NOTES:**
- UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED TO ONLY SUPPORT WHAT IS SHOWN ON THESE DRAWINGS. POLYGON MUST BE CONTACTED IF ANYTHING ELSE IS TO BE ATTACHED TO THIS STRUCTURE (WALLS, COLUMN WRAPS, RAILINGS, ETC.) SO THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY REVISED.
  - THE ENGINEERING SEAL FOR THE STRUCTURE DETAILED IN THESE DRAWINGS IS ONLY VALID IF PORTER CORP. DESIGNS AND FABRICATES THE STEEL COMPONENTS. FABRICATING THE STEEL COMPONENTS ELSEWHERE VIOLATES THE ENGINEERING PROVIDED BY PORTER CORP.
  - UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED ASSUMING A 20' SEPARATION FROM ANY ADJACENT STRUCTURE WITH AN EAVE HEIGHT EQUAL TO OR GREATER THAN THE EAVE HEIGHT OF THIS STRUCTURE (SEE SNOW DESIGN DATA). IF THAT SEPARATION DOES NOT EXIST AND THE GROUND SNOW LOAD (PSI) IS GREATER THAN 0 PSF, POLYGON MUST BE CONTACTED TO THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY REVISED.
  - STRUCTURAL STEEL SHALL BE DETAIL, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) SPECIFICATION MANUAL REFERENCED IN THE GOVERNING BUILDING CODE.
  - ALL WELDING IS PERFORMED BY AMERICAN WELDING SOCIETY (AWS) CERTIFIED WELDERS AND CONFORMS TO AWS D1.1 OR D1.3 AS REQUIRED.
  - PARTS SHOWN MAY BE UPGRADED DUE TO STANDARDIZED FABRICATION. REFER TO THE SHIPPING BILL OF MATERIALS AND FINAL INSTALLATION INSTRUCTIONS INCLUDED WITH THE STRUCTURE FOR POSSIBLE SUBSTITUTIONS AND IMPROVEMENTS.
  - FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS RECOMMENDED THAT THE PRIMARY FRAME INSTALLER AND THE ROOF INSTALLER HAVE A MINIMUM FIVE (5) YEARS DOCUMENTED EXPERIENCE INSTALLING THIS TYPE OF PRODUCT.
  - THE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING BRACING, SHORING, LAYDOWN AND PROTECTION OF CONSTRUCTION MATERIALS, ETC. TEMPORARY SHORING AND BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS RECOMMENDED THAT ELECTRIC WIRING, IF REQUIRED, BE RUN THROUGH THE STRUCTURAL MEMBERS BEFORE THE BUILDING IS ERECTED.
  - MAKING HOLES, CUTS OR MODIFICATIONS TO THE STRUCTURAL STEEL MEMBERS IS NOT PERMITTED IN THE FIELD WITHOUT SPECIFIC APPROVAL OF POLYGON.

**CERTIFICATES:**  
MICHIGAN STATE COUNTY CERTIFICATE OF COMPETENCY NO. 24-0903.04  
PCI (POWDER COATING INSTITUTE) 4000 CERTIFIED

**FABRICATOR APPROVALS:**  
CITY OF PHOENIX, AZ APPROVED FABRICATOR #C09-2010  
CITY OF LOS ANGELES, CA APPROVED FABRICATOR #F801594  
CITY OF RIVERSIDE, CA APPROVED FABRICATOR #F800042  
CITY OF HOUSTON, TX APPROVED FABRICATOR #470  
CLARK COUNTY, NV APPROVED FABRICATOR #284  
STATE OF UTAH APPROVED FABRICATOR 02008-14  
AZC APPROVED FABRICATOR C-0002450  
AWS CERTIFIED WELDING FABRICATOR #240707F

#### DESIGN CRITERIA:

**GENERAL:**  
2021 INTERNATIONAL BUILDING CODE  
RISK CATEGORY: II

**DEAD LOAD:**  
ROOF DEAD LOAD: 2 PSF  
FRAME DEAD LOAD: SELF WEIGHT

**LIVE LOAD:**  
ROOF LIVE LOAD: 20 PSF

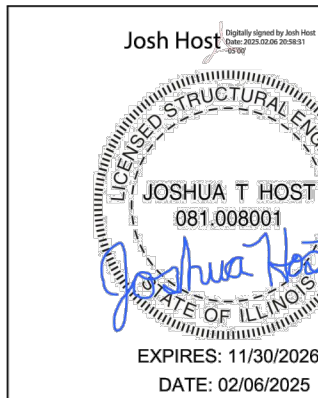
**SNOW DESIGN DATA:**  
GROUND SNOW LOAD (PSI): 25 PSF  
FLAT ROOF SNOW LOAD (PSI): 21 PSF  
SNOW EXPOSURE FACTOR (CE): 1.0  
SNOW LOAD IMPORTANCE FACTOR (IS): 1.0  
THERMAL FACTOR (CT): 1.2  
ROOF SLOPE FACTOR (CS): 1.0  
DRAFT SURCHARGE LOAD (PSI): 0 PSF  
WIDTH OF SNOW DRIFT (W): 0 FT  
MINIMUM HORIZONTAL SEPARATION DISTANCE (S): 20 FT

**WIND DESIGN DATA:**  
BASIC WIND SPEED (V): 110 MPH  
ALLOWABLE STRESS DESIGN WIND SPEED (VSD): 85 MPH  
GUST EFFECT FACTOR (GE): 0.85  
INTERNAL PRESSURE COEFFICIENT (GCPI): 0  
WIND EXPOSURE: C

**SEISMIC DESIGN DATA:**  
STEEL SYSTEMS NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE  
SEISMIC IMPORTANCE FACTOR (IS): 1.0  
SEISMIC DESIGN CATEGORY: S  
SEISMIC SITE CLASS: D  
SHORT SPECTRAL RESPONSE (SH): 0.12  
1 SEC SPECTRAL RESPONSE (SI): 0.09  
DESIGN SHORT SPECTRAL RESPONSE (SDS): 0.12  
DESIGN 1 SEC SPECTRAL RESPONSE (SD1): 0.10  
SEISMIC RESPONSE COEFFICIENT (CS): 0.04  
RESPONSE MODIFICATION COEFFICIENT (R): 3.00  
EQUIVALENT LATERAL FORCE PROCEDURE  
SEE CALCULATIONS FOR ADDITIONAL DATA

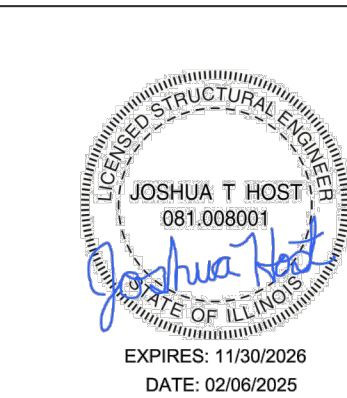
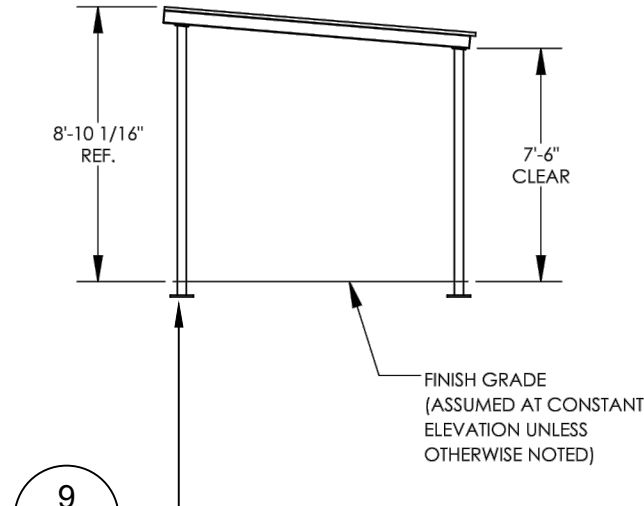
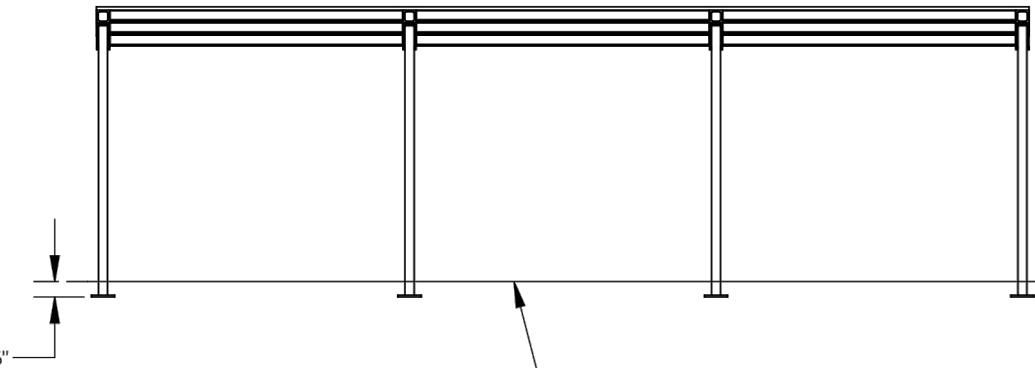
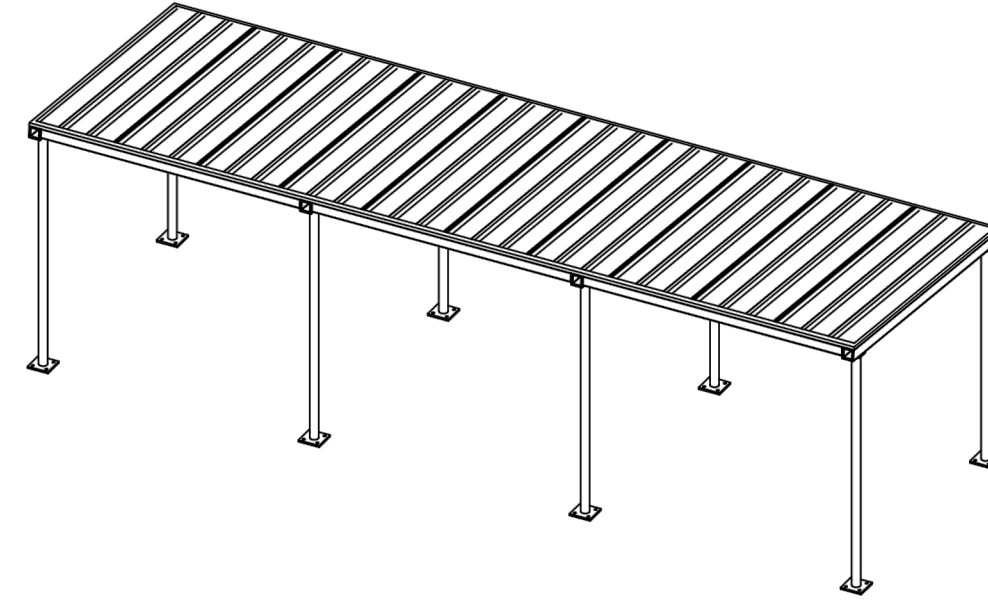
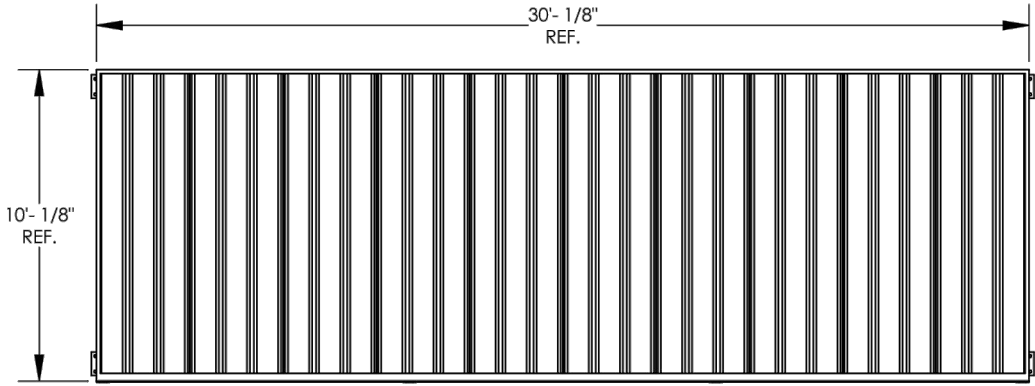
#### ADDITIONAL CRITERIA:

NONE



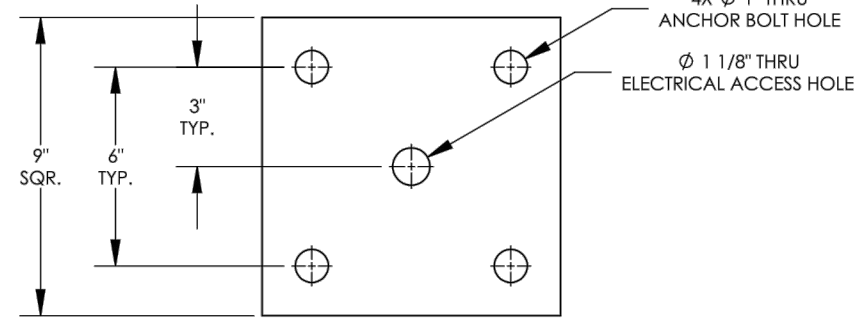
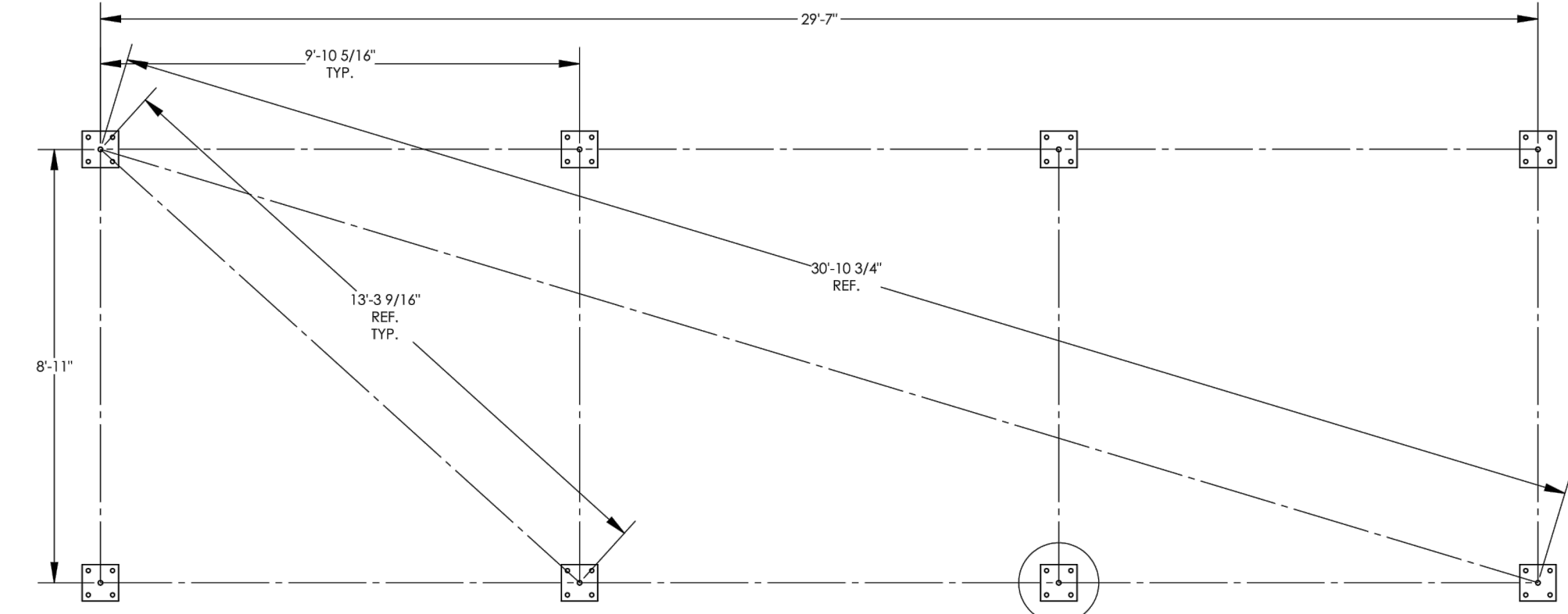
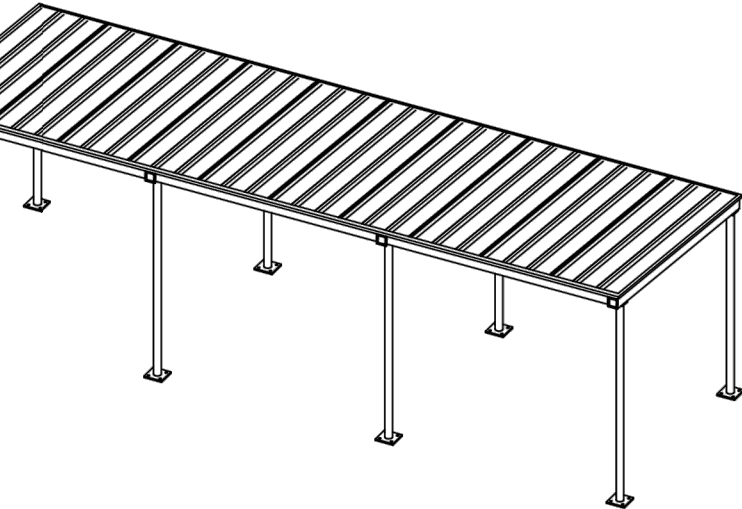
IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO BUILDING COMPONENTS DETAIL WITHIN THESE DRAWINGS AND SUPPLIED BY PORTER CORP. AS WELL AS THE FOUNDATION DESIGN, IF APPLICABLE.

PROJECT: RECREATION PARK PH II  
PROJECT LOCATION: ARLINGTON HEIGHTS, IL  
DRAWING: COVER SHEET  
SHEET: CS  
DRAWN BY: J.T.H.  
CHECKED BY: J.T.H.  
DATE: 02/06/2025  
POLYGON  
BY PORTER CORP. FIELD SUPPORT: (816) 888-3500

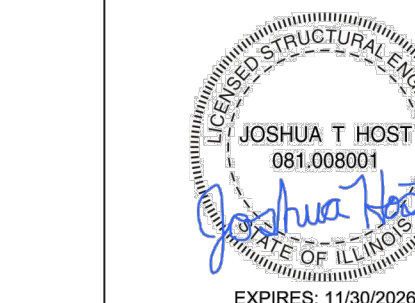


IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO BUILDING COMPONENTS DETAIL WITHIN THESE DRAWINGS AND SUPPLIED BY PORTER CORP. AS WELL AS THE FOUNDATION DESIGN, IF APPLICABLE.

PROJECT: RECREATION PARK PH II  
PROJECT LOCATION: ARLINGTON HEIGHTS, IL  
DRAWING: ARCHITECTURAL ELEVATIONS  
SHEET: 1  
DRAWN BY: J.T.H.  
CHECKED BY: J.T.H.  
DATE: 02/06/2025  
POLYGON  
BY PORTER CORP. FIELD SUPPORT: (816) 888-3500

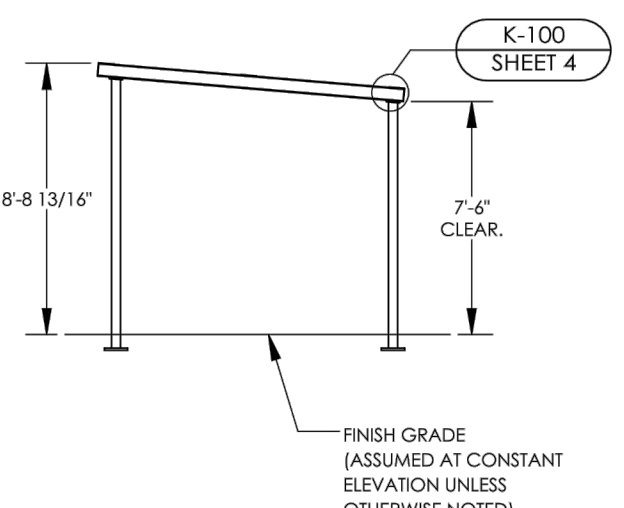
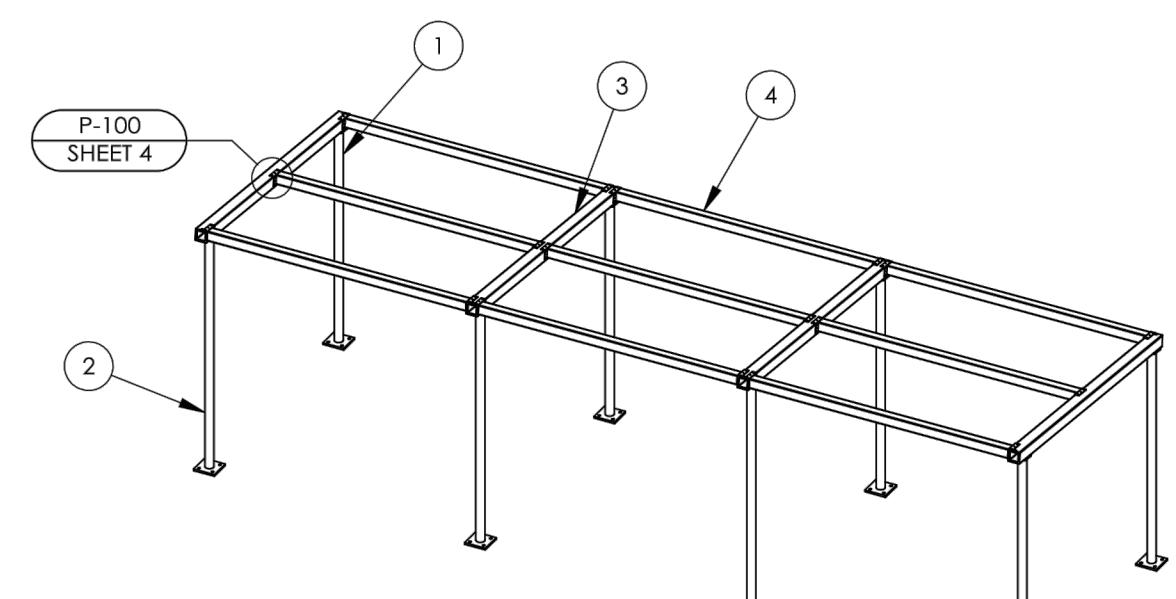
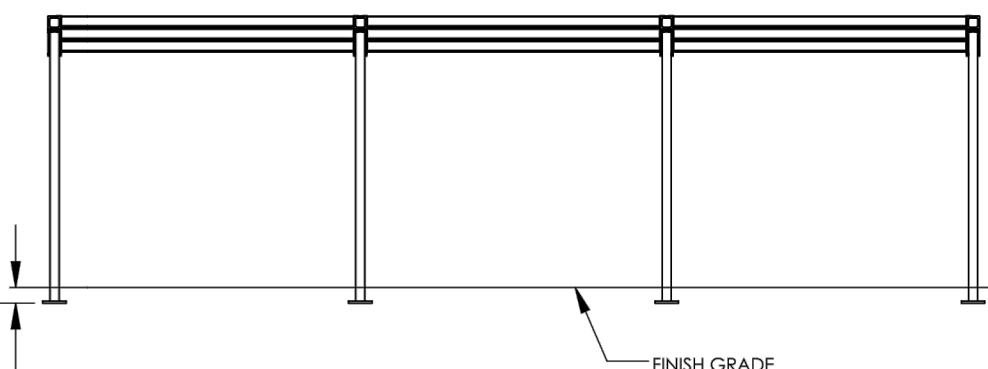
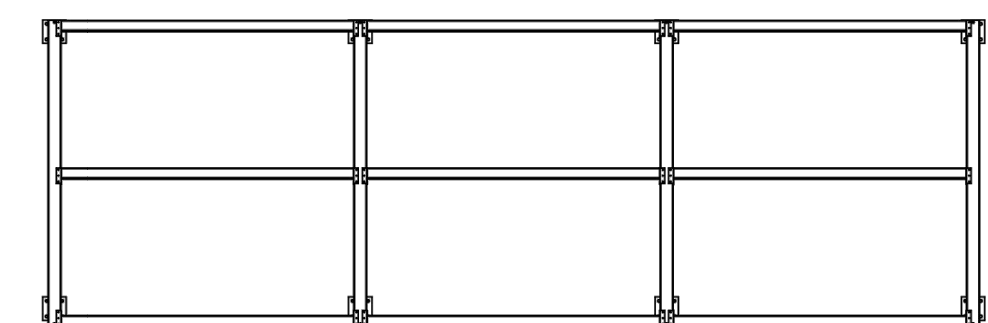


- 1 ANCHOR BOLT PATTERN  
2 BASE PLATE THICKNESS: 3/4"



IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO BUILDING COMPONENTS DETAIL WITHIN THESE DRAWINGS AND SUPPLIED BY PORTER CORP. AS WELL AS THE FOUNDATION DESIGN, IF APPLICABLE.

PROJECT: RECREATION PARK PH II  
PROJECT LOCATION: ARLINGTON HEIGHTS, IL  
DRAWING: ANCHOR AND FOOTING LAYOUT  
SHEET: 2  
DRAWN BY: J.T.H.  
CHECKED BY: J.T.H.  
DATE: 02/06/2025  
POLYGON  
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PROJECT: RECREATION PARK PH II  
PROJECT LOCATION: ARLINGTON HEIGHTS, IL  
DRAWING: STRUCTURAL FRAMING PLAN  
SHEET: 3  
DRAWN BY: J.T.H.  
CHECKED BY: J.T.H.  
DATE: 02/06/2025  
POLYGON  
BY PORTER CORP. FIELD SUPPORT: (816) 888-3500

| ITEM | QTY. | PART NO. | DESCRIPTION  | MATERIAL SIZE | WEIGHT |
|------|------|----------|--------------|---------------|--------|
| 4    | 9    | -        | EAVE ASM     | HSS4"x4"x1/8" | 63.04  |
| 3    | 4    | -        | TRUSS ASM    | HSS5"x5"x1/8" | 84.22  |
| 2    | 4    | -        | COLUMN 2 ASM | SP40X3"       | 84.05  |
| 1    | 4    | -        | COLUMN 1 ASM | SP40X3"       | 78.45  |

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hitchcockdesigngroup.com

PREPARED FOR  
Arlington Heights  
Park District

410 N Arlington Heights Road  
Arlington Heights, Illinois 60004

PROJECT  
Recreation  
Park - Phase 2

500 E. Miner Street  
Arlington Heights, Illinois  
60004

CONSULTANTS  
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Chicago, IL 60661  
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Electrical Engineer  
Nova Engineering, PC  
2338 Cline Ave.  
Schererville, Indiana 46375  
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Issue for Bid & Permit  
April 16, 2025  
REVISIONS

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MDM / CNO

SHEET TITLE  
Details

SCALE IN FEET  
as noted



SHEET NUMBER

L5.7

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Park District**  
410 N Arlington Heights Road  
Arlington Heights, Illinois 60004

PROJECT  
Recreation  
Park - Phase 2

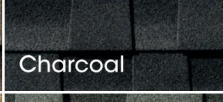
500 E. Miner Street  
Arlington Heights, Illinois  
60004

CONSULTANTS  
*Civil Engineer*  
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*Electrical Engineer*  
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Schererville, Indiana 46375  
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A large stack of Flashed Bortex bricks, showing a mix of dark and light brown colors, with two white tags attached to the front.

|                                                                                      |                                                                                       |                                                                                       |                                                                                       |
|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |  |
| Barkwood                                                                             | Charcoal                                                                              | Hickory                                                                               | Pewter Gray                                                                           |
|  |  |  |                                                                                       |
| Shakewood                                                                            | Slate                                                                                 | Weathered Wood                                                                        |                                                                                       |

**6" x 8" RESAVIN TIMBER COLUMN**

**METSET BASE BRACKET R0MTEC**

**BT-00N-102S SECURE COLUMN WITH (2)**

**3/4"x8" BOLT, (2) WASHERS & NUT,**

**TYP.**

**6" x 8" RESAVIN TIMBER COLUMN**

**MOISTURE BARRIER BETWEEN COLUMN AND PLATE BY INSTALLER**

**GROUT TO FILL VOID BY INSTALLER**

**TOOL JOINT AT SLAB 1/2" x 3/8"x4" FILL W/ SELF LEVELING POLYURETHANE SEALANT**

**CONTROL JOINT, TYP 30" FELT BOND BREAKER, HOLD DOWN 1/2" FROM TOP OF SLAB**

**12" DIAMETER PEDESTAL**

**(6) #4 VERTICAL DONELS**

**#4 STIRRUPS @ 8" OC**

**(3) #5 BARS E.M.**

**NATIVE SOIL**

**SCALE: 1" = 1'-0"**

| LEGEND |                         |                   |
|--------|-------------------------|-------------------|
| SYMBOL | DESCRIPTION             | AREA/<br>QUANTITY |
|        | EXTERIOR WALL LIGHTS    | 4                 |
|        | INTERIOR CEILING LIGHTS | 3                 |

### WALL TYPE SCHEDULE

|  |                                                                                                             |
|--|-------------------------------------------------------------------------------------------------------------|
|  | 8" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN. |
|--|-------------------------------------------------------------------------------------------------------------|

**PRELIMINARY**

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE 'SCOPE OF SUPPLY AND SERVICES' LETTER PROVIDED WITH YOUR QUOTE FOR POINTS PROPOSED SCOPE OF SUPPLY.

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## 1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

TO SANITARY SEWER SYSTEM CONFIRMED BY OWNER

1 1/2" WATER PIPE INTO BUILDING

UNDERGROUND ELECTRICAL SERVICE VERIFY REQUIREMENTS FOR TYING INTO SERVICE UTILITY EQUIPMENT BY OTHERS.

22'-0"

5'-0" SLAB

10'-0" BUILDING

24"x24" SKYLIGHT, TYP (2)

12'-0" EXTENSION

5'-0" 1/4" SLAB

LOCKABLE GFCI OUTLET

CONCRETE WALK (BY INSTALLER)

ROOF EXTENSION

PROJECT: RECREATION PARK PHASE II

SHEET TITLE: ARLINGTON HEIGHTS, ILLINOIS

PROJECT # 2148

DATE: 04/08/25

DRAWN BY: JMN

REVISIONS:

SHEET NO. **A.11**

JOB CREATED: 4/8/2025 - LAST SAVED BY: jess on 4/8/2025 - LAST PRINTED: 4/8/2025 - LOCATION: C:\Engineering\Arlington Drawings\Projects\2000-34493-A\2504-A\2504-A-11-11-A1148- Recreation Floor Plan.dwg 2504000.dwg

**(A) ELEVATION VIEW**  
SCALE: 1/4" = 1'-0"

3" VTR W/ VENT BOOT, TYP. (2)  
RIDGE VENT, TYP. (2)  
24"X24" SKYLIGHT, TYP.(2)  
GABLE VENT, TYP. (4)  
GULLAM EAVE BEAMS, TYP.  
2X FASCIA, TYP.

MALL MOUNT LIGHT, TYP.  
FIBER CEMENT LAP SIDING OVER  
8"X16" CMU SMOOTH FACE  
CONCRETE BLOCK MALL

BRICK VENEER, INSTALLER SUPPLIED,  
OVER 8"X16" CMU SMOOTH FACE  
CONCRETE BLOCK MALL

**(B) ELEVATION VIEW**  
SCALE: 1/4" = 1'-0"

3" VTR W/ VENT BOOT, TYP. (2)  
ARCH. COMP ROOFING INSTALLER SUPPLIED  
24"X24" SKYLIGHT, TYP.(2)  
2X FASCIA, TYP.

MALL MOUNT LIGHT, TYP.  
FIBER CEMENT LAP SIDING OVER  
8"X16" CMU SMOOTH FACE  
CONCRETE BLOCK MALL

BRICK VENEER, INSTALLER SUPPLIED,  
OVER 8"X16" CMU SMOOTH FACE  
CONCRETE BLOCK MALL

17 1/2" OH

FG

22'-0"

FG

17 1/2" OH

FG

12'-0"

10'-0"

FG

17 1/2" OH

FG

12'-0"

10'-0"

FG

17 1/2" OH

FG

12'-0"

10'-0"

FG

17 1/2" OH

FG

12'-0"

10'-0"

FG

17 1/2" OH

FG

12'-0"

10'-0"

FG

PRELIMINARY

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE SCOPE OF SUPPLY AND SERVICES LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

ROMTEC

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(941) 498-3641 FAX (941) 498-0883

PROJECT: RECREATION PARK PHASE II

LOCATION: ARLINGTON HEIGHTS, ILLINOIS

SHEET TITLE: EXTERIOR ELEVATION VIEW

PROJECT #: 2148

DATE: 04/08/25

DRAWN BY: JMN

REV. DATE BY

REVISIONS:

A2.1

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**Details**

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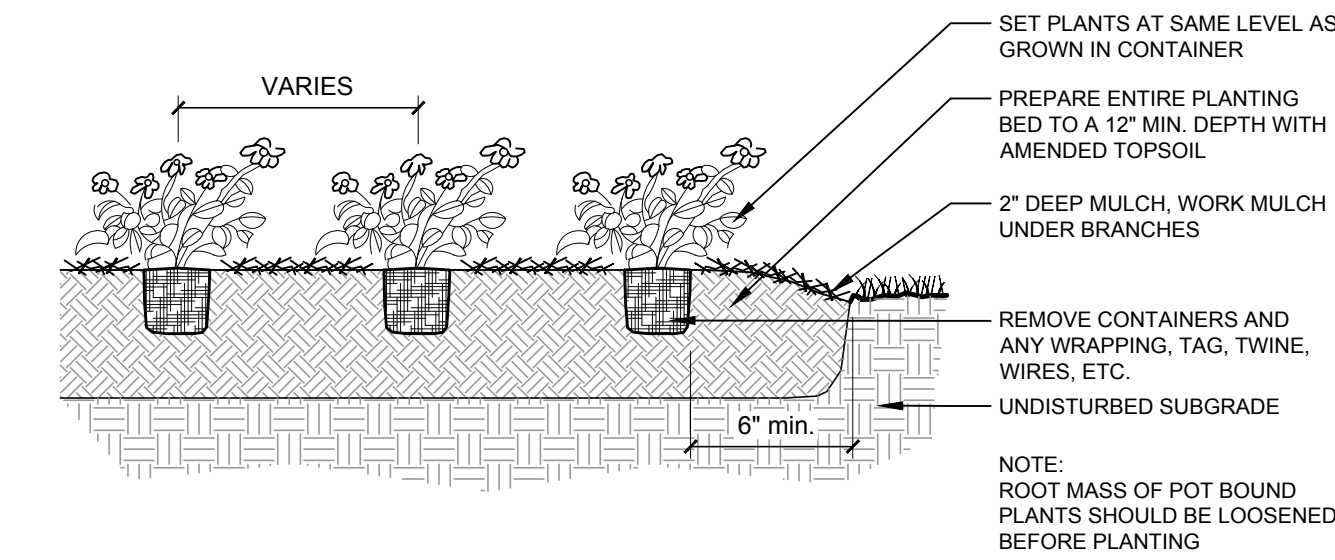


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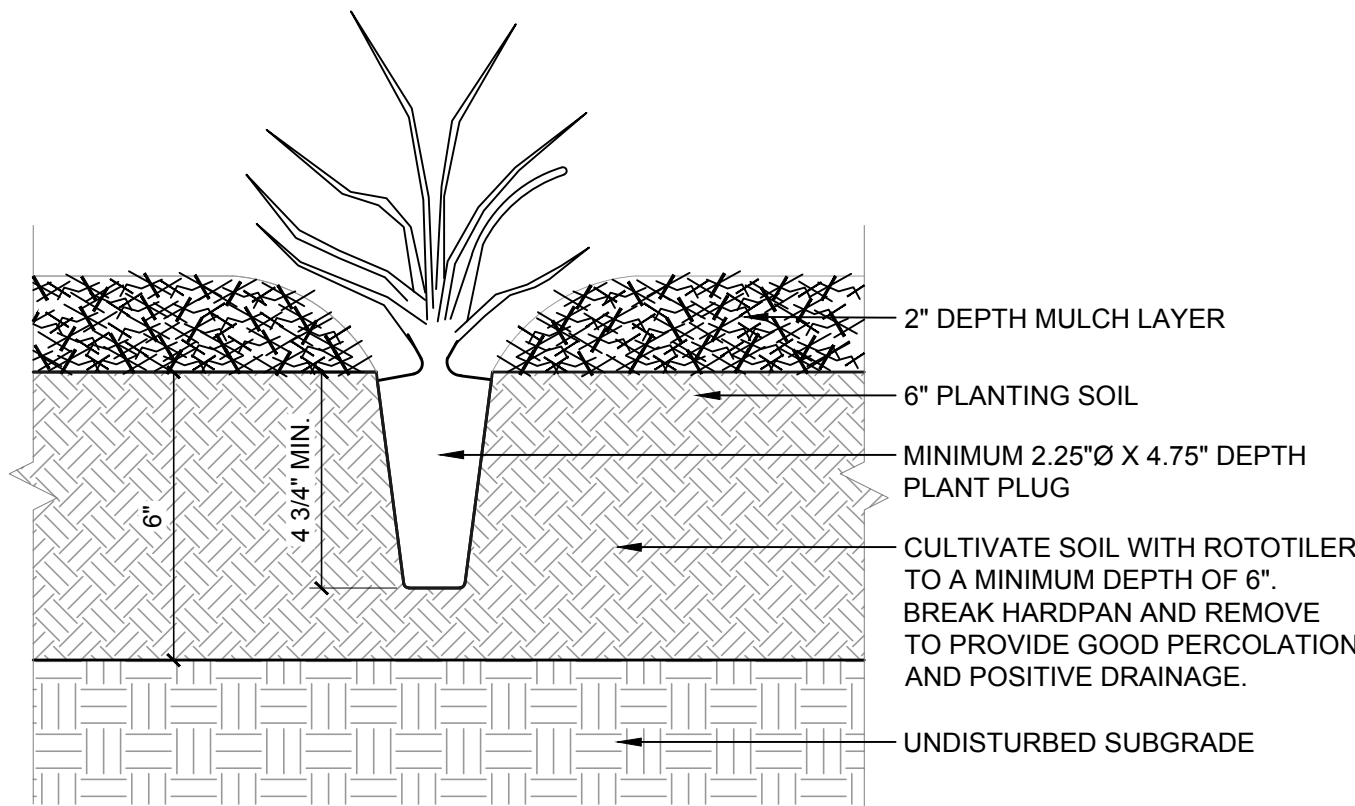
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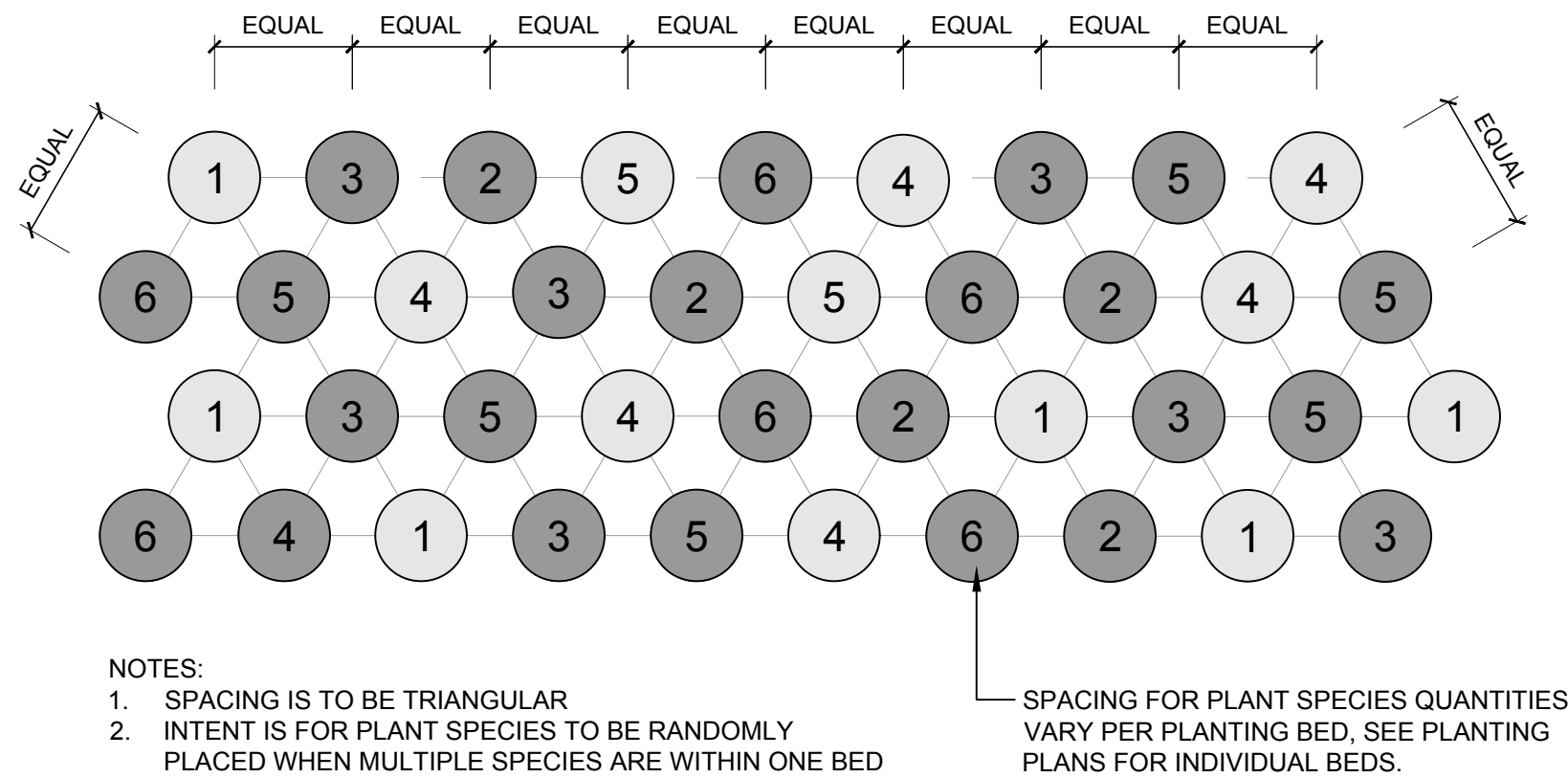
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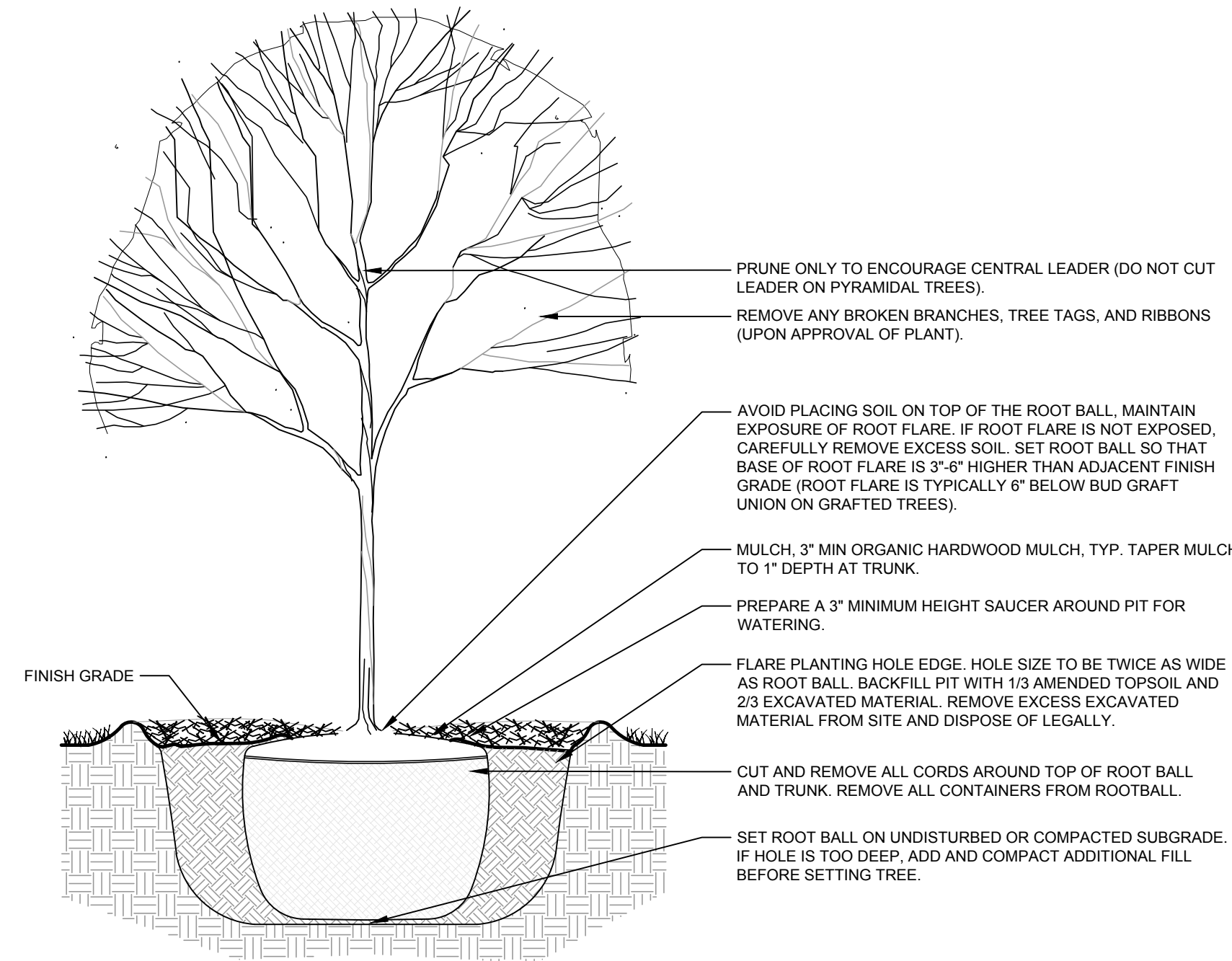
5 PERENNIAL PLANTING  
1/2" = 1'-0"



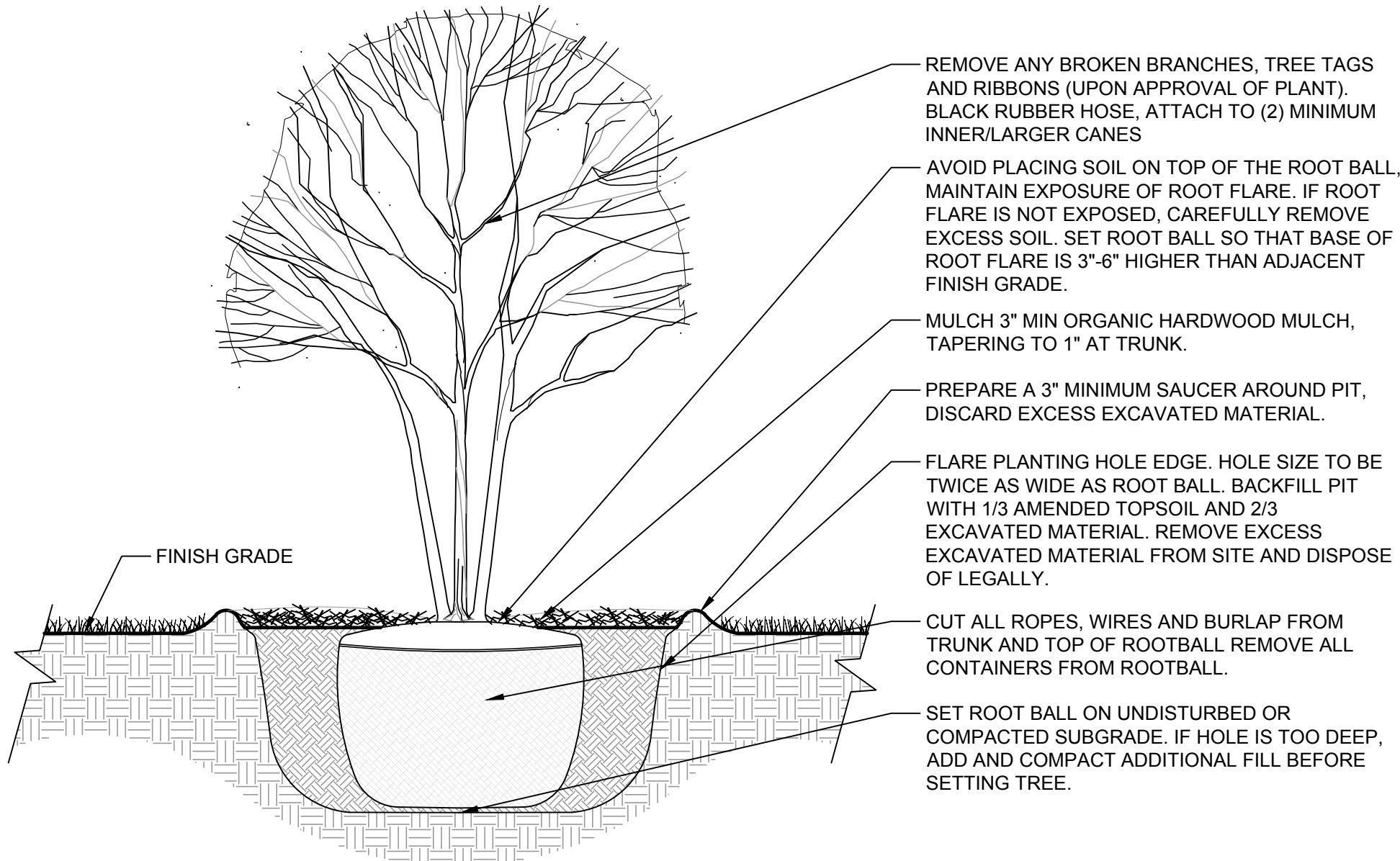
6 PLUG PLANTING  
3" = 1'-0"



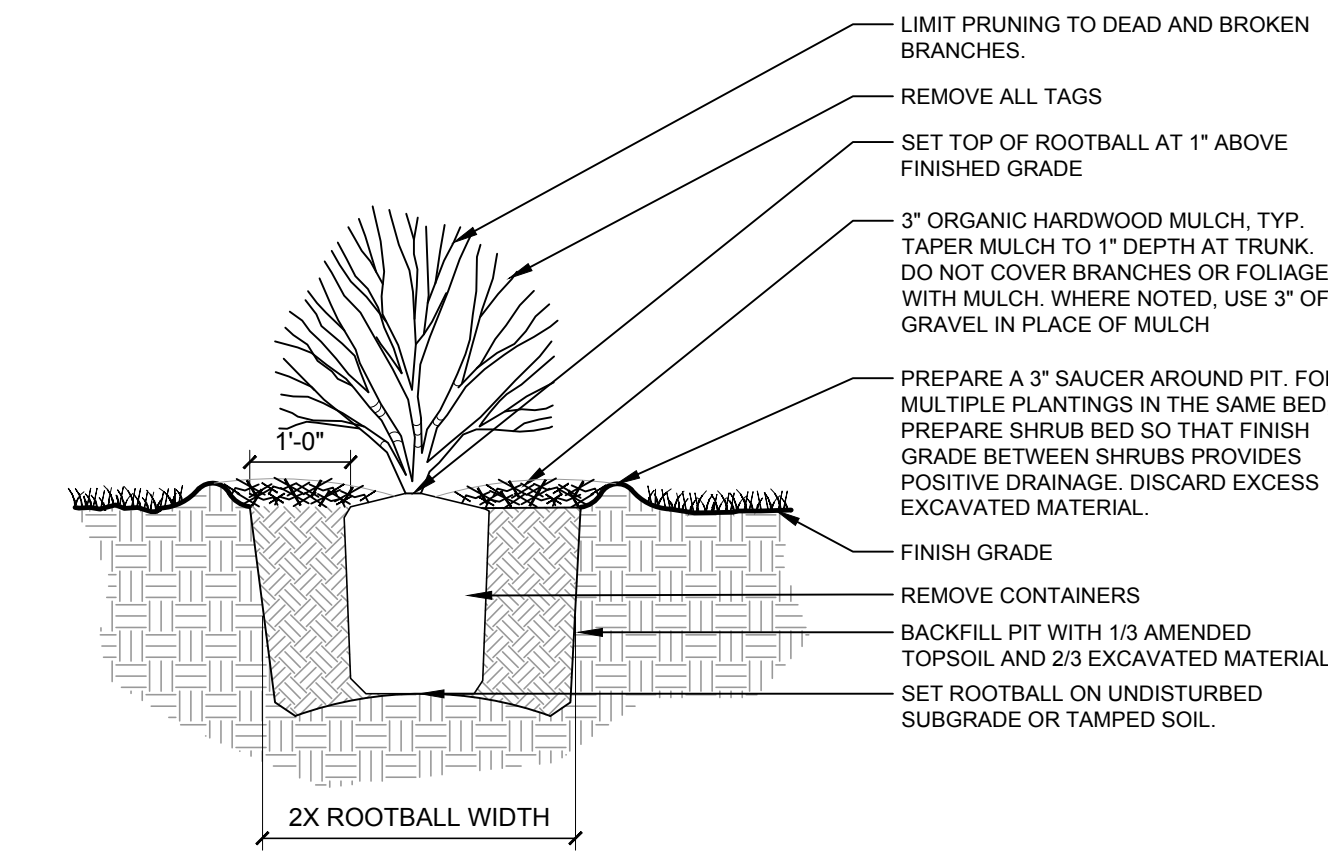
7 PLANT SPACING  
1/2" = 1'-0"



1 SHADE TREE - NO TP  
1/2" = 1'-0"



2 ORNAMENTAL TREE PLANTING  
1/2" = 1'-0"



4 SHRUB DETAIL  
1/2" = 1'-0"



22 E. Chicago Avenue  
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PREPARED FOR  
**Arlington Heights  
Park District**

410 N Arlington Heights Road  
Arlington Heights, Illinois 60004

PROJECT  
**Recreation  
Park - Phase 2**

500 E. Miner Street  
Arlington Heights, Illinois  
60004

CONSULTANTS  
*Civil Engineer*  
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April 16, 2025  
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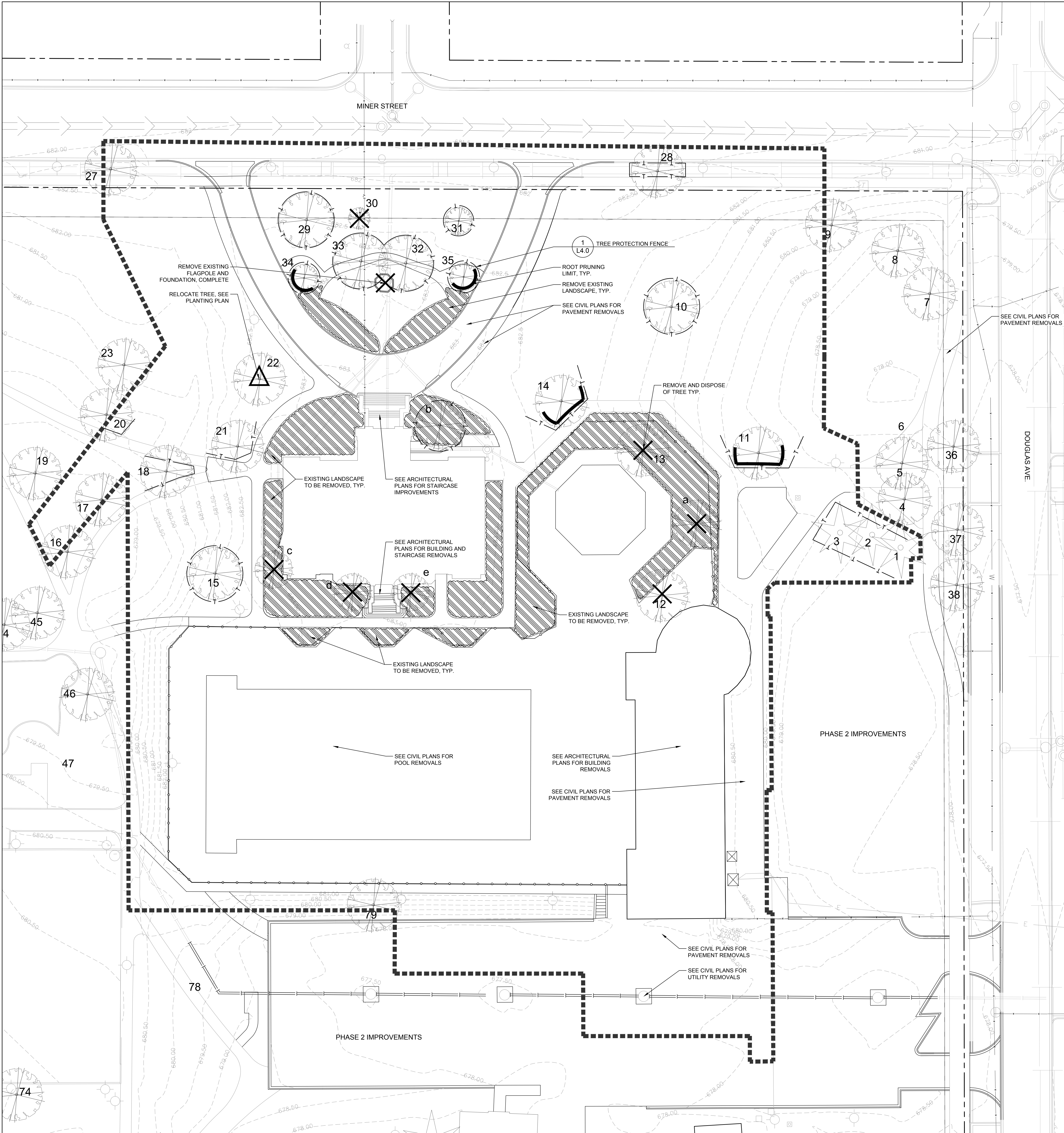
SHEET TITLE  
**Details**

SCALE IN FEET  
as noted

NORTH

SHEET NUMBER  
**L5.9**  
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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 Owner.
- Contractor shall install tree protection fencing as shown on the plans prior to beginning work. Maintain and adjust tree protection fencing as needed during progress of construction. 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 Layout Plan for more specific information regarding proposed improvements and 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" below existing grade or as required to properly perform the work.
- Remove and dispose of turf where planting beds are designated. Refer to Planting Plan for limits of proposed landscape improvements.
- Where turf or 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 remaining 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 appurtenances (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 site 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 civil and electrical plans for additional utility adjustments and removals.
- Refer to specifications for additional conditions, standards and notes.

SITE PREPARATION AND REMOVALS LEGEND

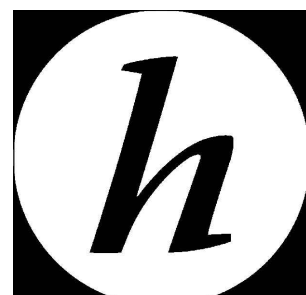
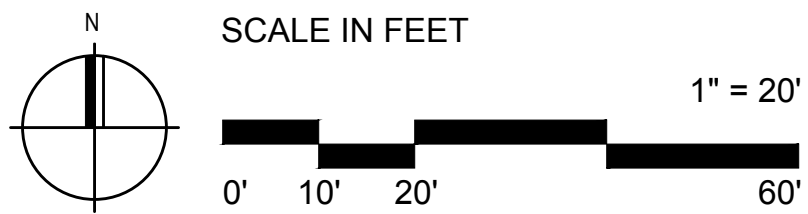
- Remove existing landscaping, plants, gravel, and miscellaneous subgrade material as needed.
- Tree Protection Fence
- Item to be relocated
- Item to be removed
- Root pruning limit
- Project Limit Line

| Tag # | Species             | DBH (Inches) | Condition | Comments              | Existing Tree Inventory       |                                           |                  |
|-------|---------------------|--------------|-----------|-----------------------|-------------------------------|-------------------------------------------|------------------|
|       |                     |              |           |                       | Remove / Protect              | Maintenance During Construction           | Replacement Qty. |
| 1     | Pine, Eastern White | 11           | Poor      | Chlorotic, Decline    | Protect                       | Tree protection fence                     |                  |
| 2     | Pine, Eastern White | 13           | Poor      | Chlorotic, Decline    | Protect                       | Tree protection fence                     |                  |
| 3     | Pine, Eastern White | 13           | Poor      | Chlorotic, Decline    | Protect                       | Tree protection fence                     |                  |
| 10    | Crabapple           | 10           | Poor      | Basal Decay           | Protect                       | Tree protection fence                     |                  |
| 11    | Ash, White          | 32           | Fair      | Codominant            | Protect                       | Tree protection fence                     |                  |
| 12    | Pear, Callerya      | 13           | Good      | Codominant            | Remove, undesirable species   | To be removed, new pool installation      |                  |
| 13    | Pear, Callerya      | 11           | Fair      | Codominant, One-sided | Remove, undesirable species   | To be removed, new pool installation      |                  |
| a     | Pear, Callerya      | 8            | Fair      | Codominant, One-sided | Remove, undesirable species   | To be removed, new pool installation      |                  |
| 14    | Oak, Swamp White    | 31           | Good      | Minor Rib Crack       | Protect                       | Tree protection fence                     |                  |
| b     | Americanlarch       | 28           | Fair      |                       | Protect                       | Tree protection fence                     |                  |
| 15    | Ash, Green          | 28           | Fair      |                       | Protect                       | Tree protection fence                     |                  |
| c     | Americanlarch       |              |           |                       | Remove                        | To be removed, new pool deck installation |                  |
| d     | Americanlarch       |              |           |                       | Remove                        | To be removed, new pool deck installation |                  |
| e     | Americanlarch       |              |           |                       | Remove                        | To be removed, new pool deck installation |                  |
| 21    | Crabapple           | 19           | Good      | Basal Cavity          | Protect                       | Tree protection fence                     |                  |
| 22    | Maple, Sugar        | 3            | Excellent | Basal Cavity          | Relocate                      | To be relocated                           |                  |
| 28    | Honeylocust         | 23           | Fair      | Utility Clearance     | Protect                       | Tree protection fence                     |                  |
| 29    | Elm, Silbertan      | 27           | Good      |                       | Protect                       | Tree protection fence                     |                  |
| 30    | Maple, Red          | 6            | Good      |                       | Remove                        | To be removed, storm water grading        | 2                |
| 31    | Maple, Norway       | 18           | Good      |                       | Protect                       | Tree protection fence                     |                  |
| 32    | Magnolia, Saucer    | 27           | Good      | Codominant            | Protect                       | Tree protection fence                     |                  |
| 33    | Magnolia, Saucer    | 26           | Good      | Codominant            | Protect                       | Tree protection fence                     |                  |
| 34    | Crabapple           | 14           | F         | Codominant            | Protect                       | Tree protection fence                     |                  |
| 35    | Crabapple           | 12           | Good      |                       | Protect                       | Tree protection fence                     |                  |
|       |                     |              |           |                       | REQUIRED REPLACEMENT QUANTITY |                                           |                  |
|       |                     |              |           |                       | PROVIDED REPLACEMENT QUANTITY |                                           |                  |
|       |                     |              |           |                       | 2                             |                                           |                  |
|       |                     |              |           |                       | 4                             |                                           |                  |

\*Poor Quality trees not included in tree replacements

1 | TREE REMOVALS AND PRESERVATION PLAN

1" = 20'



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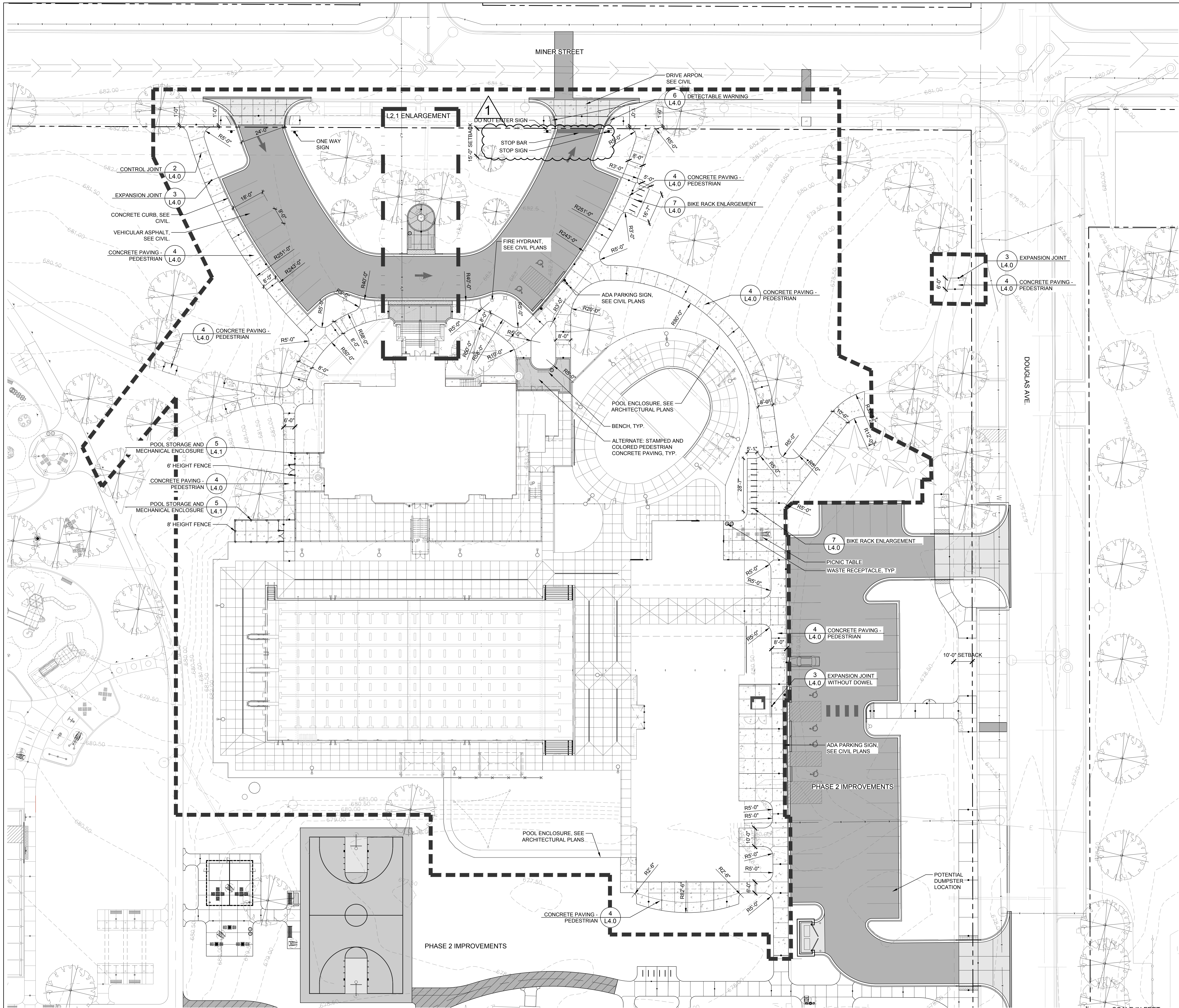
TREE REMOVALS AND PRESERVATION PLAN

SHEET NO.

L1.0

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## 1 LAYOUT AND MATERIALS PLAN

SCALE IN FEET

1" = 20'

0' 10' 20' 60'

## LAYOUT NOTES

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

### LAYOUT LEGEND

|                                                                                     |                                                 |
|-------------------------------------------------------------------------------------|-------------------------------------------------|
|  | Expansion Joint                                 |
|  | Asphalt Paving - Vehicular, see Civil           |
|  | Concrete Paving                                 |
|  | Stamped and Colored Concrete Paving - Alternate |
|  | Project Limit Line                              |

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## LAYOUT AND MATERIALS PLAN

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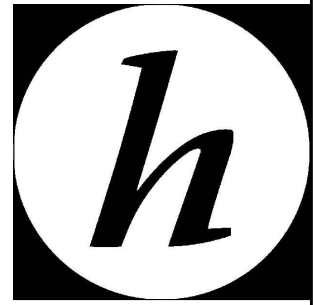
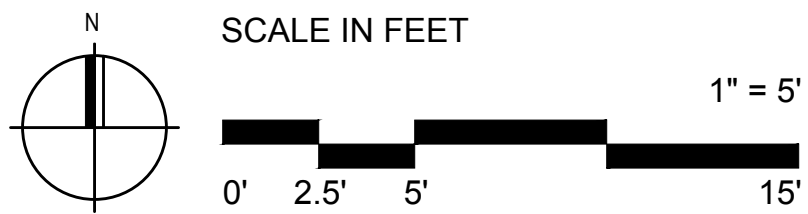
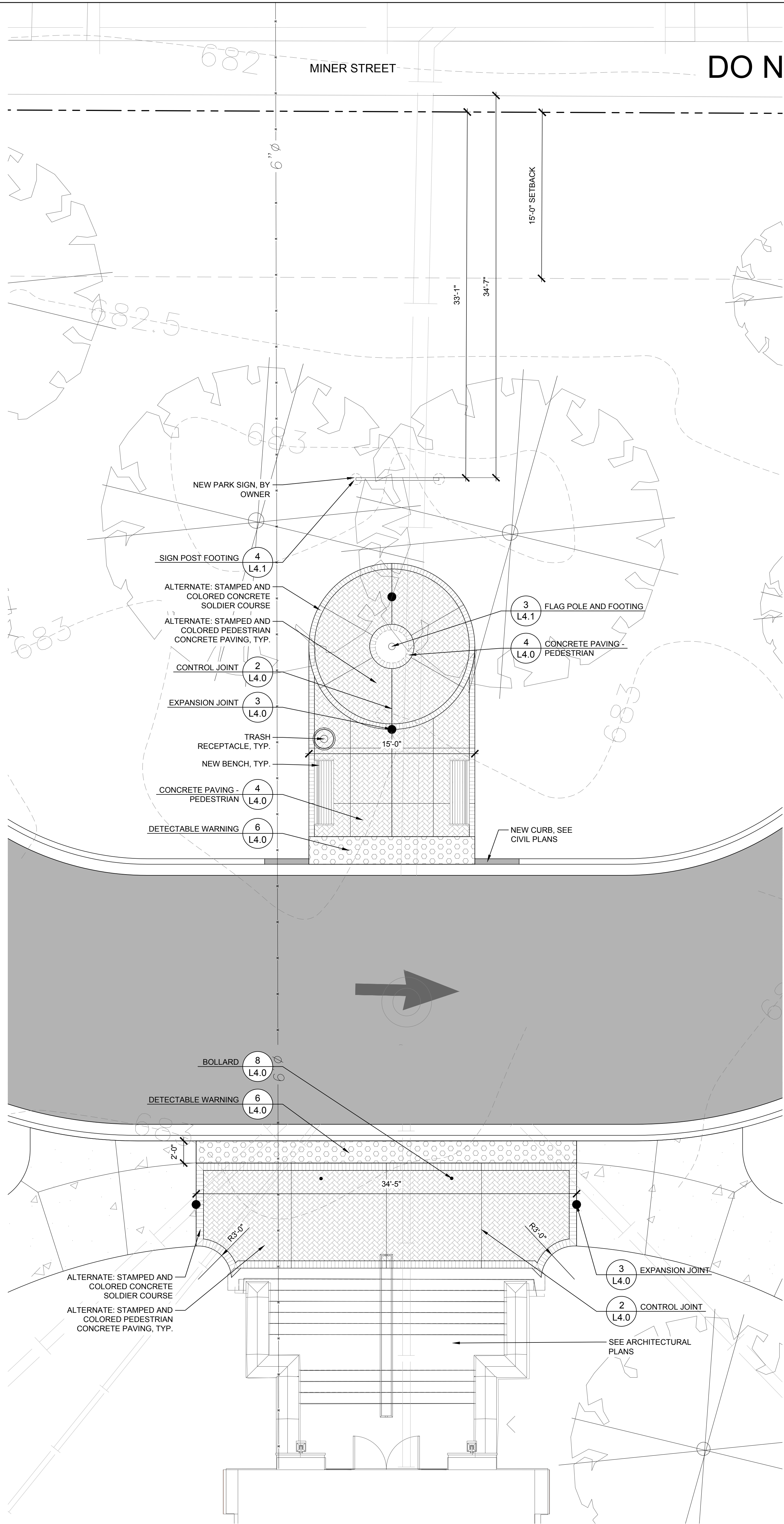
**L2.0**

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1 | LAYOUT AND MATERIALS PLAN - ENLARGEMENT



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LAYOUT LEGEND

- Expansion Joint
- Asphalt Paving - Vehicular, see Civil
- Concrete Paving
- Stamped and Colored Concrete Paving - Alternate
- Project Limit Line

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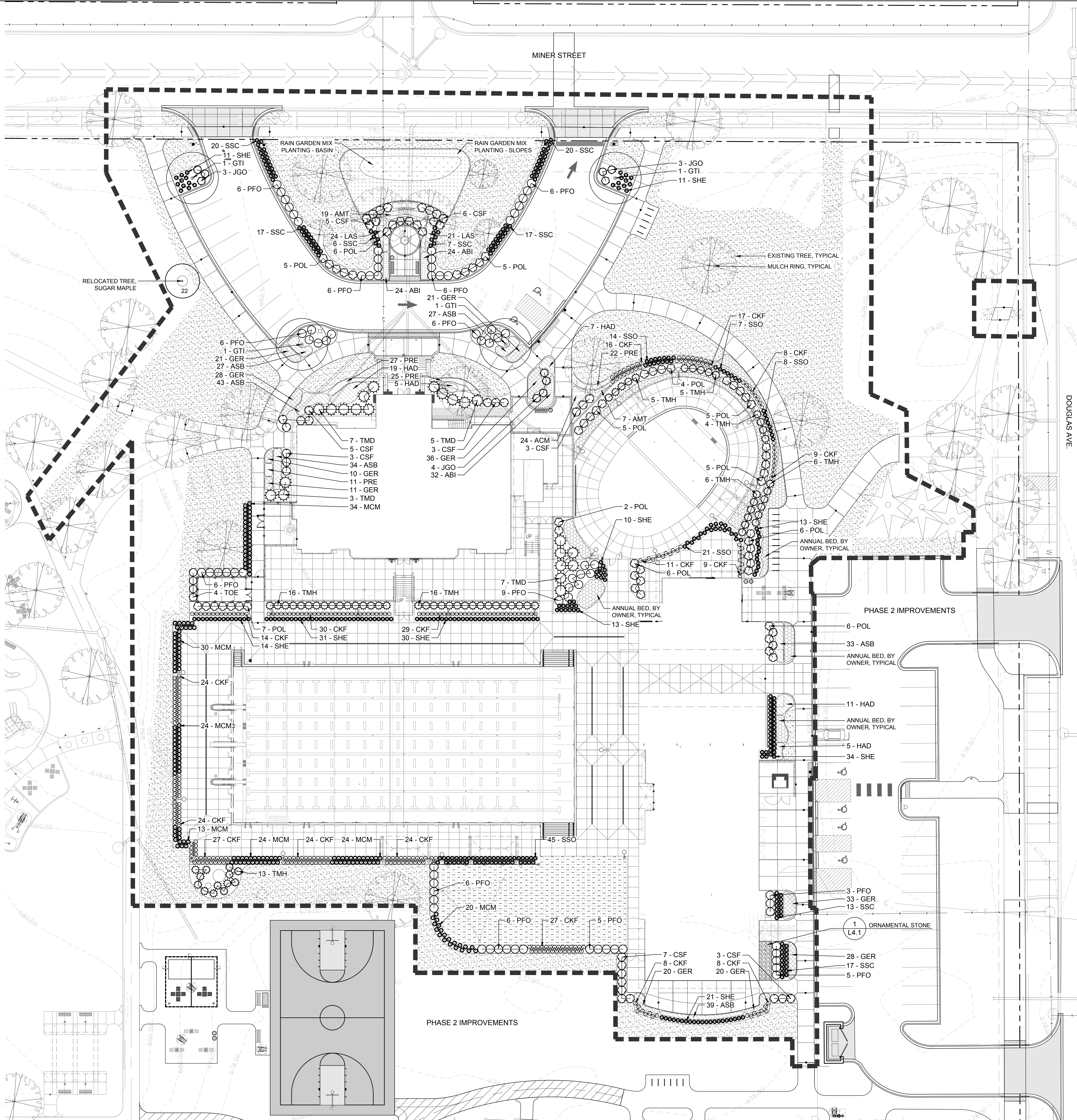
**LAYOUT AND MATERIALS  
PLAN - ENLARGEMENT**

SHEET NO.

**L2.1**

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

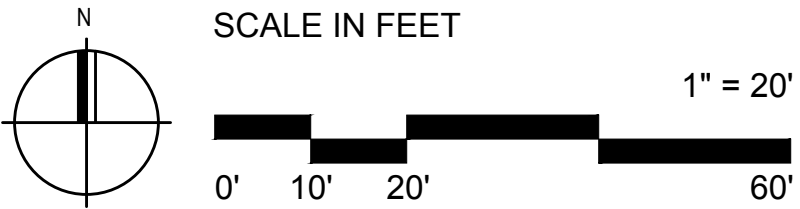
**PLANTING LEGEND**

- Shade Tree, typical. See detail for installation.
- Ornamental Tree, typical. See detail for installation.
- Shrub, typical. See detail for installation.
- Ornamental Grass, typical. See detail for installation.
- Perennial and Groundcover, typical. See detail for installation.
- Annual, by Owner, typical.
- Rain Garden Mix Planting - Basin
- Rain Garden Mix Planting - Slopes
- Turf Seed - See Specifications
- Turf Seed - Sun-Shade Tolerant Mix, See Specifications
- Maintenance Access
- Project Limit Line

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| PLANT SCHEDULE          |                                                               |                                  |         |                |     |  |
|-------------------------|---------------------------------------------------------------|----------------------------------|---------|----------------|-----|--|
| CODE                    | BOTANICAL NAME                                                | COMMON NAME                      | SIZE    | CONTAINER      | QTY |  |
| DECIDUOUS TREES         |                                                               |                                  |         |                |     |  |
| GTI                     | Gleditsia triacanthos inermis                                 | Thornless Honey Locust           | 4" Cal  | B&B            | 4   |  |
| EVERGREEN TREES         |                                                               |                                  |         |                |     |  |
| TOE                     | Thuja occidentalis 'Emerald Green'                            | Emerald Green Arborvitae         | 6" Ht.  |                | 4   |  |
| DECIDUOUS SHRUBS        |                                                               |                                  |         |                |     |  |
| CSF                     | Cornus sericea 'Farrow'                                       | Arctic Fire® Red Twig Dogwood    | 5 Gal.  |                | 36  |  |
| POL                     | Physocarpus opulifolius 'Little Devil'                        | Little Devil™ Dwarf Ninebark     | 5 Gal.  |                | 62  |  |
| PFO                     | Potentilla fruticosa                                          | Bush Cinquefoil                  | 5 Gal.  |                | 76  |  |
| EVERGREEN SHRUBS        |                                                               |                                  |         |                |     |  |
| JGO                     | Juniperus x 'Grey Owl'                                        | Grey Owl Juniper                 | 36" Ht. |                | 10  |  |
| TMD                     | Taxus x media 'Densiformis'                                   | Dense Anglo-Japanese Yew         | 36" Ht. |                | 22  |  |
| TMH                     | Taxus x media 'Hicksii'                                       | Hicks Anglo-Japanese Yew         | 48" Ht. |                | 71  |  |
| ORNAMENTAL GRASSES      |                                                               |                                  |         |                |     |  |
| CKF                     | Calamagrostis x acutiflora 'Karl Foerster'                    | Karl Foerster Feather Reed Grass | 1 Gal.  |                | 309 |  |
| MCM                     | Molinia caerulea 'Moorflamme'                                 | Moorflamme Moor Grass            | 1 Gal.  |                | 169 |  |
| SSC                     | Schizachyrium scoparium 'Carousel'                            | Carousel Little Bluestem         | 1 Gal.  |                | 117 |  |
| SSO                     | Schizachyrium scoparium 'Standing Ovation'                    | Standing Ovation Little Bluestem | 1 Gal.  |                | 95  |  |
| SHE                     | Sporobolus heterolepis                                        | Prairie Dropseed                 | 1 Gal.  |                | 188 |  |
| CODE                    | BOTANICAL NAME                                                | COMMON NAME                      | SIZE    | SPACING        | QTY |  |
| PERENNIALS              |                                                               |                                  |         |                |     |  |
| ACM                     | Achillea x 'Moonshine'                                        | Moonshine Yarrow                 | 1 Gal.  | 18" o.c.       | 24  |  |
| ASB                     | Allium x 'Summer Beauty'                                      | Summer Beauty Ornamental Onion   | 1 Gal.  | 18" o.c.       | 203 |  |
| AMT                     | Anemona tabernaemontana                                       | Eastern Buttercup                | 1 Gal.  | 24" o.c.       | 26  |  |
| ABI                     | Anemona x 'Blue Ice'                                          | Blue Ice Bluestar                | 1 Gal.  | 18" o.c.       | 80  |  |
| GER                     | Geranium x 'Rozanne'                                          | Rozanne Cranesbill               | 1 Gal.  | 18" o.c.       | 228 |  |
| HAD                     | Hosta x 'Abiqua Drinking Gourd'                               | Drinking Gourd Hosta             | 1 Gal.  | 30" o.c.       | 47  |  |
| LAS                     | Liatris aspera                                                | Rough Blazing Star               | 1 Gal.  | 18" o.c.       | 45  |  |
| RAIN GARDEN MIX - BASIN |                                                               |                                  |         |                |     |  |
|                         |                                                               | 492 sf                           |         |                |     |  |
|                         | Asclepias incarnata / Swamp Milkweed                          | 26                               | plug    | 5% @ 12" o.c.  |     |  |
|                         | Carex frankii / Frank's Sedge                                 | 77                               | plug    | 15% @ 12" o.c. |     |  |
|                         | Carex radiata / Eastern Star Sedge                            | 77                               | plug    | 15% @ 12" o.c. |     |  |
|                         | Carex vulpinoidea / Fox Sedge                                 | 77                               | plug    | 15% @ 12" o.c. |     |  |
|                         | Elymus canadensis / Canada Wild Rye                           | 77                               | plug    | 15% @ 12" o.c. |     |  |
|                         | Liatris spicata / Blazing Star                                | 26                               | plug    | 5% @ 12" o.c.  |     |  |
|                         | Panicum virgatum / Switch Grass                               | 77                               | plug    | 15% @ 12" o.c. |     |  |
|                         | Rudbeckia fulgida / Coneflower                                | 26                               | plug    | 5% @ 12" o.c.  |     |  |
|                         | Verbena hastata / Blue Vervain                                | 26                               | plug    | 5% @ 12" o.c.  |     |  |
|                         | Zizia aurea / Golden Alexander                                | 26                               | plug    | 5% @ 12" o.c.  |     |  |
| RAIN GARDEN MIX - SLOPE |                                                               |                                  |         |                |     |  |
|                         |                                                               | 1,079 sf                         |         |                |     |  |
|                         | Echinacea purpurea / Coneflower                               | 112                              | plug    | 10% @ 12" o.c. |     |  |
|                         | Geum triflorum / Prairie Smoke                                | 112                              | plug    | 10% @ 12" o.c. |     |  |
|                         | Monarda fistulosa / Bergamot                                  | 112                              | plug    | 10% @ 12" o.c. |     |  |
|                         | Panicum virgatum / Switch Grass                               | 112                              | plug    | 10% @ 12" o.c. |     |  |
|                         | Penstemon digitalis / Beardtongue                             | 112                              | plug    | 10% @ 12" o.c. |     |  |
|                         | Phlox pilosa / Downy Phlox                                    | 112                              | plug    | 10% @ 12" o.c. |     |  |
|                         | Schizachyrium scoparium 'Carousel' / Carousel Little Bluestem | 224                              | 1 Gal.  | 20% @ 12" o.c. |     |  |
|                         | Sporobolus heterolepis / Prairie Dropseed                     | 224                              | plug    | 20% @ 12" o.c. |     |  |



1 | PLANTING PLAN  
1" = 20'

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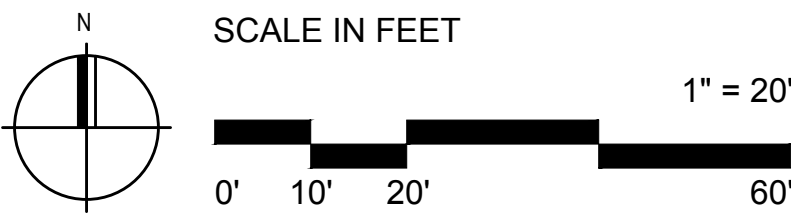
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 Areas to receive irrigation  
 Quick Coupler Locations  
 Project Limit Line

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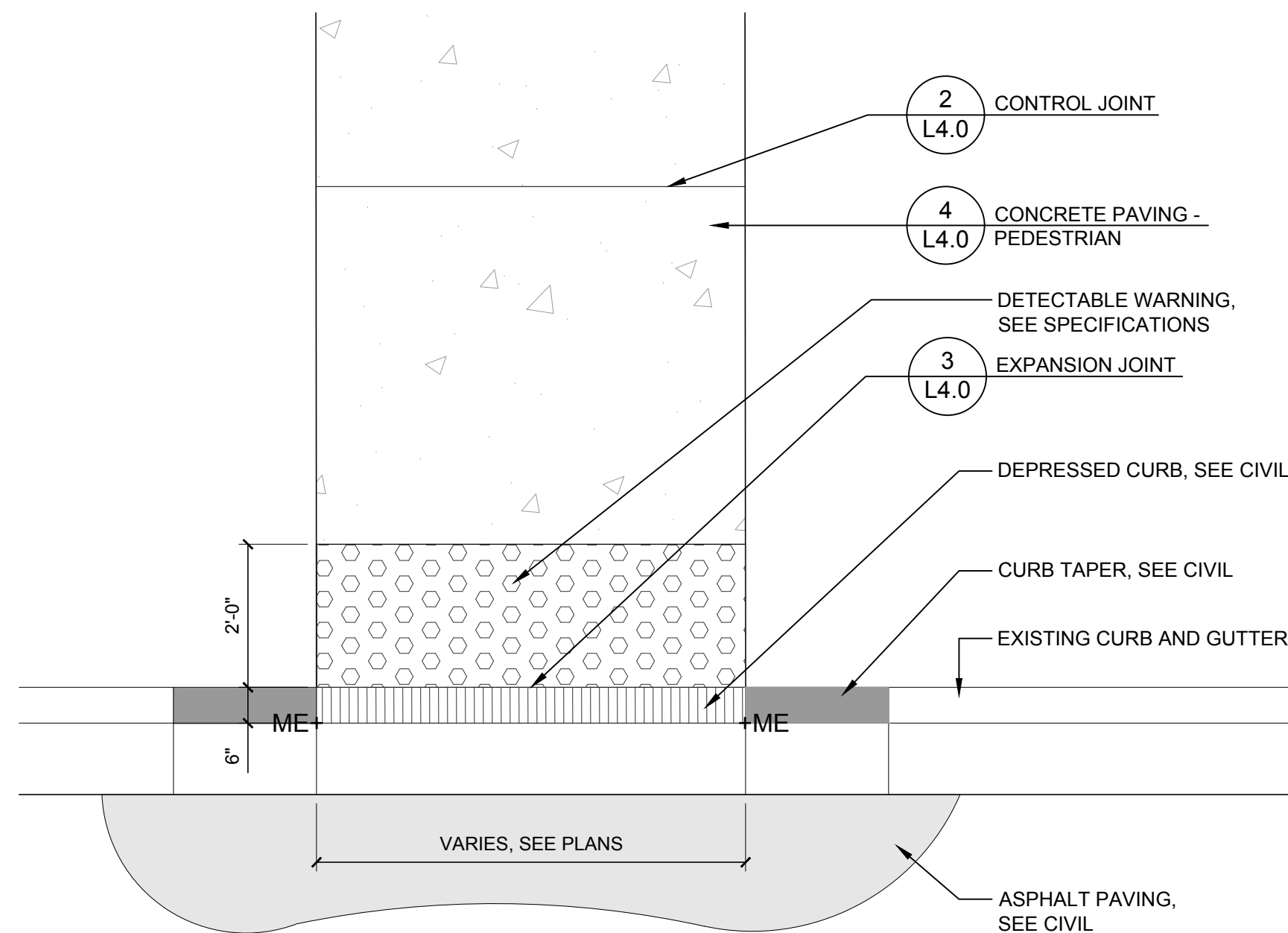
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## DETAILS

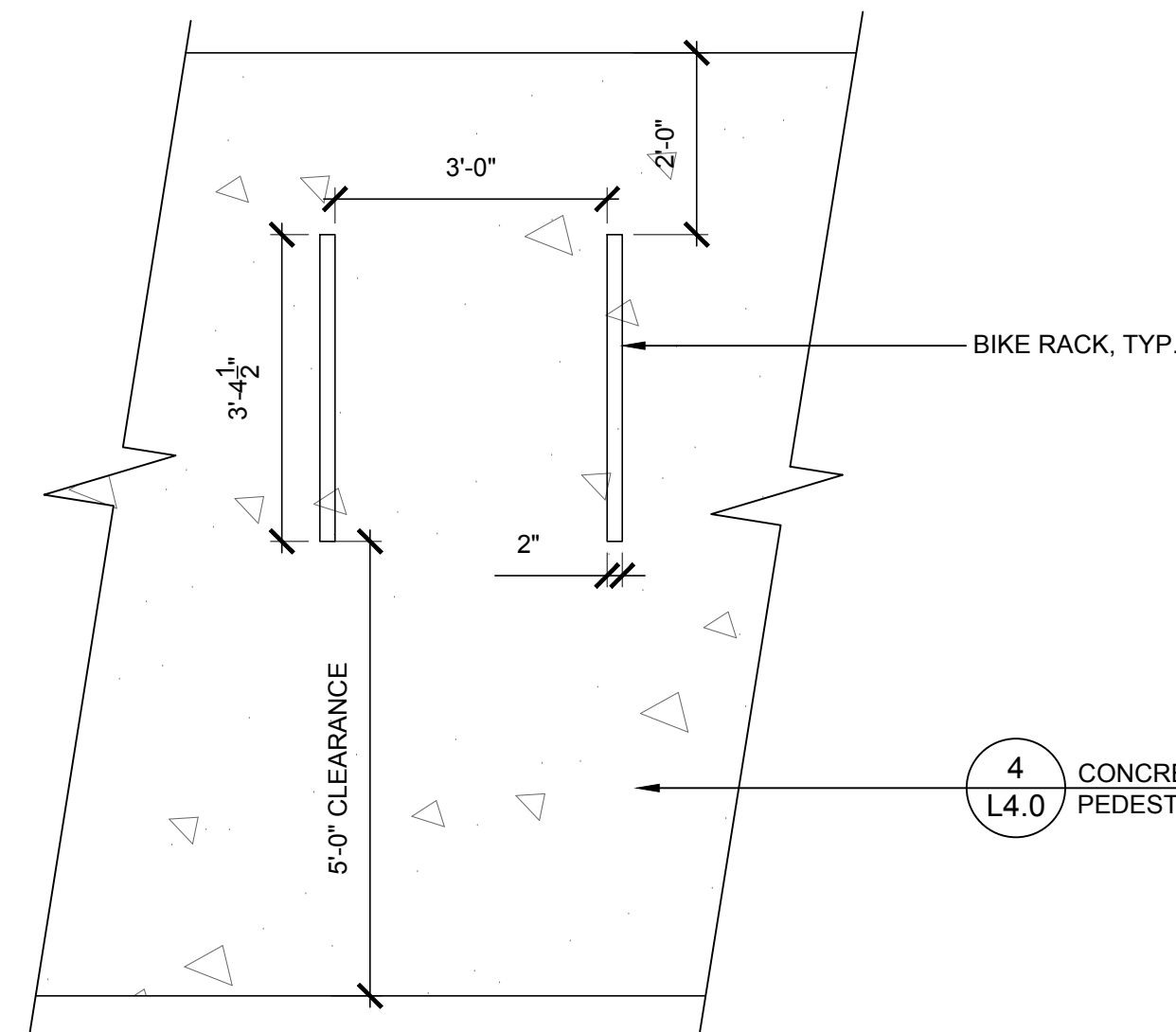
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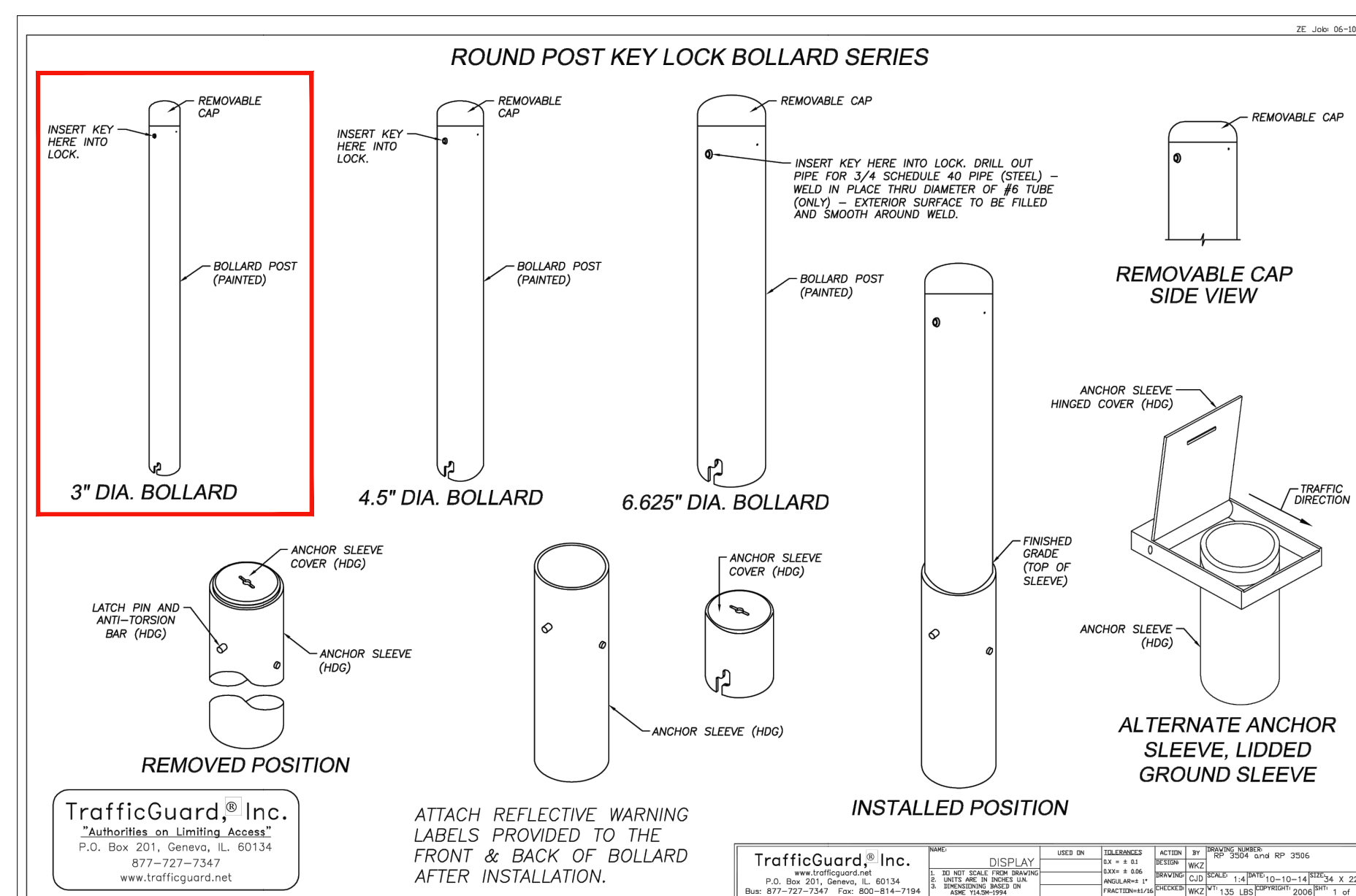
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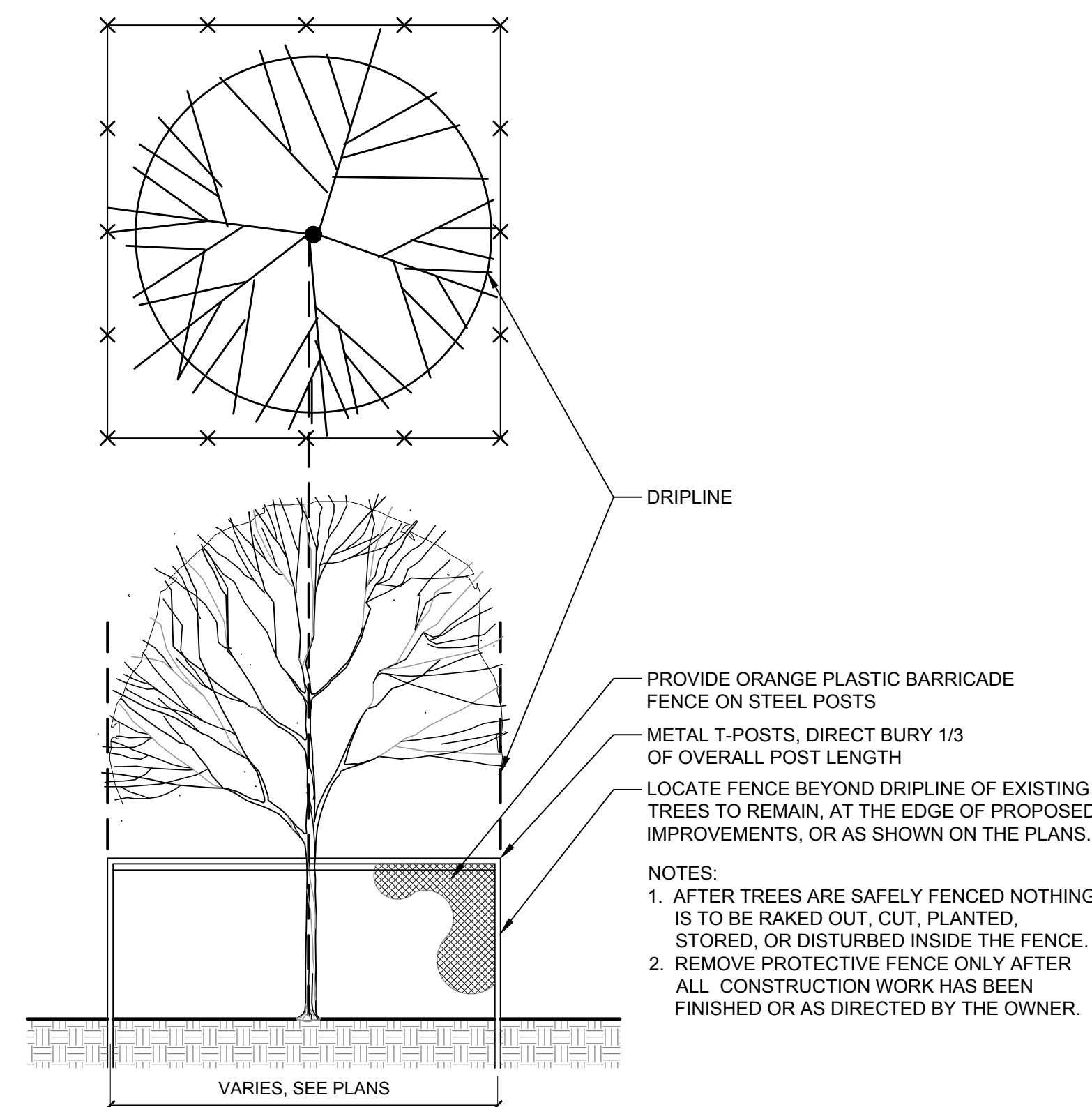
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$$1/2^{\circ} = 1'-0$$


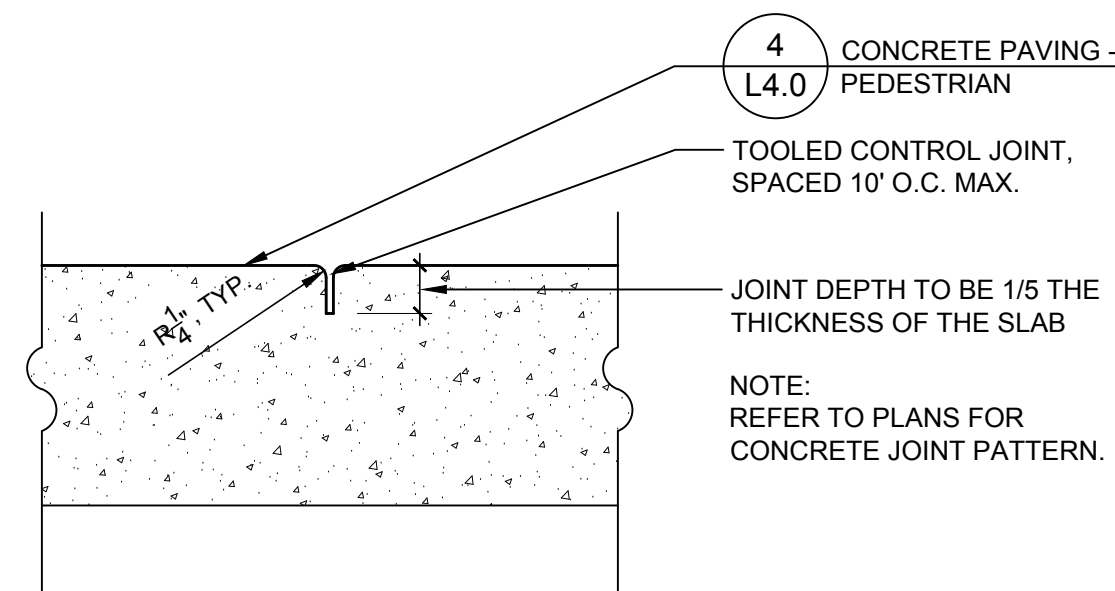
## 7 BIKE RACK ENLARGEMENT

$$1/2^* = 1'-0$$


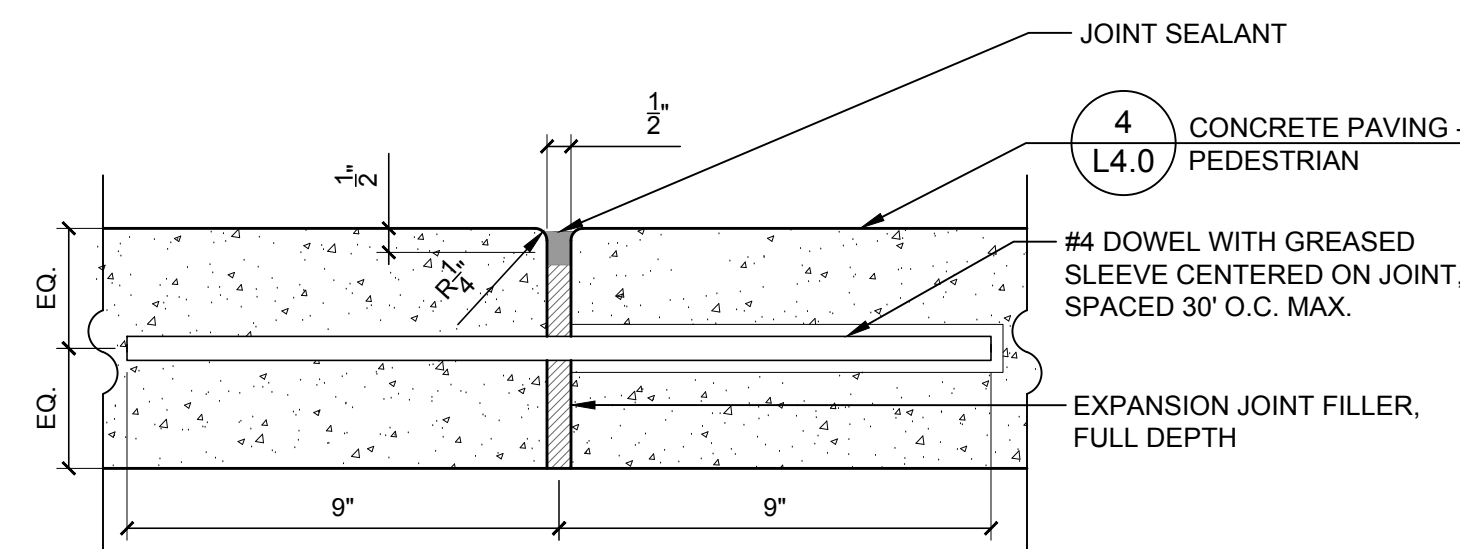
 BOLLARD

 $1'' = 1''$ 

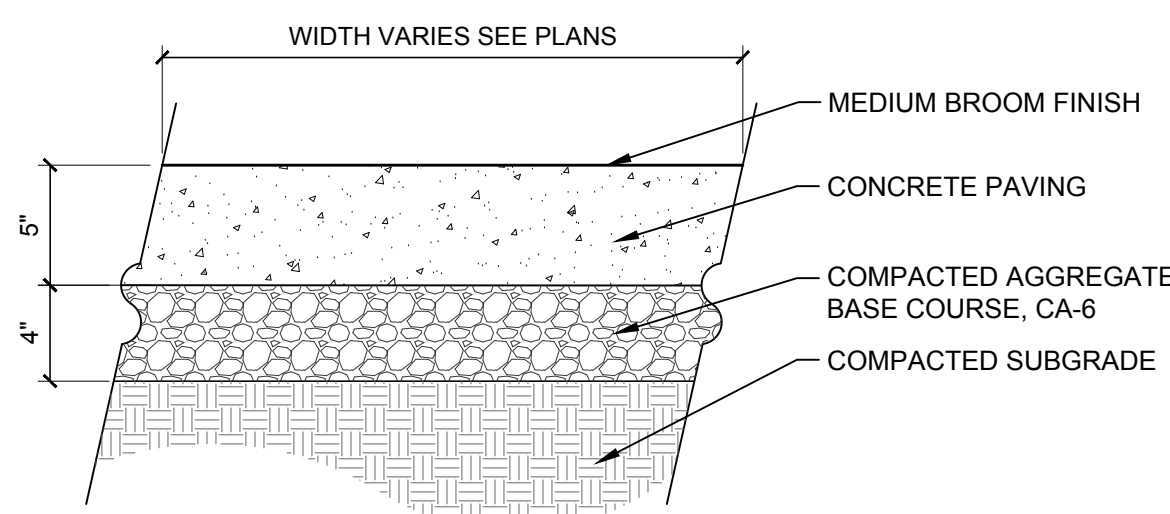
1 TREE PROTECTION FENCE

$$1/2'' = 1'-0$$


② CONTROL JOINT

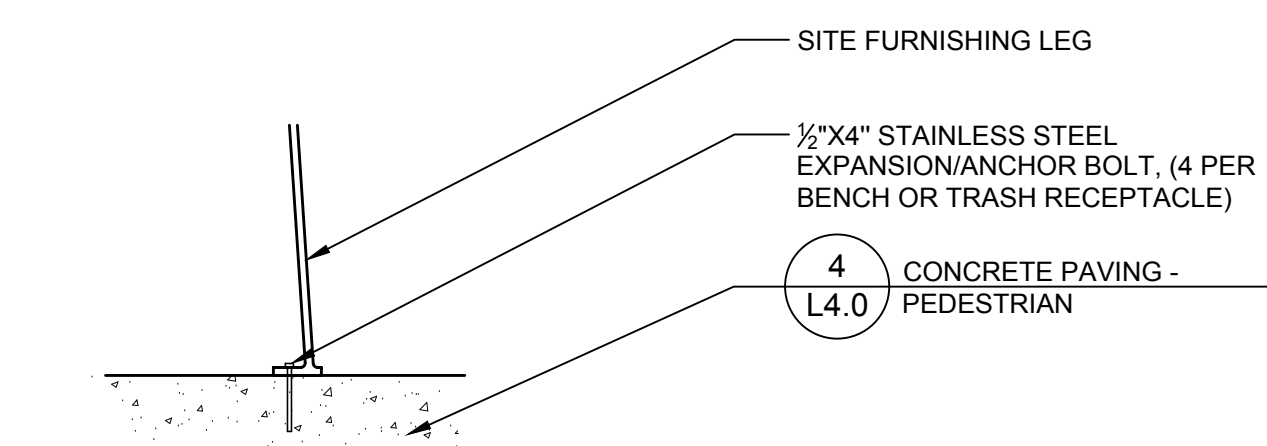
$$3^\circ = 1'-0''$$


② EXPANSION JOINT

$$3^{\circ} = 1^{\circ} - 0^{\circ}$$


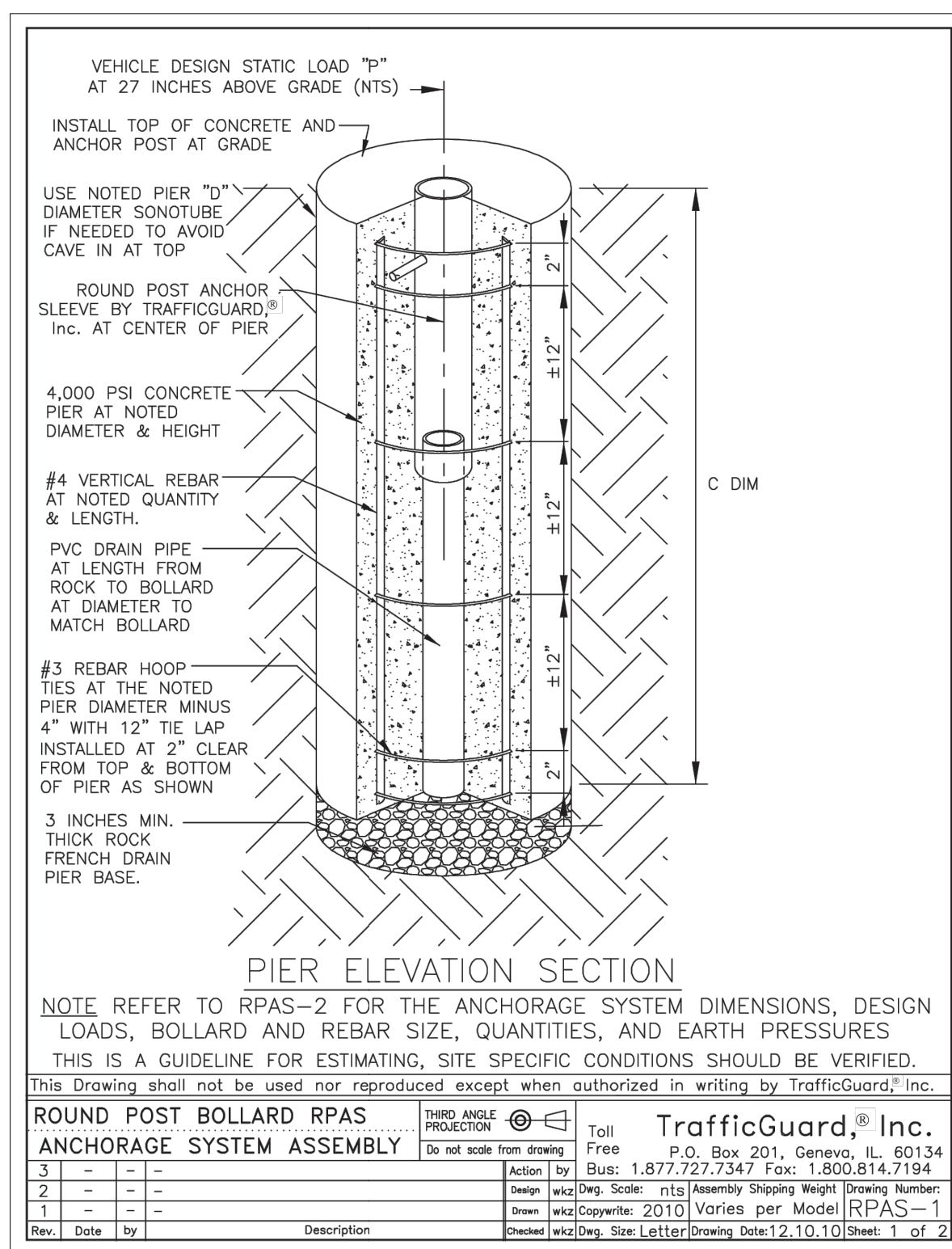
## 4 CONCRETE PAVING - PEDESTRIAN

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 $1\frac{1}{2}'' = 1'-0''$ 

**F SITE FURNISHING ATTACHMENT - SURFACE MOUNT**

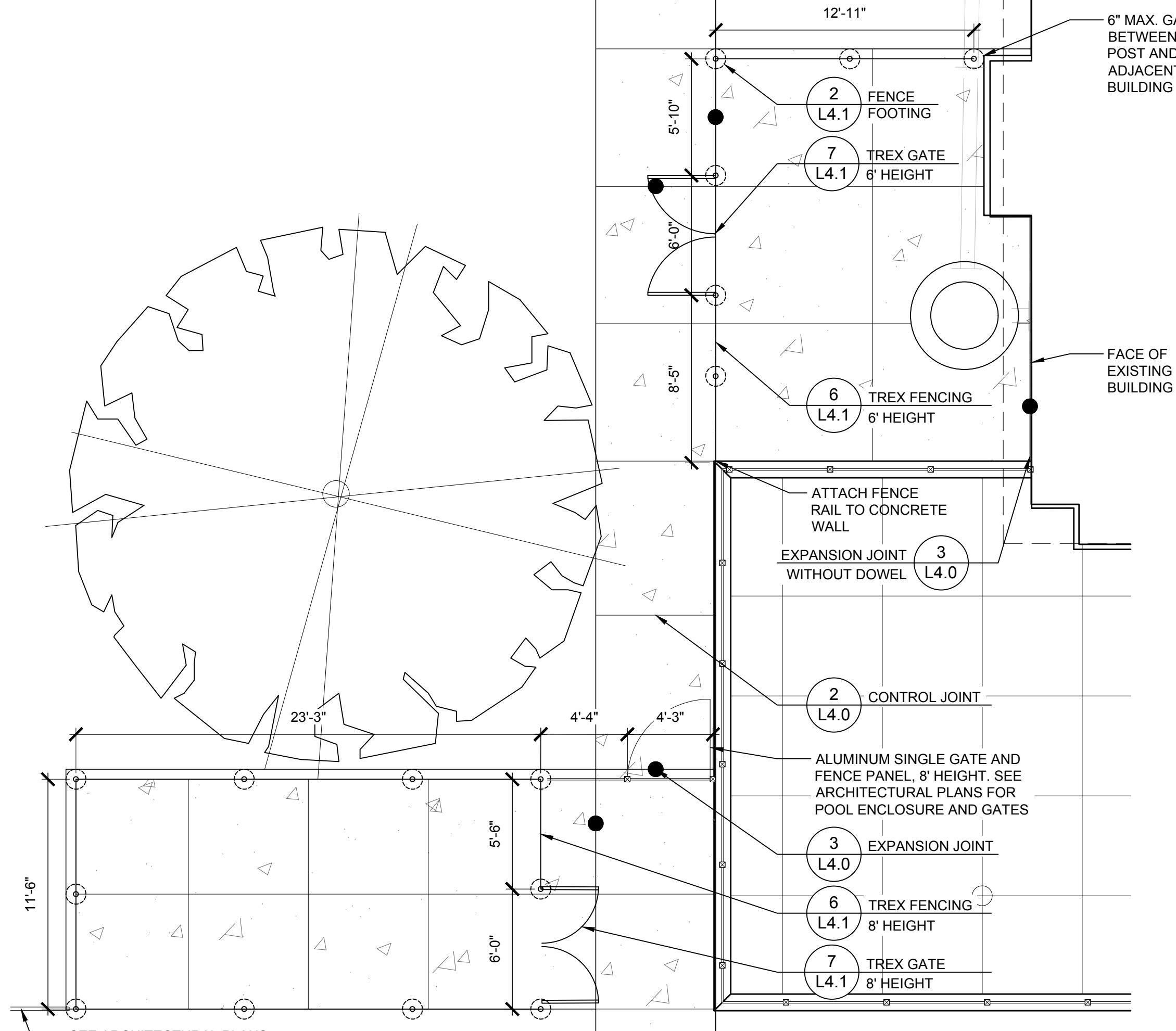
1" = 1'.0"



② BOLLARD FOOTING

$$1^\circ = 1^\circ$$







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**RECREATION PARK COMMUNITY BUILDING  
RENOVATION AND NEW POOL & BATHHOUSE**  
ARLINGTON HEIGHTS PARK DISTRICT  
1500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

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**ISSUE FOR BID & PERMIT**

**DETAILS**

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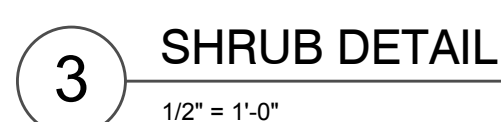
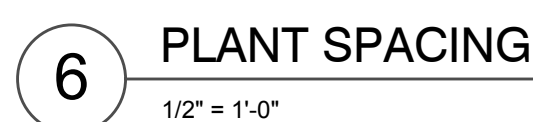
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## DEMOLITION NOTES

1. All Signs to be Removed Shall be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
2. Keep All Village Streets/Drives and Clear of Construction Related Dirt/Dust/Debris.
3. Coordinate Existing Utility Removal with Local Authorities and Coordinate with Utility Companies for Justification.
4. Coordinate Removal of Overhead Wires and Utility Poles With Authorities Having Jurisdiction and Utility Providers.
5. The Existing Building is to Remain Operational During Construction. Therefore, the Existing Building and All Necessary Utilities Serving the Existing Building Shall be Coordinated Prior to the Commencement of Construction Operations.
6. All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Conditions at Joint Lines. Coordinate with Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shall be Approximate and May be Field Adjusted to Accommodate Construction. Coordinate with Existing Show Minimum Amount Necessary for Installation of Replacement concrete.
7. Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Right-of-Way.
8. All Light Poles to be Removed From Private Property Shall be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Service with Electrical Engineer and Owner Prior to Demolition.
9. Perform Tree Pruning in All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within the Right-of-Way. Trim or Prune Tree Trunk If Root System Within the Drop Line Of Existing Trees to Remain Shall Be Pruned Away From the Drop Line. If Roots Excess Of Diameter Area Exposed, Roots Must be Cut By Reputable Tree Pruning Service Firm For Any Transverse Tranching, or Removal Of The Tree Trunk Prior To Construction For A Variance From This Procedure.
10. Coordinate Tree Removal with Landscape Architect. All Trees to be Removed Shall be Removed in Their Entirety and Shall be Replaced with New Plantings. Use As Much for Proposed Landscaping Where Applicable and Coordinate with Architect.
11. Provide Tree Protection Fencing Prior to Construction Operations. Maintain Throughout Construction.

## DEMOLITION LEGEND

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

## UTILITY NOTES

1. Field Verify Entry & Locations of Existing Utility Mains Prior to installing Any On-Site Utilities or Structures. All Elevations and Inverts of Existing Utilities and Structures shall be Field Verified Prior to Installation of Any New Structures and Structures and Adjusted as Necessary. The Contractor shall be Contract Engineer Prior to Installation if Discrepancy Exists With These Drawings.
2. Coordinate the Relocation of Any Utilities Encountered and Relocate All Utilities Damaged During Construction Within Influence Zone of New Construction. Contact Engineer if The Existing Utility Varies From the Standard Specifications.
3. All Water Main and Services Shall be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Mains.
4. Protection of water supplies shall as be described in the Standard Specifications, Section 2-17.0, Minimum Recommended Standards for Sewage Works or Section 411-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
5. Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
6. The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work With Water Main Installation.
7. Adjust Frame Elevations of All Structures Located Within the Limits of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install Seals On All Sanitary Structures Being Adjusted.
8. All Abandoned Sewers Shall be Plugged at Both Ends With a Minimum of 2'-0" Long Non-Compressive Concrete Plug.
9. All PVC Sewer Main be SDREN Unless Otherwise Noted on P/C 6903.

## STRUCTURE NOTES

1. All Catch Basins to be Installed in Paved Areas Shall Have Neenah #2520-0 2 Frame & Grate or Approved Equal.
2. All Catch Basins to be Installed in Landscaped Areas Shall Have Neenah #84340 2 Frame & Grate or Approved Equal.
3. For Catch Sections Install a Minimum of 4" Grade Rings. For Catch Basins Install a Minimum of 6" Slope Tiles. The Following Minimum Height of Grade Rings:
  - a. 5" Diameter Curb - 6"
  - b. 5" Diameter Structure - 6"
  - c. 6" Diameter Structure - 8"
4. All Catch Basins to be Installed Along Curb and Gutter (Dep. B=12) Shall Have Neenah K3281-A 1 Frame & Grate or Approved Equal.
5. All Catch Basins to be Installed Along Depressed Curb and Gutter (Dep B=8-12) Shall Have East Jordan Iron Works #2000 Catch Basin Inlet Frame & Grate, or Approved Equal.
6. Where Structures are Shown Along the Curbline, Unless Specifically Stated, it is intended that the Frame of the Structure is to Fall Within the Flowline of the Curb and/or the Pavement Edge where No Curb Exists.
7. All Manholes Shall Have Neenah R1713-B Frame & Closed Top or Approved Equal, "Storm" or "Sanitary" Imprinted as Appropriate.
7. For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, 12" Section, Barrel, or Series, as Appropriate. Top of New Structure to be at Existing Grade.
8. All Flared End Sections 12" and Larger Shall Include an IDOT Standard Gate.
9. All Flared End Sections Shall be Concrete.

## PAVING & SURFACE LEGEND

- |                                                                                     |                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Heavy Duty Asphalt Pavement</b><br>1 1/2" Hot Mix Asphalt/Mix D, IL-9.5, N50<br>3 1/2" Hot Mix Asphalt/Mix D, IL-9.5, N50<br>Prime Coat (0.25 gal/sq. yd.)<br>B* Aggregate Base Course, Type B, Crushed, CA-6<br>Tensar W750 Geogrid or Approved Equal<br>Omit Geogrid in Public ROW                                                                      |
|  | <b>Asphalt Pavement Section</b><br>1 1/2" Hot Mix Asphalt/Mix D, IL-9.5, N50<br>2 1/2" Hot Mix Asphalt, IL-19.0, N50<br>Prime Coat (0.25 gal/sq. yd.)<br>B* Aggregate Base Course, Type B, Crushed, CA-6<br><b>Concrete Driveway Section</b><br>8" Portland Cement Concrete<br>X6* W2.9-W2.9 Welded Wire Fabric<br>6" Aggregate Base Course, Type B, Crushed |
|  | <b>Asphalt Path Pavement Section</b><br>See LA Plans For Section and Details                                                                                                                                                                                                                                                                                 |
|  | <b>Concrete Sidewalk Section</b><br>See LA Plans For Section and Details                                                                                                                                                                                                                                                                                     |
|  | <b>Pavement Restoration in Public Way Match Ex. Section</b><br> <b>Stormwater/Underflow Flow Path</b><br><b>Ridge Line/High Point</b>                                                                                                                                     |

## GRADING NOTES

1. The Grading and Construction of Proposed Improvements Shall Be Done in A Manner Which Will Allow For Positive Drainage and Cause Erosion of Stormwater on The Surface of Proposed Improvements.
2. All Landscaped Areas Disturbed By Construction Shall Be Regraded With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Hydroseeded Unless Noted Otherwise On The Landscape Drawings.
3. Refer to Landscape Architecture Drawings for Locations and Patterns of Erosion Control and Joint Points in Concrete Pavement and Sidewalks.
4. Accessible Parking Spaces and Loading Spaces Shall Be Signaled at Minimum 10% of Any Given Accessible Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Maximum Sidewalk Cross Slopes Shall be 4.9%. Contact Engineer if Conflicts Exist.
5. Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Additional Framing As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.

## INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

1. Install Stabilized Construction Entrance
2. Install All Downslope and Sideslope Perimeter Controls
3. Before Moving Equipment or Vehicles into Disturbed Area
4. Do Not Disturb An Area Until It Is Necessary For Construction To Proceed.
5. Control Stabilized Disturbed Areas As Soon As Possible.
6. When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.
7. Coordinate and Synchronize Construction Activities.
8. Perform Grading Operations and Installation of Site Infrastructure and Pavement.
9. Install Perennous Seedings and Plantings.
10. Remove Accumulated Sediment From Basins and Along Silt
11. Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.
12. Sedimentation Measures Shall Be Installed and Maintained Following Final Stabilization of All Disturbed Areas.

## SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
2. Soil Disturbance Shall Be Conducted in such a Manner as to Minimize the Potential for Erosion and Sedimentation. Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.
3. Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of an Upland Disturbance.
4. Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity is Expected to Last for a Period of 14 Calendar Days. Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Construction. Disturbance Areas That Are Not to Be Maintained On a Continuing Basis Until the Site is Permanently Stabilized. These Areas Must Be Completely Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
5. All Temporary and Permanent Erosion Control Measures Shall Be Removed During Construction. Once Permanent Stabilization is Achieved Or After the Temporary Measures Have Been Removed, the Areas of Disturbance and Disturbed Soil Areas Shall Be Permanently Stabilized.
6. Final Site Stabilization Is Defined By The EPA General Plan as Meaning That All Soil Disturbing Activities At The Site Have Been Completed. Final Stabilization Shall Be Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Vegetative Cover. This May Be Equivalent To Equivalent Temporary Stabilization Measures (Such As The Use Of Riprap, Geotextures, Or Geotextiles) Have Been Employed.
7. All Storm Sewer Structures That Are, Or Will Be, Located Within the Watershed Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (Such As Storm Sewer Inlets) Or "Catch-All" Inlet Protectors (Such As Storm Sewer Inlets) Or "Catch-All" Inlet Protectors (Or equivalent) In Paved Areas To Prevent Siltation.
8. All Temporary and Permanent Sediment And Erosion Control Measures Shall Be Inspected And Monitored. Inspected In Conformance With All Applicable IEPA-NDPES Phase II.
9. Install And Maintain Silt Fence At The Perimeter Of The Site. The Silt Fence Shall Be Installed In Accordance With The Plans. Maintain Silt Fence Throughout Construction Until Fugitive Sediment Has Been Fully Established.
10. The Erosion Control Measures Indicated On The Drawings Shall Be Maintained Until The Construction Is Completed. If Required As Directed By The Qualified Soil And Erosion Sediment and Control Inspector Or Governing Agency.
11. Unless Otherwise Indicated on the Drawings, Stabilize All Areas of Disturbance With American Green Bio-Grass White Swales with North American Green Bio-Grass SC150BN Erosion Control Blanket, or Approved Lul.
12. Prepare Releases of Reportable Quantities of Oil or Hazardous Materials. They Occur In Accordance with IEPA-NDPES Requirements.
13. All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.
14. Dewatering of Excavations Shall Be Performed in a Manner So That The Discharge Through The Storm Sewer System Is Treated Dewatering Swales, so as to Not Discharge Excess Treated Ladder Water Into Storm Sewers Tributary to Open Water.

## LEGEND

- | EXISTING |                           | PROPOSED |
|----------|---------------------------|----------|
|          | Manhole                   |          |
|          | Catch Basin               |          |
|          | Inlet                     |          |
|          | Area Drain                |          |
|          | Clean Out                 |          |
|          | Storm Sewer               |          |
|          | Sanitary Sewer            |          |
|          | Combined Sewer            |          |
|          | Water Main                |          |
|          | Gas Line                  |          |
|          | Overhead Wires            |          |
|          | Electrical Cable (Buried) |          |
|          | Telephone Line            |          |
|          | Fire Hydrant              |          |
|          | Vase Vault                |          |
|          | Bulbfit Box               |          |
|          | Downspout                 |          |
|          | Ballard                   |          |
|          | Gas Valve                 |          |
|          | Gas Meter                 |          |
|          | Electric Meter            |          |
|          | Electric Manhole          |          |
|          | Hand Hole                 |          |
|          | Light Pole                |          |
|          | Light Pole w/ Mast Arm    |          |
|          | Utility Pole              |          |
|          | Telephone Pedestal        |          |
|          | Telephone Manhole         |          |
|          | Sign                      |          |
|          | Fence                     |          |
|          | Accessible Parking Sign   |          |
|          | Curb & Gutter             |          |
|          | Depressed Curb            |          |
|          | Curb Elevation            |          |
|          | Gutter Elevation          |          |
|          | Pavement Elevation        |          |
|          | Sidewalk Elevation        |          |
|          | Grass Elevation           |          |
|          | Seale                     |          |
|          | Contour Line              |          |
|          | Deciduous Tree            |          |
|          | Coniferous Tree           |          |

## GENERAL NOTES

3. The Location of Existing Underground Utilities, Such As Water Mains, Sewers, Gas Lines, Etc., As Shown On The Drawings Has Been Determined By The Engineer And Information Is Given For The Convenience Of The Contractor However, The Contractor Shall Assume Responsibility In The Event That During Construction It Should Be Discovered That These Utilities Are Encountered, And That The Actual Location Of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contractors Shall Be Responsible For All Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between The Drawing and Existing Conditions.
3. Contractor Shall Provide Utility Locating Services for the Project Area.
4. Notify The Owner, Engineer and Village of Arlington Heights A Minimum of 48 Hours in Advance of Performing All Areas.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition Or Better At The Expense Of The Owner at No Additional Cost to the Owner. It is incumbent Upon Contractor to Show That Damaged Areas Were Properly Maintained During Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accurately. Contractor Shall Re-Establish All Stationing After Each Corridor Closing.
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Erikson Engineering Associates, Ltd.
8. The Engineer is Furnishing These Drawings For Construction Purposes Only. A Contracted User, Architect, Surveyor, or Contractor, Prior To The Use Of These Drawings For Other Purposes, Shall Obtain Written Approval From Media Staff Verify All Dimensions and Locations Of Structures, Utilities, Obstructions, Etc., Shown On The Site Plan, and Coordinate All Dimensions and Locations of All Site Items, if Conflicts Exist The User Or Third Parties Shall Contact Erikson Engineering.
9. Provide An As-Built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Wisconsin Department of Transportation Which Shall Be a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Foundations, Right-of-Way, Roadway, and Bridge Volume Calculations For The Basin(s), Accessment and Value Assessment, and Other Data Pertaining to the Resistor Pile(s) including Ruler, Waterman and Villeroy & Boch Resistor Pile(s).
10. The Illinois Department of Transportation Standard Specifications for Highway Construction, Second Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

### SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- |                                                                                       |                                                                              |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
|  | Silt Fence                                                                   |
|  | Equal-Ali, Pork Chop Sedeguard (or equal) Paved or Existing Stabilized Areas |
|  | Filter Wattle Inlet Protection with Dandy Pop (or equal) Landscape Areas     |
|  | Erosion Control Blanket<br>North American Green DS75<br>Or Approved Equal    |

Pool Deck General Notes:

1. General: The term "Pool Deck" When Noted on the Drawings and Specifications Shall Refer to the Swimming Pool Deck, Concessions Deck, and the Splash Pad Deck. The Deck Surface Shall Have a Minimum Slope of 1 Inch Per 10 Feet (1:120 Or 0.83 %) to Deck Drains or to the Surrounding Ground Surface. The Maximum Running Slope of the Pool Deck Shall Not Exceed 5/8 Inch Per Foot (1:20 Or 5.00%). The Maximum Cross Slope of the Pool Deck Shall Not Exceed 1/4 Inch Per Foot (1:48 Or 2.083 %).
2. Perimeter: The Outer Perimeter of the Deck for Pool Deck Shall Be At Least 4 Inches Higher Than the Surrounding Ground Surface Except Where Access is Required. Refer to the Arch. Drawings, Site Plan and Site Details, for Pool Deck General Requirements, Layout and Dimensions, Expansion Joints (EJ), Control Joints (CJ), Materials, Finishes, and Details.
3. General: The Soil Underneath the Grading and Paving Plan Shall Be For Pool Deck Elevations.

Pool Deck Trench Drains, Area Drains, and Landscape Drains  
General Notes:

5. **Drainage Area:** Except for Linear Drains, Deck Drains shall be Located So That Not More Than 900 Square Feet of Deck Area is Tributary to Each Drain, and Deck Drains Shall Not Be Located So That Water Does Not Drain From More Than 15 Feet in Any One Direction. Where Deck Drains are Located in Feet, the Deck Drains Shall be Required, Provided That the Deck Drains to the Ground Surface. The Deck Drains Shall Not Be Connected to the Main Drainage System. Deck Drains Shall Be 10 Feet of the Deck Adjacent to a Zero-Depth Edge May Be Drained into the Pool.
6. **Drainage Pipe:** Deck Drains Shall be NDS, 5" Pvc Series; with ADA Compliant/HeeP Proof Channel Grates. Every Straight Drain Section to Follow Curved Geometry. Color Selected by Architect.
7. **Pool Area:** Deck Drains Shall be NDS Pipe Grate with 6" Square ADA Compliant/HeeP Proof Grates with Adapters. Color Selected by Architect.
8. **Pool Area:** Deck Drains Shall be 12"x12" Square Catch Basin with ADA Compliant/HeeP Proof Grates and Filter Baskets. Pipe to Exit Bottom of Structure With Adapter Provided by NDS. Color Selected by Architect.
9. **Pool Area:** Deck Drains Shall be 12"x12" Square Pool Deck Trench Drains, Areas Drains, and Landscape Drains.
10. **Drainage:** The Civil Drawings, Site Grading and Paving Plans, for Drain Rim Elevations/Profile Grading.

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CIVIL NOTES & LEGENDS

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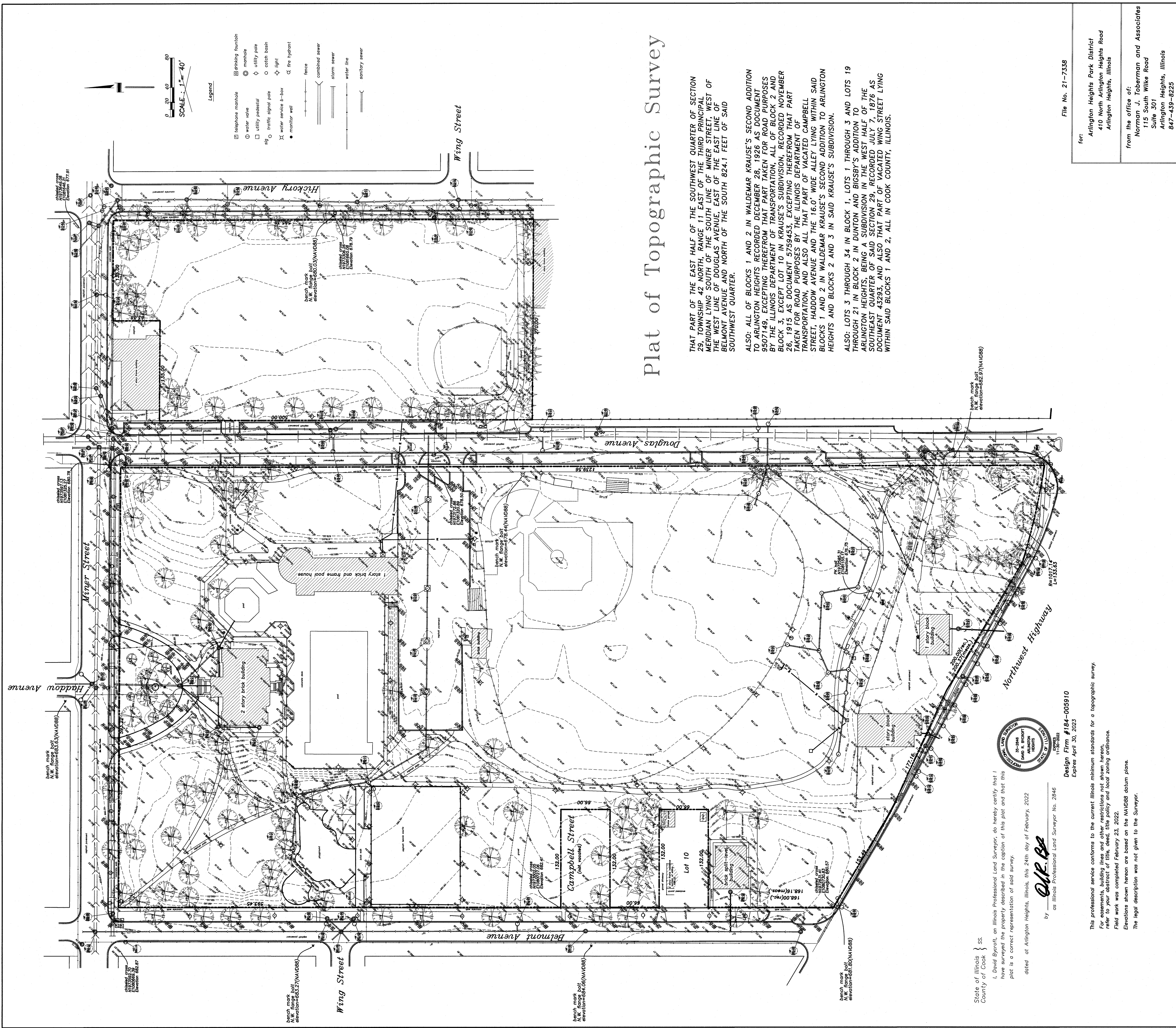
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**RECREATION PARK COMMUNITY BUILDING  
RENOVATION AND NEW POOL & BATHHOUSE**  
ARLINGTON HEIGHTS PARK DISTRICT  
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

# ISSUE FOR BID & PERMIT

EXISTING TOPOGRAPHIC  
CONDITIONS

SHEET NO.

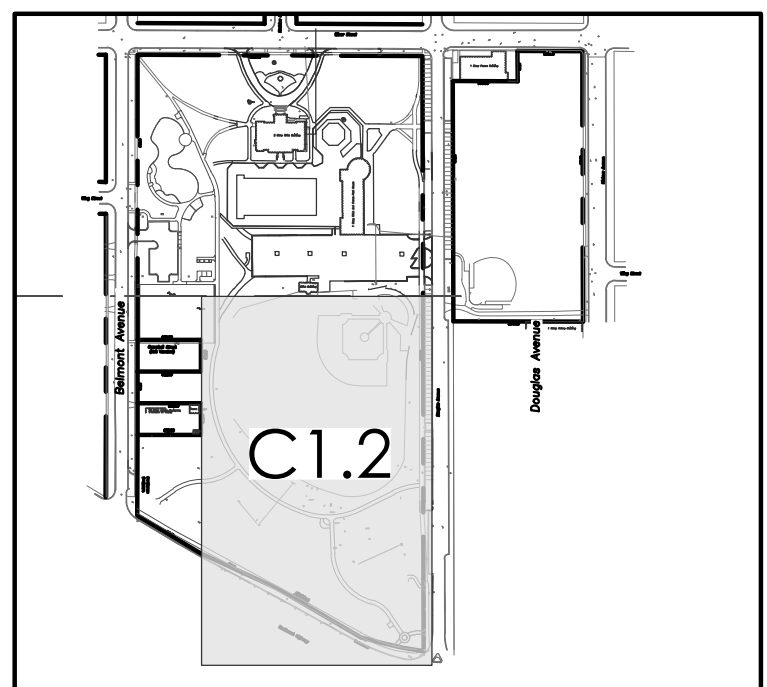
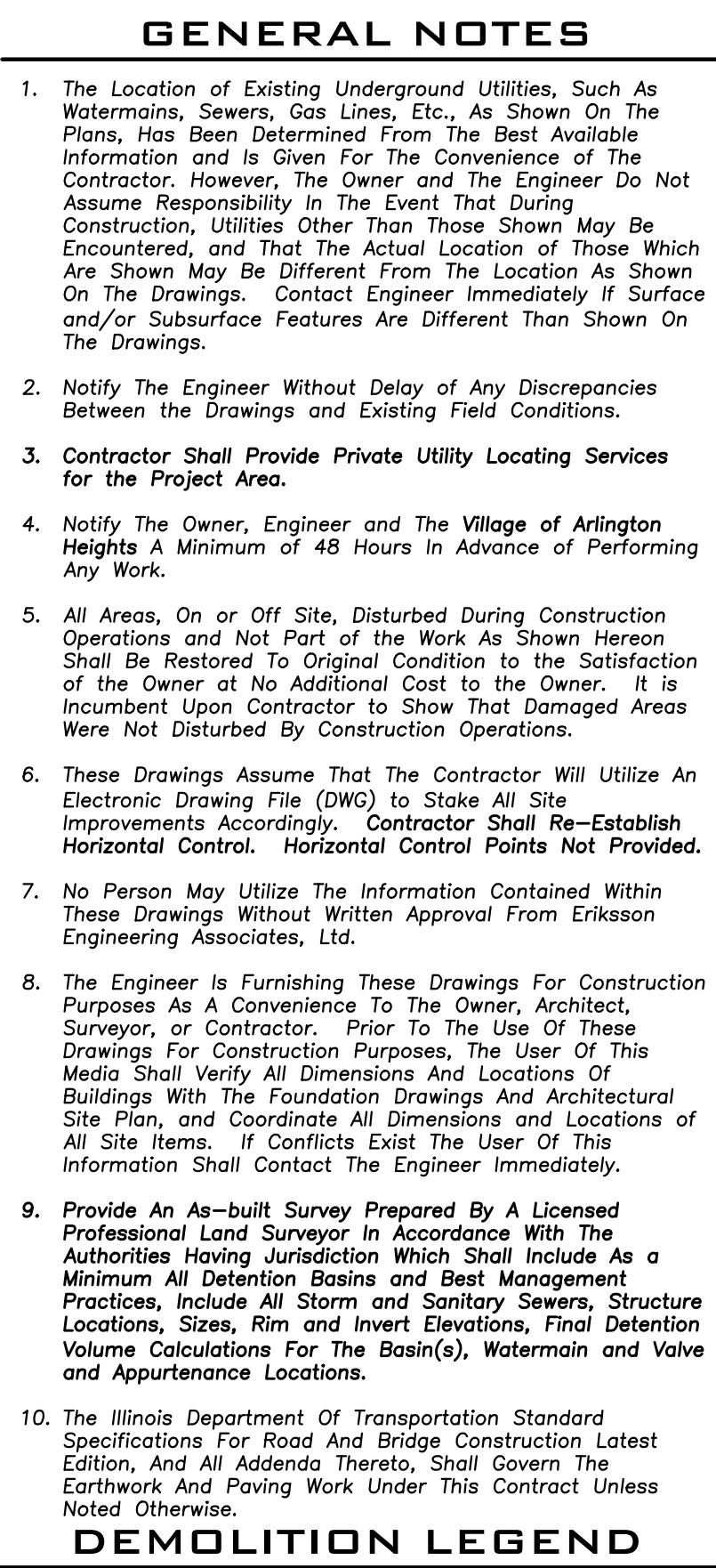
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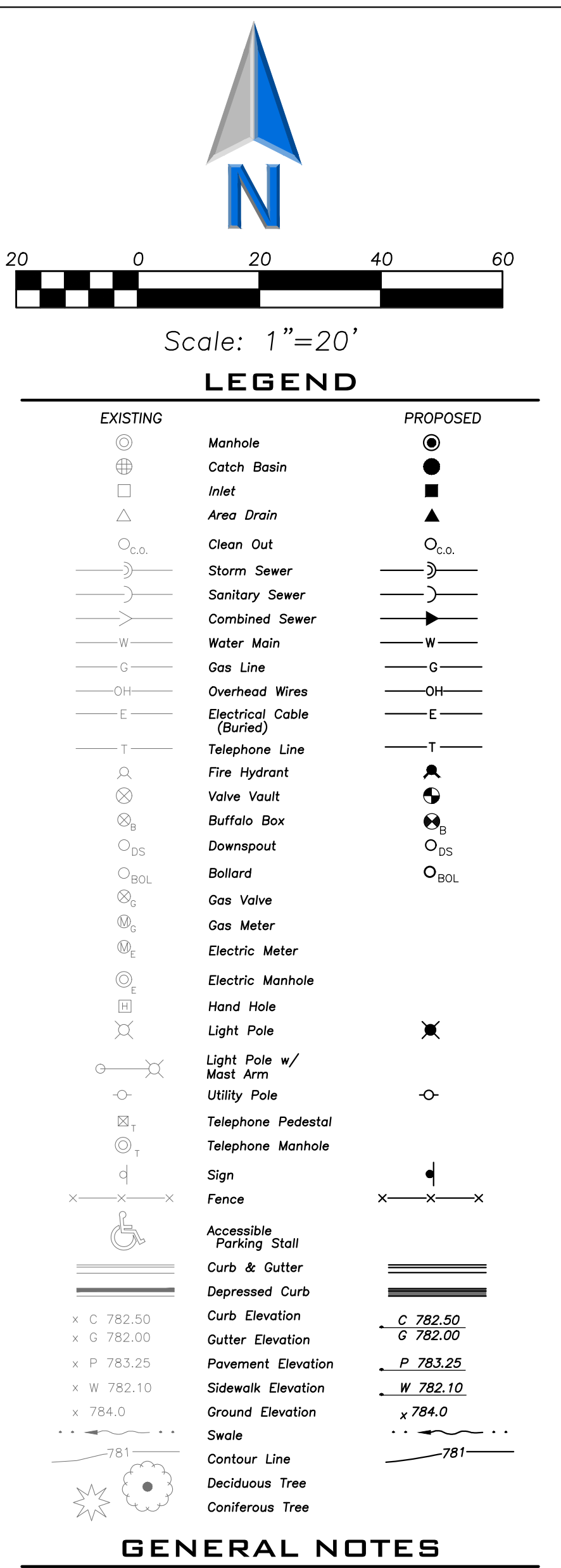
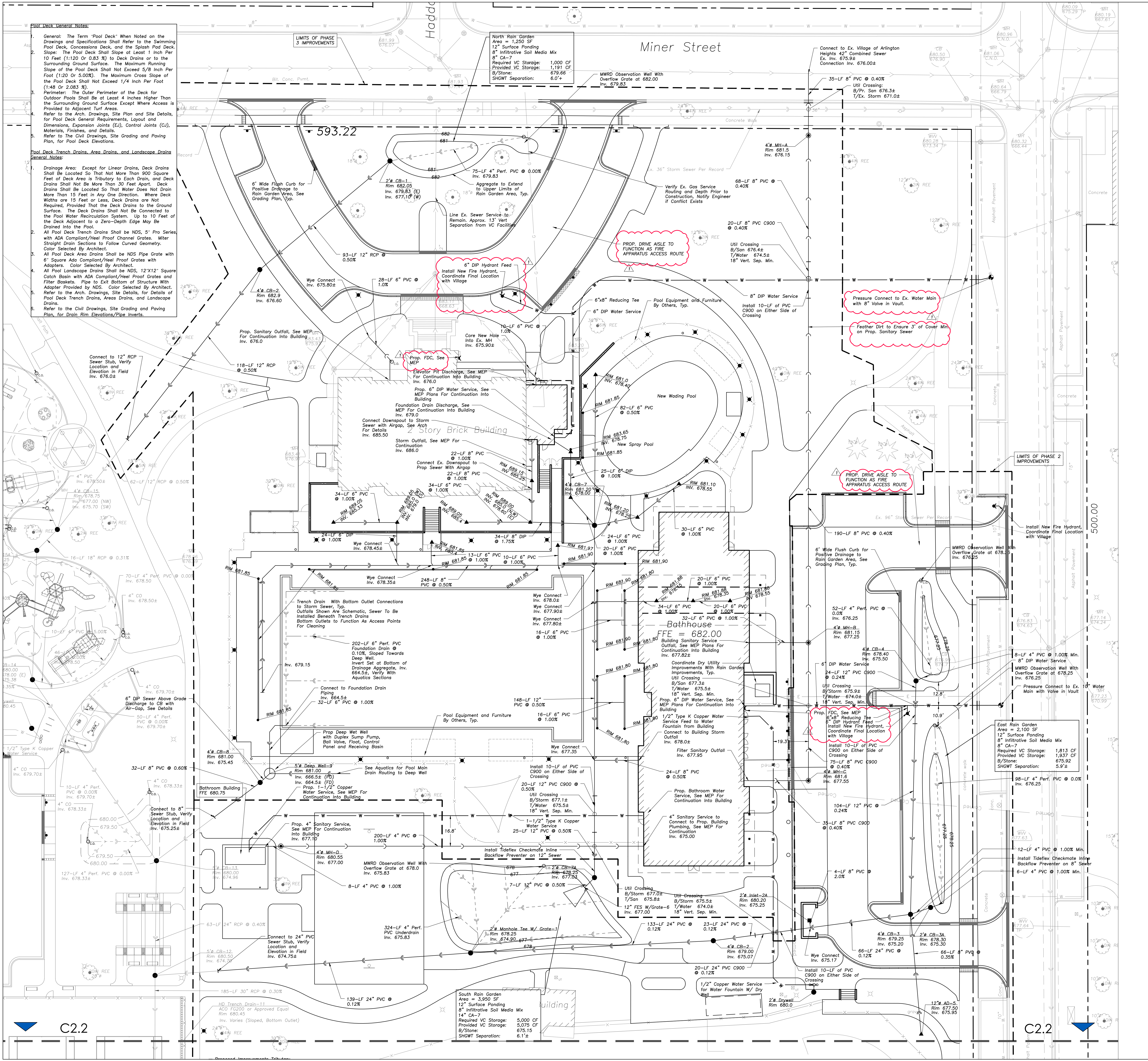


**RECREATION PARK COMMUNITY BUILDING  
RENOVATION AND NEW POOL & BATHHOUSE**  
ARLINGTON HEIGHTS PARK DISTRICT  
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

---

**ISSUE FOR BID & PERMIT**





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Westchester, Illinois 60154

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ILLINOIS PROFESSIONAL DESIGN  
FIRM #184-000350

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GRAYSLAKE, ILLINOIS 60030  
630.943.6026

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**HITCHCOCK DESIGN GROUP**  
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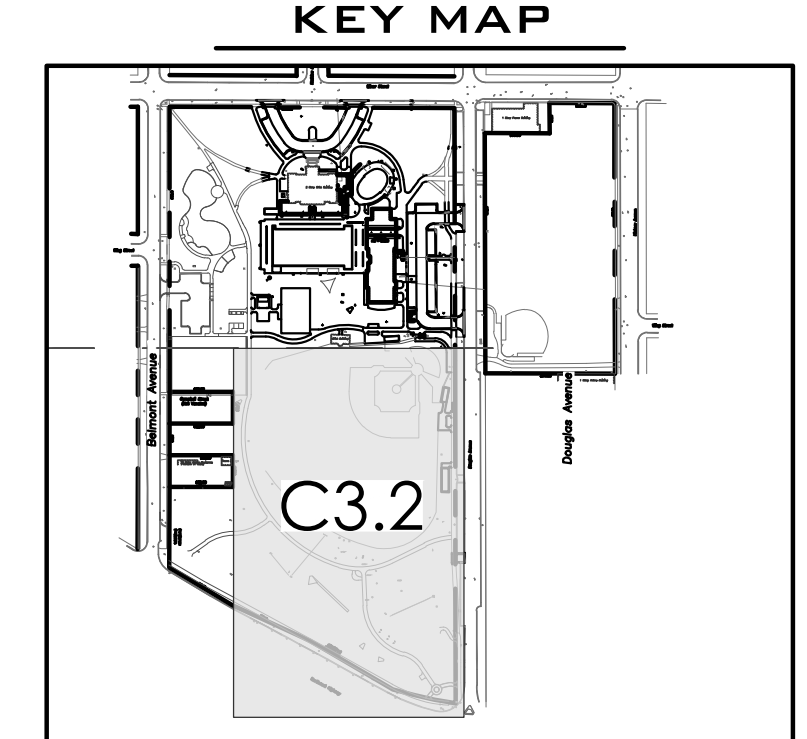
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**SITE UTILITY PLAN - NORTH**

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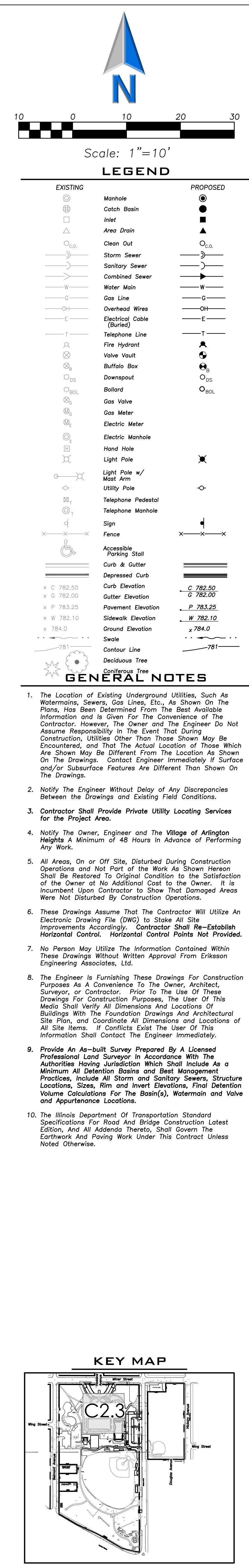
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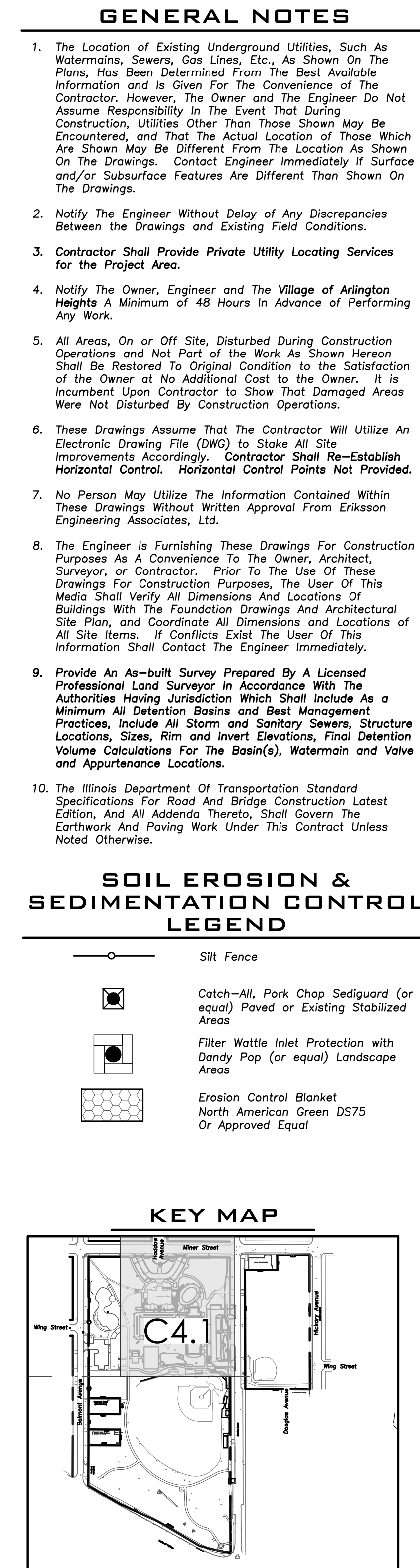






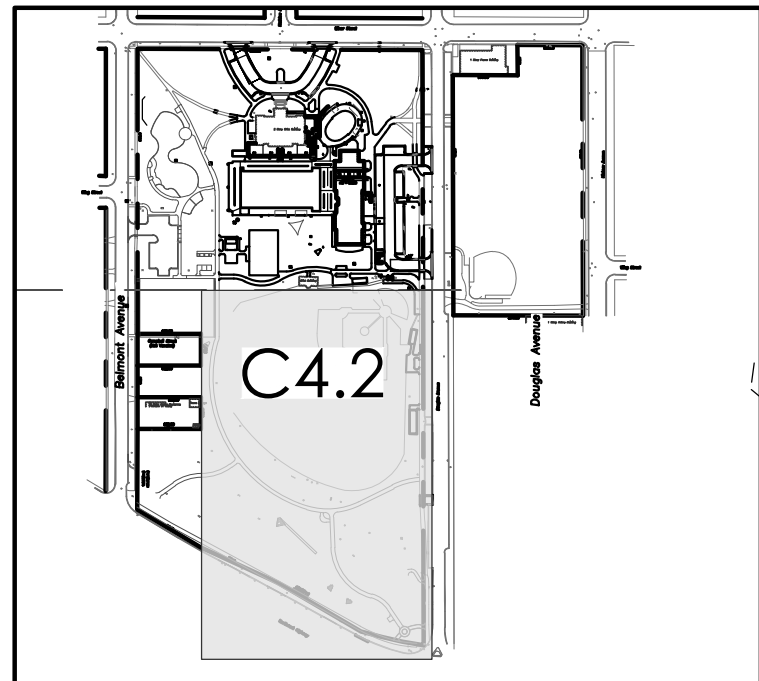


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Page 377 o





3. The Location of Existing Underground Utilities, Such As Gas, Water, Sewer, Storm, and Electric Lines, Shall Be Assumed To Be As Shown On The Drawings. The Plans Have Been Determined From The Best Available Information and is Given For The Convenience of The Contractor. However, The Contractor Shall Not Assume Responsibility In The Event That During The Performance Of The Work, Conditions Not So Encountered, and That The Actual Location Of Those Which Differ From Those Shown On The Drawings. The Contractor Shall Be Responsible On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for the Project Area.
4. Notify The Owner, Engineer and The Village of Arlington Heights of Any Minor Discrepancies or Errors in Performing Any Work.
5. All Areas, On or Off Site, During Construction Shall Be Maintained in a Safe Condition. The Work Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is the responsibility of the Contractor to ensure that all Worked Areas Were Not Disturbed by Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Store and Retrieve All Horizontal Control. Horizontal Control Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
7. No Person May Utilize the Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
8. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Engineer, Contractor, or Subcontractor. The Engineer Is Not Providing For Construction Purposes, The Use Of This Information For Other Than Construction Purposes. These Drawings With The Foundation Drawings And Architectural Drawings Shall Be Used For Construction Purposes Only. If Any Site Items, If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
9. The Engineer An As-built Survey Prepared By A Licensed Professional Land Surveyor Shall Be Provided To The Authorities Having Jurisdiction Which Shall Include As a Condition All Erosion Control and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rims and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Wet Pools, Storm Valve and Appurtenances Locations.
10. The Illinois Department of Transportation Standard Specifications for Road and Bridge Construction, 2001 Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless

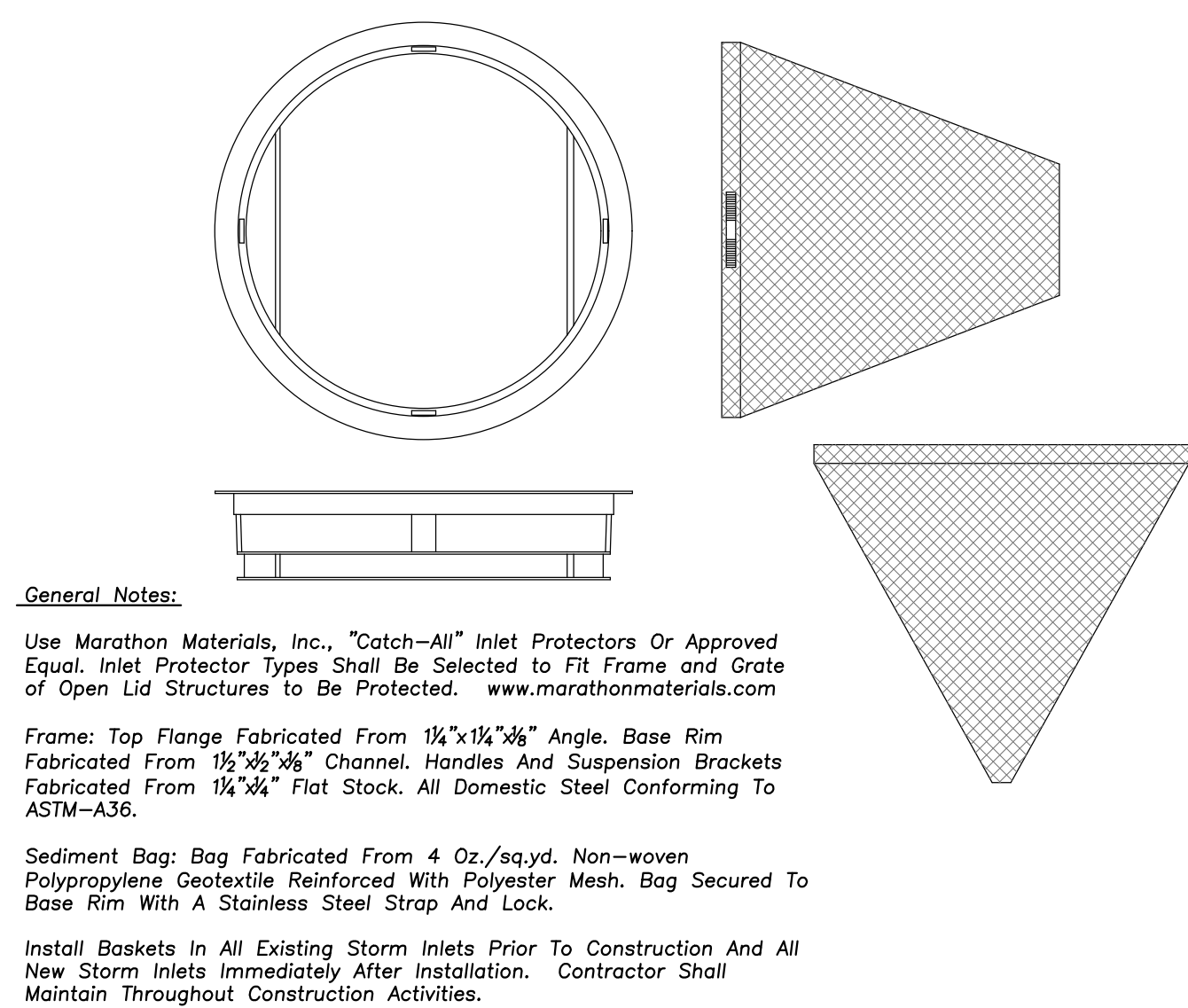
## KEY MAP

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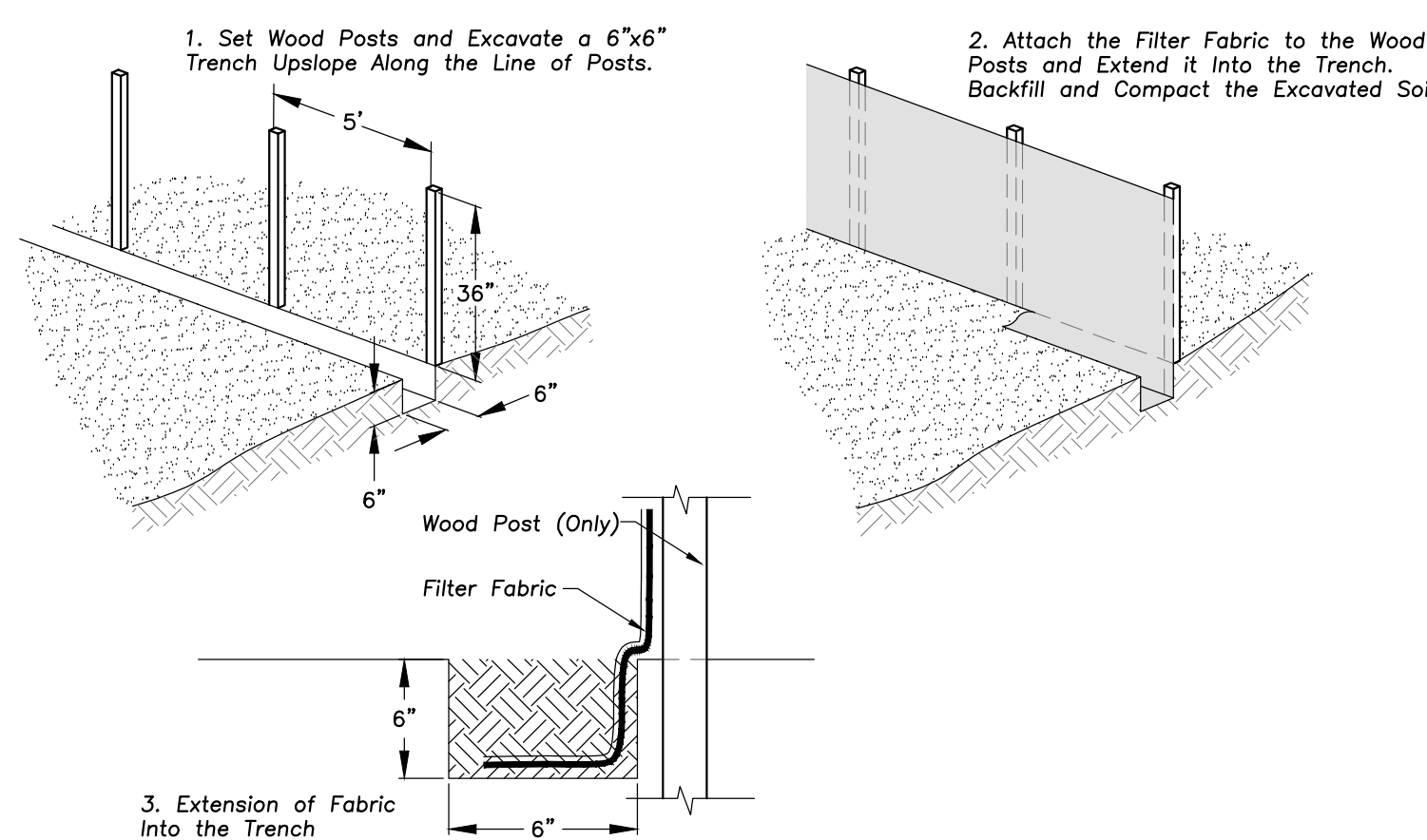
Install Baskets In All Existing Storm Inlets Prior To Construction And All New Storm Inlets Immediately After Installation. Contractor Shall Maintain Throughout Construction Activities.

Periodic inspection and needed maintenance shall be provided after each rain.



NOT TO SCALE

| <p>PROPOSED SEWER LINE WITH 18" MINIMUM VERTICAL SEPARATION ABOVE EXISTING WATER MAIN</p> <p>EXISTING WATER MAIN</p> <p>PROPOSED SEWER</p> <p>FOR CASING</p> <p>SEE GUIDELINES #1</p> <p>SEE GUIDELINES #2</p> <p>SEE GUIDELINES #3</p> <p>SEE GUIDELINES #4</p> <p>SEE GUIDELINES #5</p> <p>SEE GUIDELINES #6</p> <p>SEE GUIDELINES #7</p> <p>SEE GUIDELINES #8</p> <p>SEE GUIDELINES #9</p> <p>SEE GUIDELINES #10</p> <p>SEE GUIDELINES #11</p> <p>SEE GUIDELINES #12</p> <p>SEE GUIDELINES #13</p> <p>SEE GUIDELINES #14</p> <p>SEE GUIDELINES #15</p> <p>SEE GUIDELINES #16</p> <p>SEE GUIDELINES #17</p> <p>SEE GUIDELINES #18</p> <p>SEE GUIDELINES #19</p> <p>SEE GUIDELINES #20</p> <p>SEE GUIDELINES #21</p> <p>SEE GUIDELINES #22</p> <p>SEE GUIDELINES #23</p> <p>SEE GUIDELINES #24</p> <p>SEE GUIDELINES #25</p> <p>SEE GUIDELINES #26</p> <p>SEE GUIDELINES #27</p> <p>SEE GUIDELINES #28</p> <p>SEE GUIDELINES #29</p> <p>SEE GUIDELINES #30</p> <p>SEE GUIDELINES #31</p> <p>SEE GUIDELINES #32</p> <p>SEE GUIDELINES #33</p> <p>SEE GUIDELINES #34</p> <p>SEE GUIDELINES #35</p> <p>SEE GUIDELINES #36</p> <p>SEE GUIDELINES #37</p> <p>SEE GUIDELINES #38</p> <p>SEE GUIDELINES #39</p> <p>SEE GUIDELINES #40</p> <p>SEE GUIDELINES #41</p> <p>SEE GUIDELINES #42</p> <p>SEE GUIDELINES #43</p> <p>SEE GUIDELINES #44</p> <p>SEE GUIDELINES #45</p> <p>SEE GUIDELINES #46</p> <p>SEE GUIDELINES #47</p> <p>SEE GUIDELINES #48</p> <p>SEE GUIDELINES #49</p> <p>SEE GUIDELINES #50</p> <p>SEE GUIDELINES #51</p> <p>SEE GUIDELINES #52</p> <p>SEE GUIDELINES #53</p> <p>SEE GUIDELINES #54</p> <p>SEE GUIDELINES #55</p> <p>SEE GUIDELINES #56</p> <p>SEE GUIDELINES #57</p> <p>SEE GUIDELINES #58</p> <p>SEE GUIDELINES #59</p> <p>SEE GUIDELINES #60</p> <p>SEE GUIDELINES #61</p> <p>SEE GUIDELINES #62</p> <p>SEE GUIDELINES #63</p> <p>SEE GUIDELINES #64</p> <p>SEE GUIDELINES #65</p> <p>SEE GUIDELINES #66</p> <p>SEE GUIDELINES #67</p> <p>SEE GUIDELINES #68</p> <p>SEE GUIDELINES #69</p> <p>SEE GUIDELINES #70</p> <p>SEE GUIDELINES #71</p> 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<p>SEE GUIDELINES #4</p> <p>SEE GUIDELINES #5</p> <p>SEE GUIDELINES #6</p> <p>SEE GUIDELINES #7</p> <p>SEE GUIDELINES #8</p> <p>SEE GUIDELINES #9</p> <p>SEE GUIDELINES #10</p> <p>SEE GUIDELINES #11</p> <p>SEE GUIDELINES #12</p> <p>SEE GUIDELINES #13</p> <p>SEE GUIDELINES #14</p> <p>SEE GUIDELINES #15</p> <p>SEE GUIDELINES #16</p> <p>SEE GUIDELINES #17</p> <p>SEE GUIDELINES #18</p> <p>SEE GUIDELINES #19</p> <p>SEE GUIDELINES #20</p> <p>SEE GUIDELINES #21</p> <p>SEE GUIDELINES #22</p> <p>SEE GUIDELINES #23</p> <p>SEE GUIDELINES #24</p> <p>SEE GUIDELINES #25</p> <p>SEE GUIDELINES #26</p> <p>SEE GUIDELINES #27</p> <p>SEE GUIDELINES #28</p> <p>SEE GUIDELINES #29</p> <p>SEE GUIDELINES #30</p> <p>SEE GUIDELINES #31</p> <p>SEE GUIDELINES #32</p> <p>SEE GUIDELINES #33</p> <p>SEE GUIDELINES #34</p> <p>SEE GUIDELINES #35</p> <p>SEE GUIDELINES #36</p> <p>SEE GUIDELINES #37</p> <p>SEE GUIDELINES #38</p> <p>SEE GUIDELINES #39</p> <p>SEE GUIDELINES #40</p> <p>SEE GUIDELINES #41</p> <p>SEE GUIDELINES 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**TRUNCATED DOME DETAIL**  
(REQUIRED FOR TYPE A & B RAMP)

**PARALLEL CURB RAMP DETAIL**  
N.T.S.

**PERPENDICULAR CURB RAMP GEOMETRY**  
N.T.S.

**DETECTABLE WARNINGS DETAIL**  
N.T.S.

**CURB RAMP AT RADIUS SKEWED INTERFACE DETAIL**  
N.T.S.

## GENERAL NOTES

**1. Description:**  
This shall consist of constructing sidewalk curb ramps with detectable warnings in compliance with the Americans with Disabilities Act, Accessibility Guidelines (ADAAG).  
The detectable warning shall be a raised dome that provide both visual and tactile cues to pedestrians who are about to enter into traffic.

The detectable warnings shall present a contrast in color with the normal sidewalk.

**2. Construction Requirements:**

1. Ramps Shall Be Located As Shown on Plans in Alignment with Adjacent Sidewalk and/or Crosswalk and/or Curb Ramps.
2. Curb Ramps At Marked Crossings Shall Be Wholly Constructed Within the Markings Excluding Flared Side Areas.
3. In No Case Shall Expansion Joints That Are Constructed in Curbs And Gutters At Or Near Corner Reduces Be Located Within the a) or b) Ramp Areas.

4. Where Preformed Joint Filler (a) or b) is Installed Against A Curved Surface, The Contractor Shall Use A Flexible Filler in Accordance With The Illinois Department of Transportation (IDOT) Standard Specifications.

**3. Equipment:** Equipment for the detectable warning area of the curb ramps shall meet the requirements of the Authorities having jurisdiction.

## DETECTABLE WARNING SURFACE TILES

Provide Surface Applied Detectable/Tactile Warning Surface Tiles which

1. Be Detectable/Visible on walking surface section of the Americans with Disabilities Act (Title III Regulations, 28 CFR Part 38 ADA STANDARDS FOR ACCESSIBLE DESIGN, Appendix A, Section 4.29.2)

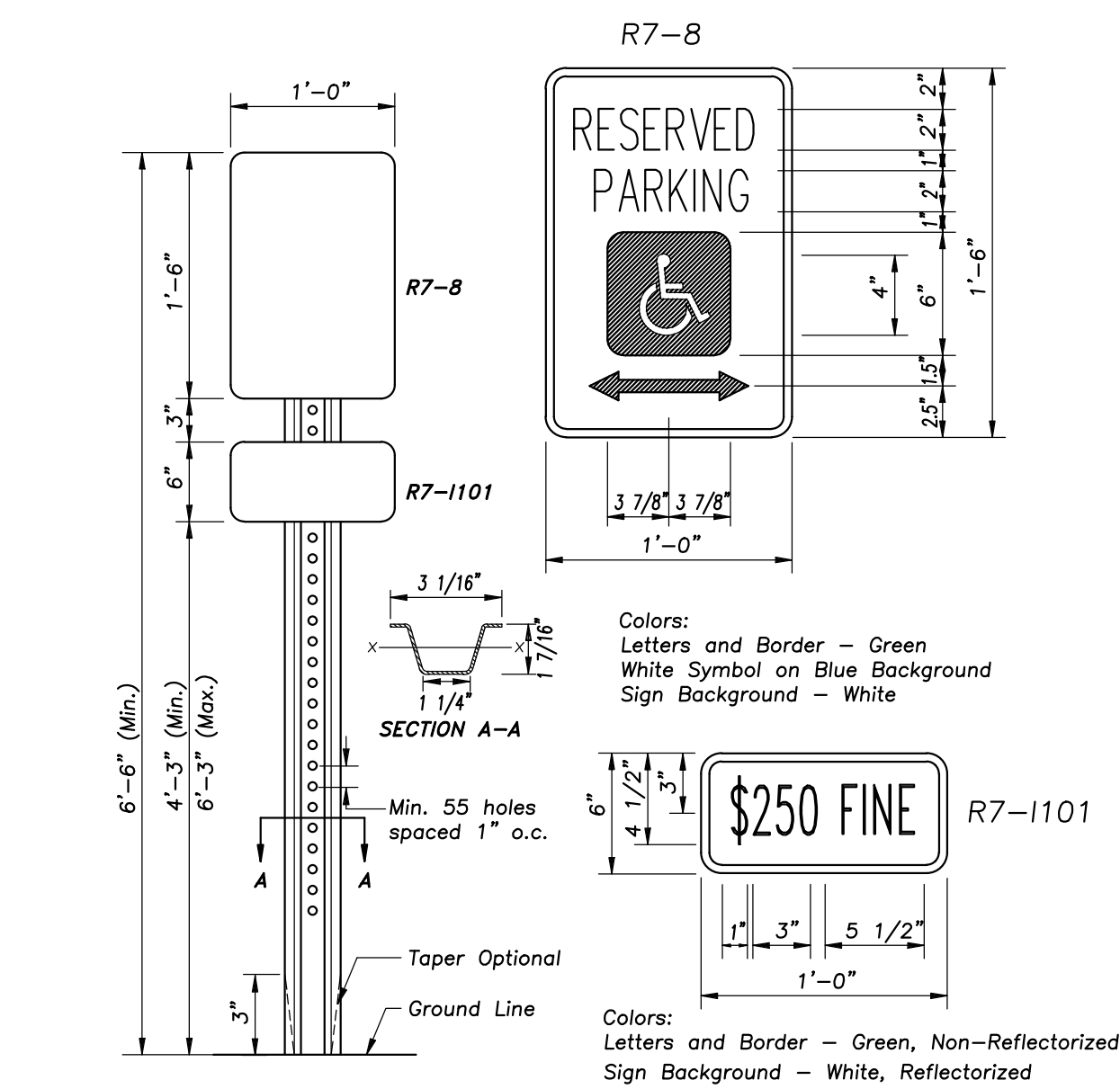
2. Dimensions: Cast in Place Detectable/Tactile Warning Surface Tiles shall be held within the following dimensions:

Length and Width in One of the Following for Necessary for the Dimensions of the Surface in Which the Detectable Warning is Proposed: 12"x12 24"x36 24"x48 24"x60 36"x60 nominal. No Cutting of Tiles is Allowed.

Installation of Detectable/Tactile Warning Surface Tiles Per Manufacturer's Instructions.

Verify With the Local Authorities Having Jurisdiction That Detectable/Tactile Warning Surface Tiles are an Acceptable Method of Providing for the Detectable Warning Surface.

Verify With the Local Authorities Having Jurisdiction that the Manufacturer's Products are Acceptable for the Detectable Warning Surface.



Notes: Dimensions shown for cross sections are minimum.

All holes are 3/8" Ø. Minimum section modulus about the x-x axis of the post shall be 0.223 in.

For posts in which holes are punched or drilled for more than half their length, the section modulus shall be computed for the net section.

3'-6" Post Bury Depth.

Post shall weigh 2.00 lb/ft length.

One in Six Accessible Parking Spaces Must be Van Accessible, Minimum of One Van Accessible Space Have the Same Requirement Except They Must Also Have 96" of Clear Vertical Space.

1. A 1" Expansion Joint Shall Be Installed At All Points of Curvature For Short Radius (Under 25 ft.) Curves. Maximum Expansion Joint Spacing Is 50'. Expansion Joints Shall Be Constructed As Follows:  
 1. Thick Preformed Expansion Joint Filler Conforming To The Curb And Gutter Cross Section And Shall Be Provided With One, 1/4" x 18" Long, Coated Smooth Dowel Bar. The Dowel Bar Shall Be Fitted With A Cap With A Pinched Stop Which Provides A Minimum Of 1" Expansion.  
 2. Maximum Contraction (Control) Joint Spacing Shall Be 20'.

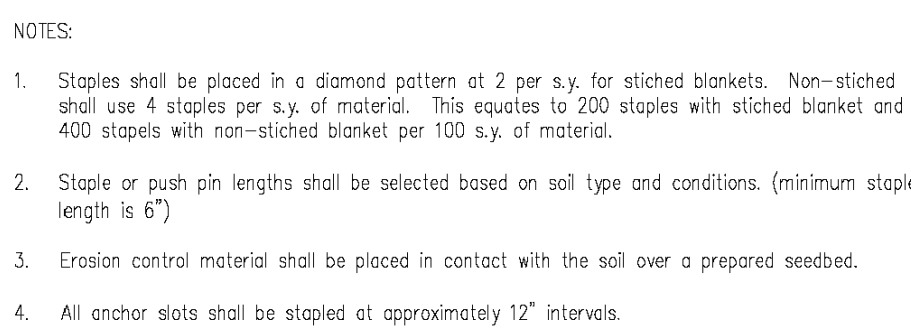
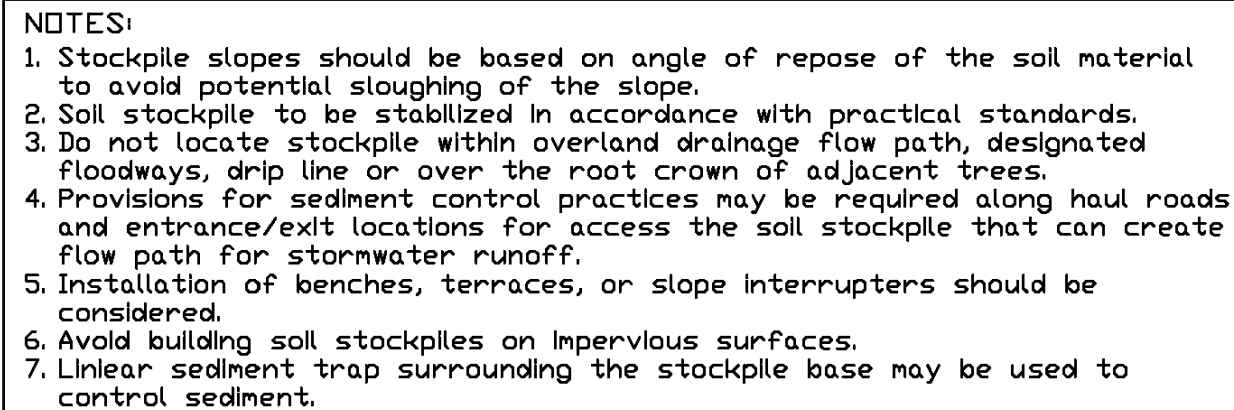
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RENOVATION AND NEW POOL & BATHHOUSE**  
ARLINGTON HEIGHTS PARK DISTRICT  
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## C5.1

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|                      | Cash   |
|----------------------|--------|
| Designed _____       |        |
| Drawn B. J. B. _____ | 11,250 |
| Checked _____        |        |
| Amount _____         |        |





EXPIRATION DATE: 11/30/2025

[illegible]

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ARLINGTON HEIGHTS PARK DISTRICT  
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

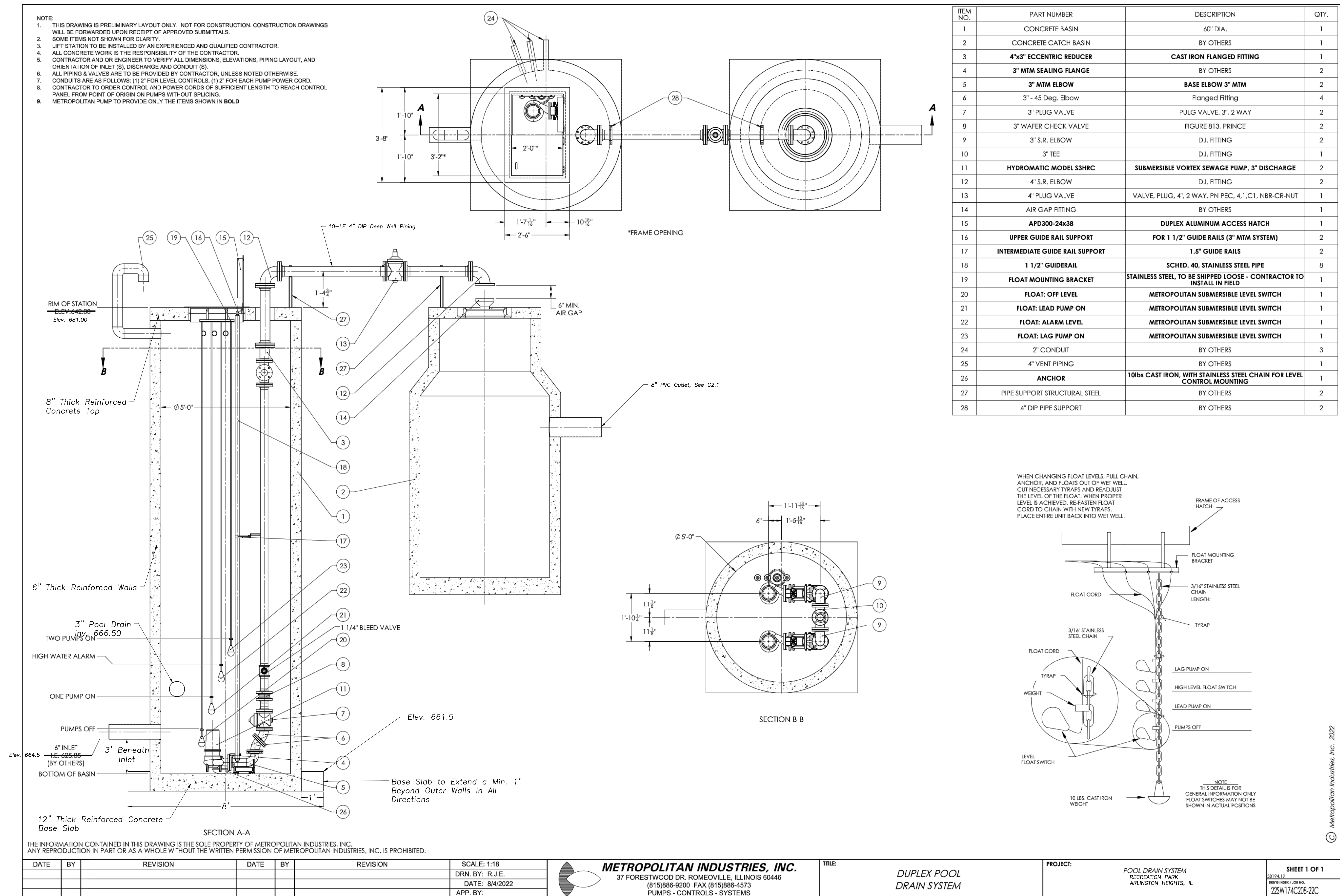
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CIVIL SITE WORK DETAILS

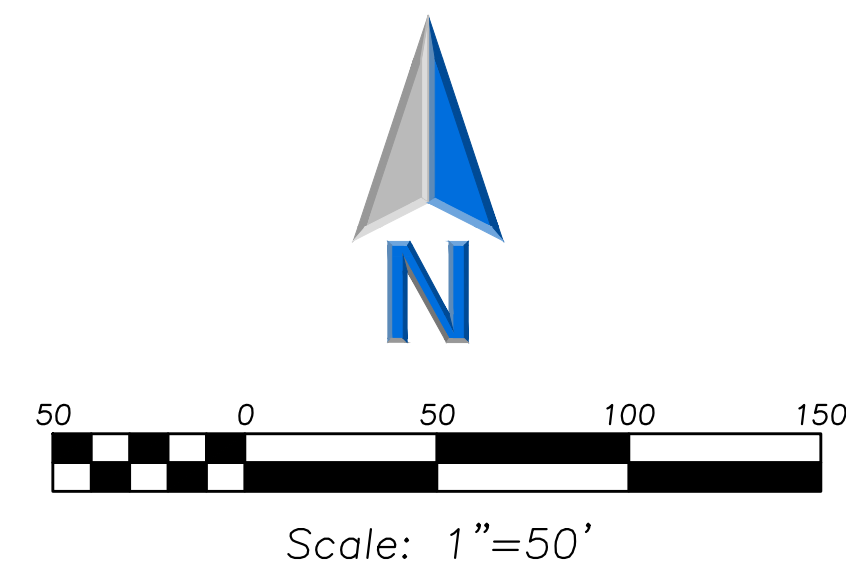
SHEET NO.

## C5.3

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145 COMMERCIAL DRIVE, SUITE A  
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414.249.6108

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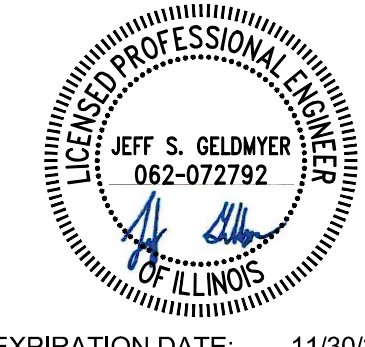
**LANDSCAPE**  
**HITCHCOCK DESIGN GROUP**  
22 E. CHICAGO AVENUE, SUITE 200A  
NAPERVILLE, ILLINOIS 60540  
630.961.1787

**STRUCTURAL  
MCCLUSKEY ENGINEERING CORPORATION**  
1887 HIGH GROVE LANE  
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630.717.5399

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ARLINGTON HEIGHTS PARK DISTRICT  
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

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**PROPOSED DRAINAGE  
EXHIBIT - MWRD**

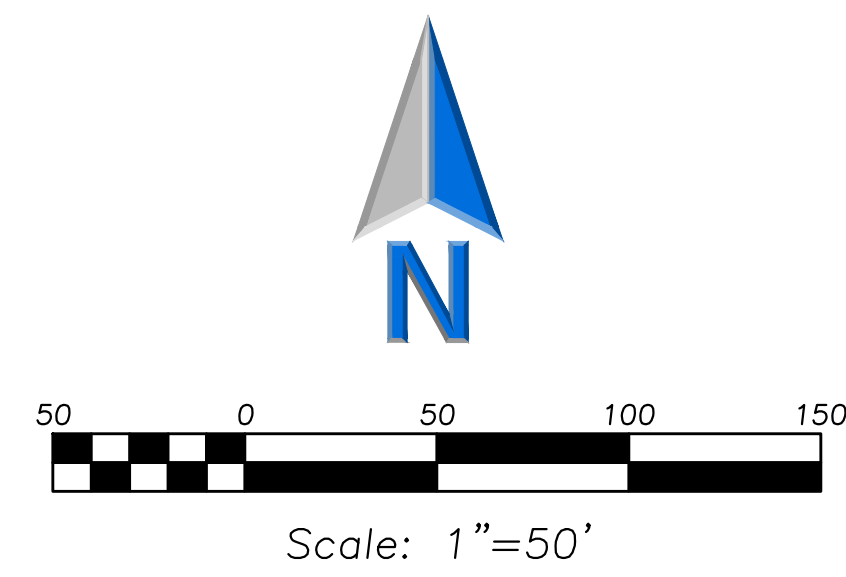
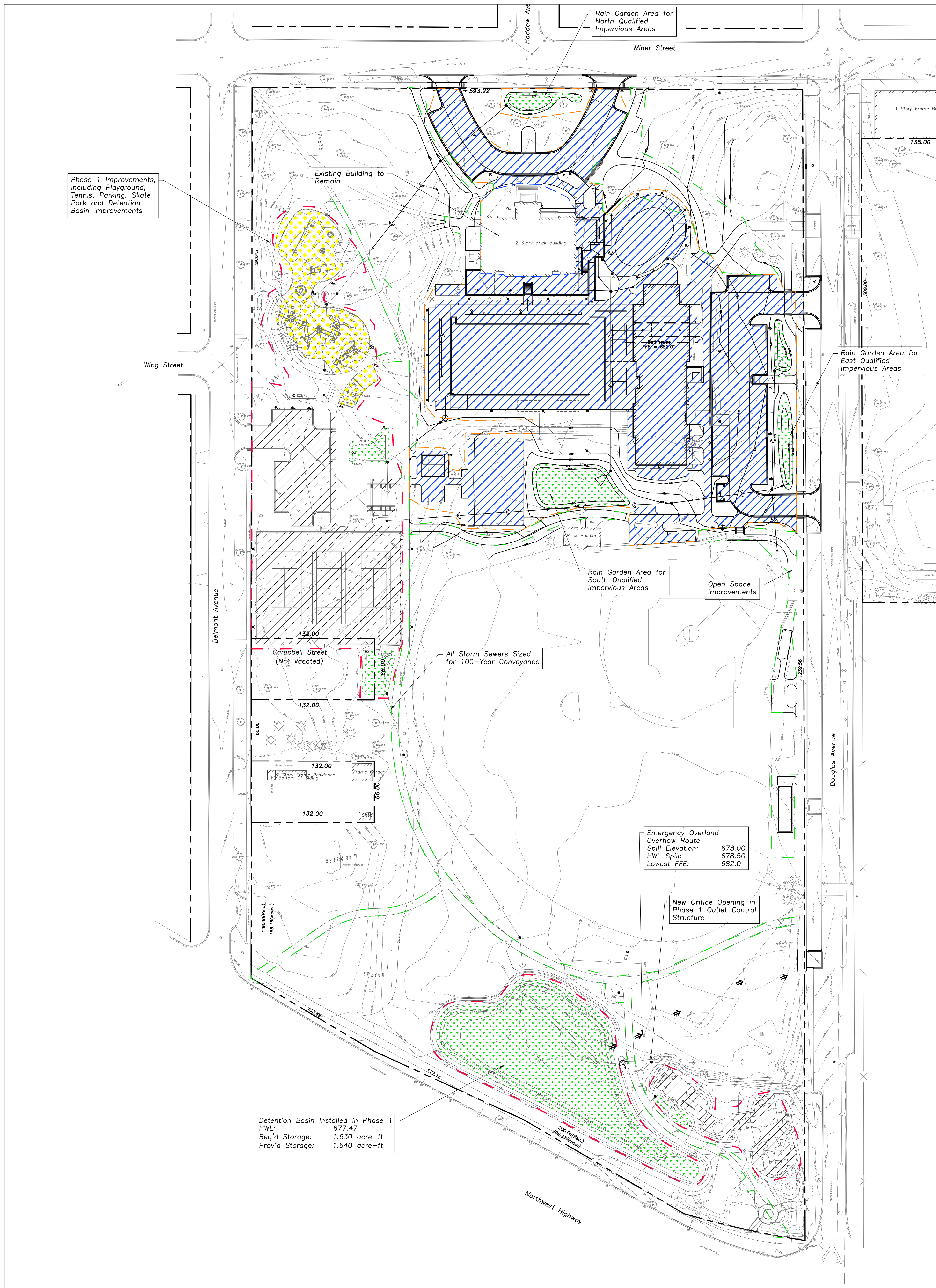
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C Impervious = 0.95  
C Porous = 0.75  
C Pervious = 0.50  
C Rain Garden = 0.10  
C Native = 0.15

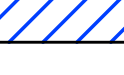
Project Development Area  
Area = 99,500 sf  
= 2.28 Acres

Impervious Area  
= 37,075 SF  
= 0.85 Acres

Porous Rubberized Surface  
= 10,700 SF  
= 0.25 Acres  
C = 0.70

Native Plantings  
= 26,500 SF  
= 0.61 Acres  
C = 0.15

### Phase 2 & 3

-  Project Development Area  
 Area = 133,000 sf  
           = 3.09 Acres
-  Impervious Area  
 = 93,000 SF  
   = 2.13 Acres
-  Bio-Infiltration (Rain Garden)  
 = 10,400 SF  
   = 0.24 Acres  
   C = 0.10
-  Open Space Improvements  
           = 40,000 sf  
           = 0.92 Acres

Total Development Area = 5.34 Acres  
 Impervious Area = 2.87 Acres  
 Pervious Area = 0.50 Acres  
 Porous Play Surface Area = 0.25 Acres  
 Biofiltration Area = 0.24 Acres  
 Native Planting Area = 0.61 Acres  
 Total Qualified Development Area = 5.34 Acres  
 Allowable Release Rate = 0.96 cfs (0.18 cfm/acre)  
 Actual Release Rate = 0.83 cfs (MWRD Governors)  
 Composite C for Qualified Dev. (PH-1-3) = 0.70  
 Required Storage Per MRM = 1,534 acre-ft  
 Provided Storage = 1,629 acre-ft  
 HWL = 677.45  
 Spill Elevation = 678.00  
 Available Storage at Spill = 1.95 Acre-Feet  
 MWRD Requirements Govern Release and Required Storage



**CIVIL**  
**ERIKSSON ENGINEERING ASSOCIATES, LTD**  
145 COMMERCE DRIVE, SUITE A  
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**LANDSCAPE  
HITCHCOCK DESIGN GROUP**  
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**STRUCTURAL**  
**MCCLUSKEY ENGINEERING CORPORATION**  
1887 HIGH GROVE LANE  
NAPERVILLE, ILLINOIS 60540  
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**BERG ENGINEERING CONSULTANTS, LTD.**  
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**AQUATIC**  
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12851 MANCHESTER ROAD, SUITE 120  
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314.894.1245

**FOOD SERVICE**  
**EDGE ASSOCIATES, INC.**  
106 W. WILSON STREET, SUITE 111  
BATAVIA, ILLINOIS 60510  
855.962.4422

[illegible]

**RECREATION PARK COMMUNITY BUILDING  
RENOVATION AND NEW POOL & BATHHOUSE**  
ARLINGTON HEIGHTS PARK DISTRICT  
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

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**ISSUE FOR BID & PERMIT**

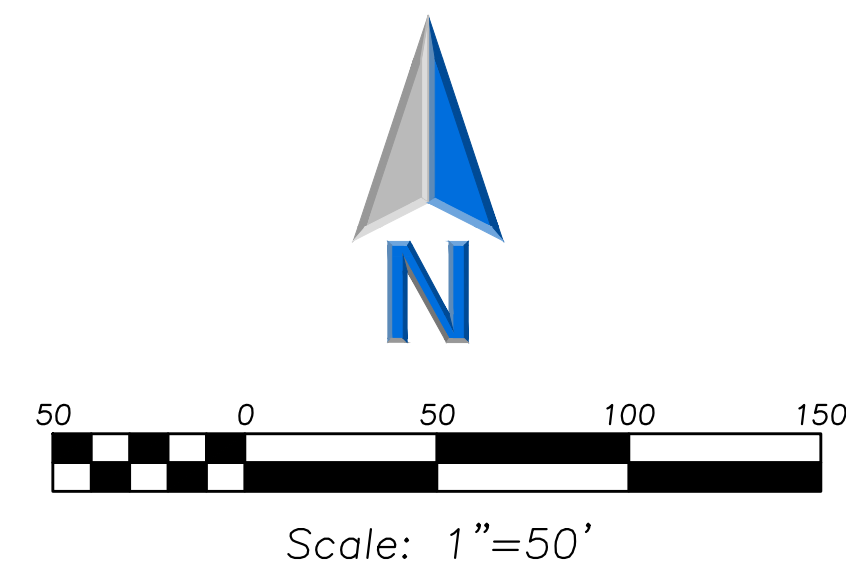
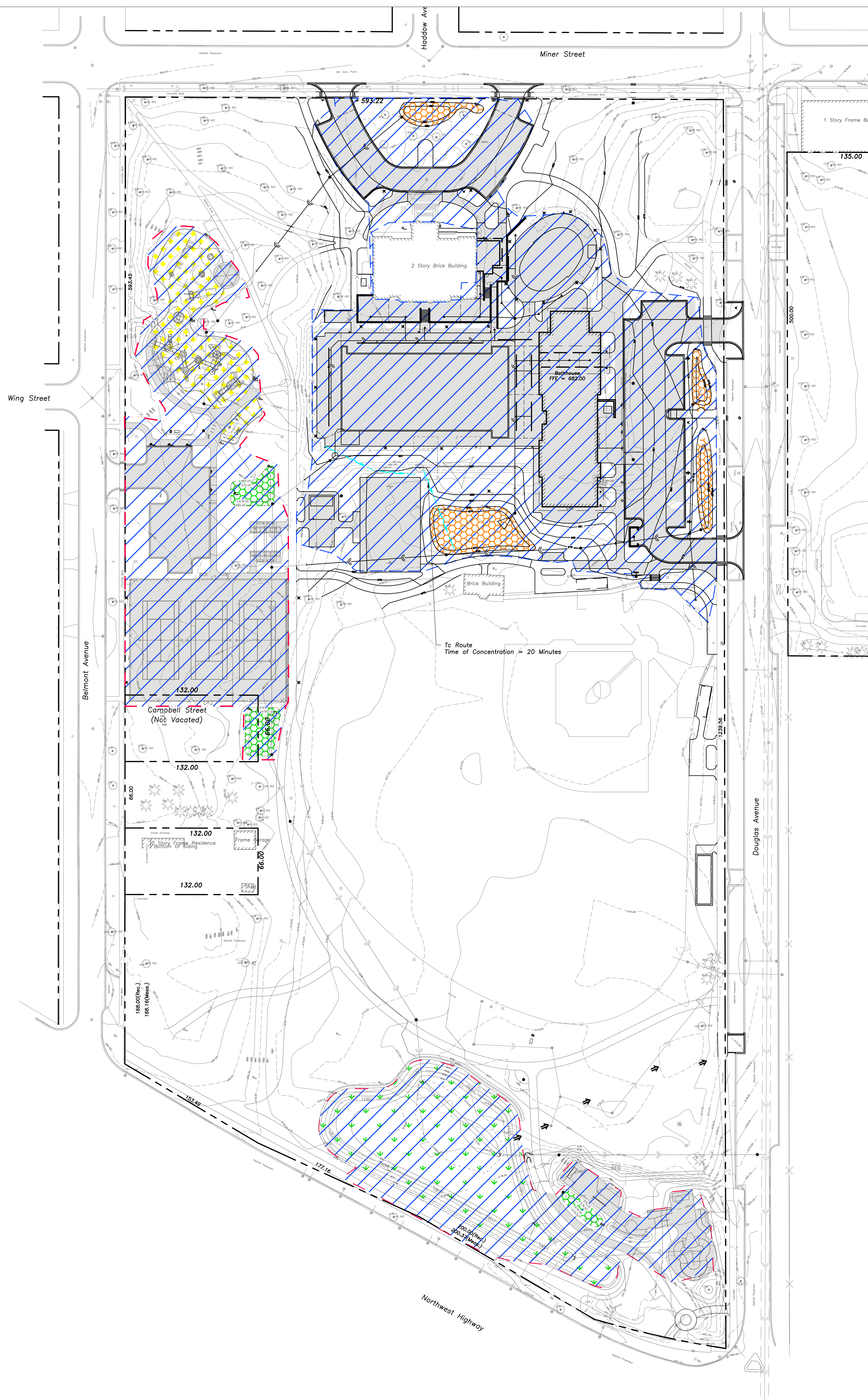
**PROPOSED DRAINAGE  
EXHIBIT - VAH**

**SHEET NO.**

**CX.1V**

**JOB NO. 24-4036.01**  
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Phase 1 Tributary Area  
Area = 2.40 Acres

**Impervious Area**  
= 38,925 SF  
= 0.89 Acres  
C = 0.95



Porous Rubberized Surface  
 = 10,700 SF  
 = 0.25 Acres  
 C = 0.75

Native Planting Area  
= 26,750 SF  
= 0.61 Acres  
C = 0.15



Rain Garden Area  
 = 3,325 SF  
 = 0.08 Acres  
 C = 0.10

Pervious Area  
= 0.57 Acres  
C = 0.50 (Per Village)

Phase 2 Tributary Area  
Area = 3.22 Acres

Impervious Area  
= 92,150 SF  
= 2.12 Acres  
C = 0.95



Rain Garden Area  
= 7,325 SF  
= 0.17 Acres

Pervious Area  
= 0.93 Acres  
C = 0.50 (Per Village)



Total Tributary Area  
Area = 5.62 Acres

Composite C Value 0.63

Total Tributary Area  
= 5.62 Acres  
4.13 Acres Qualified, 1.49 Acres Upstream Undisturbed or  
Open Space Areas

Composite Runoff Coefficient for Tributary Area = 0.6  
\*Utilizes Village Runoff Coefficients, More Conservative than MWRD

Time of Concentration = 20 Minutes  
Required Overflow Rate Per Rational Method  
28.7 CFS

Overflow Weir Capacity (See Calculations):  
29.4 CFS

Lowest Building FFE = 682.0±

fgma  
FGMARCHITECTS

**FGM Architects**  
1 Westbrook Corporate Center  
Suite 1000  
Westchester, Illinois 60154

630.574.8300 OFFICE  
ILLINOIS PROFESSIONAL DESIGN  
FIRM #184-000350

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**EDGE ASSOCIATES, INC.**  
106 W. WILSON STREET, SUITE 111  
BATAVIA, ILLINOIS 60510  
855.962.4422



EXPIRATION DATE: 11/30/2025

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**RECREATION PARK COMMUNITY BUILDING  
RENOVATION AND NEW POOL & BATHHOUSE**  
ARLINGTON HEIGHTS PARK DISTRICT  
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

**ISSUE FOR BID & PERMIT**

OVERFLOW EXHIBIT

SHEET NO.

**CX.2**

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**RECREATION PARK COMMUNITY BUILDING  
RENOVATION AND NEW POOL & BATHHOUSE**  
ARLINGTON HEIGHTS PARK DISTRICT  
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

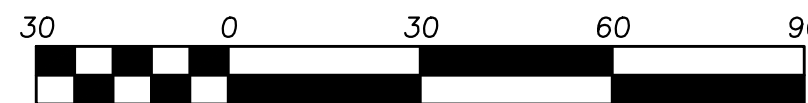
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FIRE DEPARTMENT EXHIBIT

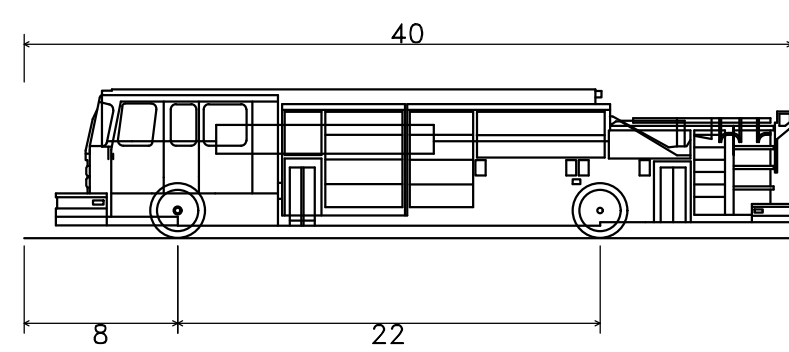
SHEET NO.

# CX.FP

JOB NO. 24-4036.01  
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Scale: 1"=30'



Pumper Fire Truck  
Overall Length  
Overall Width  
Overall Body Height  
Min Body Ground Clearance  
Track Width  
Lock-to-lock time  
Max Wheel Angle

40.000ft  
8.167ft  
7.745ft  
0.656ft  
8.167ft  
5.00s  
45.00°























**ISSUE FOR IDPH**

**ISSUE FOR IDPH**







Recreation Park Baseball Relight  
Arlington Heights,IL

Lighting System

| Pole/Fixture Summary |             |            |             |                |          |         |
|----------------------|-------------|------------|-------------|----------------|----------|---------|
| Pole ID              | Pole Height | Mtg Height | Fixture Qty | Luminaire Type | Load     | Circuit |
| A1-A2                | 70'         | 70'        | 2           | TLC-LED-1200   | 2.34 kW  | A       |
|                      |             | 70'        | 2           | TLC-LED-1500   | 2.82 kW  | A       |
|                      |             | 16'        | 1           | TLC-BT-575     | 0.57 kW  | A       |
| B1                   | 70'         | 70'        | 1           | TLC-LED-1200   | 1.17 kW  | A       |
|                      |             | 70'        | 6           | TLC-LED-1500   | 8.46 kW  | A       |
|                      |             | 16'        | 2           | TLC-BT-575     | 1.15 kW  | A       |
| B2                   | 70'         | 70'        | 1           | TLC-LED-1200   | 1.17 kW  | A       |
|                      |             | 70'        | 1           | TLC-LED-550    | 0.54 kW  | B       |
|                      |             | 70'        | 5           | TLC-LED-1500   | 7.05 kW  | A       |
| C1                   | 60'         | 16'        | 2           | TLC-BT-575     | 1.15 kW  | A       |
|                      |             | 60'        | 1           | TLC-LED-550    | 0.54 kW  | B       |
|                      |             | 60'        | 3           | TLC-LED-1500   | 4.23 kW  | A       |
| C2                   | 60'         | 16'        | 1           | TLC-BT-575     | 0.57 kW  | A       |
|                      |             | 60'        | 3           | TLC-LED-1500   | 4.23 kW  | A       |
|                      |             | 16'        | 1           | TLC-BT-575     | 0.57 kW  | A       |
| D1-D2                | 60'         | 60'        | 1           | TLC-LED-1500   | 1.41 kW  | A       |
|                      |             | 60'        | 1           | TLC-LED-550    | 0.54 kW  | B       |
|                      |             | 60'        | 2           | TLC-LED-1200   | 2.34 kW  | A       |
| 8                    |             | 16'        | 1           | TLC-BT-575     | 0.57 kW  | A       |
|                      |             |            | 47          |                | 52.04 kW |         |

| Circuit Summary |             |          |             |
|-----------------|-------------|----------|-------------|
| Circuit         | Description | Load     | Fixture Qty |
| A               | Baseball    | 49.88 kW | 43          |
| B               | Security    | 2.16 kW  | 4           |

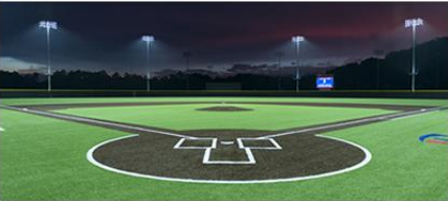
| Fixture Type Summary |                    |         |         |          |          |          |          |
|----------------------|--------------------|---------|---------|----------|----------|----------|----------|
| Type                 | Source             | Wattage | Lumens  | L90      | L80      | L70      | Quantity |
| TLC-BT-575           | LED 5700K - 75 CRI | 575W    | 52,000  | >120,000 | >120,000 | >120,000 | 10       |
| TLC-LED-1200         | LED 5700K - 75 CRI | 1170W   | 150,000 | >120,000 | >120,000 | >120,000 | 10       |
| TLC-LED-1500         | LED 5700K - 75 CRI | 1410W   | 181,000 | >120,000 | >120,000 | >120,000 | 23       |
| TLC-LED-550          | LED 5700K - 75 CRI | 540W    | 67,000  | >120,000 | >120,000 | >120,000 | 4        |

| Single Luminaire Amperage Draw Chart            |                                           |             |             |             |             |             |             |
|-------------------------------------------------|-------------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Driver Specifications<br>(.90 min power factor) | Line Amperage Per Luminaire<br>(max draw) |             |             |             |             |             |             |
| Single Phase Voltage                            | 208<br>(60)                               | 220<br>(60) | 240<br>(60) | 277<br>(60) | 347<br>(60) | 380<br>(60) | 480<br>(60) |
| TLC-LED-1500                                    | 8.4                                       | 7.9         | 7.3         | 6.3         | 5.0         | 4.6         | 3.6         |
| TLC-LED-1200                                    | 6.9                                       | 6.5         | 6.0         | 5.2         | 4.2         | 3.8         | 3.0         |
| TLC-BT-575                                      | 3.3                                       | 3.2         | 2.9         | 2.5         | 2.0         | 1.8         | 1.5         |
| TLC-LED-550                                     | 3.2                                       | 3.0         | 2.8         | 2.4         | 1.9         | 1.8         | 1.4         |

Light Level Summary

| Calculation Grid Summary |                                 |                  |         |           |           |          |          |             |
|--------------------------|---------------------------------|------------------|---------|-----------|-----------|----------|----------|-------------|
| Grid Name                | Calculation Metric              | Illumination Ave |         |           |           |          | Circuits | Fixture Qty |
|                          |                                 | Ave              | Min     | Max       | Max/Min   | Ave/Min  |          |             |
| 150' Spill @ 3ft.        | Horizontal Illuminance          | 0.1447           | 0.01    | 1.20      | 123.471   | 14.840   | A,B      | 47          |
| 150' Spill @ 5ft.        | Max Candela Metric              | 52660.9023       | 1239.16 | 322079.28 | 259.918   | 42.497   | A,B      | 47          |
| 150' Spill @ 5ft.        | Max Vertical Illuminance Metric | 0.4867           | 0.03    | 2.76      | 81.742    | 14.429   | A,B      | 47          |
| Baseball (Infield)       | Horizontal Illuminance          | 50.79            | 32      | 61        | 1.90      | 1.58     | A        | 43          |
| Baseball (Outfield)      | Horizontal Illuminance          | 32.48            | 21      | 48        | 2.32      | 1.58     | A        | 43          |
| SW Property Spill @ 3ft. | Horizontal Illuminance          | 1.3223           | 0.00    | 4.73      | 10070.805 | 2814.307 | A,B      | 47          |
| SW Property Spill @ 5ft. | Max Candela Metric              | 33128.6367       | 773.39  | 74178.74  | 95.913    | 42.835   | A,B      | 47          |
| SW Property Spill @ 5ft. | Max Vertical Illuminance Metric | 2.2575           | 0.00    | 6.60      | 2383.945  | 815.356  | A,B      | 47          |

From Hometown to Professional





| Equipment List For Areas Shown |          |      |                 |                   |                |          |           |             |
|--------------------------------|----------|------|-----------------|-------------------|----------------|----------|-----------|-------------|
| Pole                           |          |      |                 | Luminaires        |                |          |           |             |
| QTY                            | LOCATION | SIZE | GRADE ELEVATION | ABOVE GRADE LEVEL | LUMINAIRE TYPE | QTY/POLE | THIS GRID | OTHER GRIDS |
| 2                              | A1-A2    | 70'  | -               | 70'               | TLC-LED-1200   | 2        | 2         | 0           |
|                                |          |      |                 | 70'               | TLC-LED-1500   | 2        | 2         | 0           |
|                                |          |      |                 | 15.5'             | TLC-BT-575     | 1        | 1         | 0           |
| 1                              | B1       | 70'  | -               | 70'               | TLC-LED-1200   | 1        | 1         | 0           |
|                                |          |      |                 | 70'               | TLC-LED-1500   | 6        | 6         | 0           |
|                                |          |      |                 | 15.5'             | TLC-BT-575     | 2        | 2         | 0           |
| 1                              | B2       | 70'  | -               | 70'               | TLC-LED-1200   | 1        | 1         | 0           |
|                                |          |      |                 | 70'               | TLC-LED-1500   | 5        | 5         | 0           |
|                                |          |      |                 | 70'               | TLC-LED-550    | 1*       | 0         | 1           |
|                                |          |      |                 | 15.5'             | TLC-BT-575     | 2        | 2         | 0           |
| 1                              | C1       | 60'  | -               | 60'               | TLC-LED-1500   | 3        | 3         | 0           |
|                                |          |      |                 | 60'               | TLC-LED-550    | 1*       | 0         | 1           |
|                                |          |      |                 | 15.5'             | TLC-BT-575     | 1        | 1         | 0           |
| 1                              | C2       | 60'  | -               | 60'               | TLC-LED-1500   | 3        | 3         | 0           |
|                                |          |      |                 | 15.5'             | TLC-BT-575     | 1        | 1         | 0           |
| 2                              | D1-D2    | 60'  | -               | 60'               | TLC-LED-1200   | 2        | 2         | 0           |
|                                |          |      |                 | 60'               | TLC-LED-1500   | 1        | 1         | 0           |
|                                |          |      |                 | 60'               | TLC-LED-550    | 1*       | 0         | 1           |
|                                |          |      |                 | 15.5'             | TLC-BT-575     | 1        | 1         | 0           |
| 8                              | Totals   |      |                 |                   |                | 47       | 43        | 4           |



## Recreation Park Baseball Relight

Arlington Heights,IL

| Grid Summary |                          |
|--------------|--------------------------|
| Name:        | Baseball                 |
| Size:        | Irregular 351'/382'/319' |
| Spacing:     | 30.0' x 30.0'            |
| Height:      | 3.0' above grade         |

| Illumination Summary  |                                   |          |
|-----------------------|-----------------------------------|----------|
|                       | MAINTAINED HORIZONTAL FOOTCANDLES |          |
|                       | Infield                           | Outfield |
| Guaranteed Average:   | 50                                | 30       |
| Scan Average:         | 50.79                             | 32.48    |
| Maximum:              | 61                                | 48       |
| Minimum:              | 32                                | 21       |
| Avg/Min:              | 1.58                              | 1.58     |
| Guaranteed Max/Min:   | 2                                 | 2.5      |
| Max/Min:              | 1.90                              | 2.32     |
| UG (adjacent pts):    | 1.41                              | 1.64     |
| CU:                   | 0.72                              |          |
| No. of Points:        | 25                                | 116      |
| LUMINAIRE INFORMATION |                                   |          |
| Applied Circuits:     | A                                 |          |
| No. of Luminaires:    | 43                                |          |
| Total Load:           | 49.88 kW                          |          |

**Guaranteed Performance:** The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

**Field Measurements:** Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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Recreation Park Baseball Relight

Arlington Heights,IL

| Grid Summary |                   |
|--------------|-------------------|
| Name:        | 150' Spill @ 3ft. |
| Spacing:     | 30.0'             |
| Height:      | 3.0' above grade  |

| Illumination Summary  |                                |
|-----------------------|--------------------------------|
|                       | INITIAL HORIZONTAL FOOTCANDLES |
|                       | Entire Grid                    |
| Scan Average:         | 0.1447                         |
| Maximum:              | 1.20                           |
| Minimum:              | 0.01                           |
| CU:                   | 0.00                           |
| No. of Points:        | 74                             |
| LUMINAIRE INFORMATION |                                |
| Applied Circuits:     | A,B                            |
| No. of Luminaires:    | 47                             |
| Total Load:           | 52.04 kW                       |

**Guaranteed Performance:** The ILLUMINATION described above is guaranteed per your Musco Warranty document.

**Field Measurements:** Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.





Recreation Park Baseball Relight

Arlington Heights,IL

Grid Summary

Name: 150' Spill @ 5ft.  
Spacing: 30.0'  
Height: 5.0' above grade

Illumination Summary

| INITIAL CANDELA (PER FIXTURE) |            |
|-------------------------------|------------|
| Entire Grid                   |            |
| Scan Average:                 | 52660.9023 |
| Maximum:                      | 322079.28  |
| Minimum:                      | 1239.16    |
| CU:                           | 0.00       |
| No. of Points:                | 74         |
| LUMINAIRE INFORMATION         |            |
| Applied Circuits:             | A,B        |
| No. of Luminaires:            | 47         |
| Total Load:                   | 52.04 kW   |

**Guaranteed Performance:** The ILLUMINATION described above is guaranteed per your Musco Warranty document.

**Field Measurements:** Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

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Recreation Park Baseball Relight

Arlington Heights, IL

| Grid Summary |                   |
|--------------|-------------------|
| Name:        | 150' Spill @ 5ft. |
| Spacing:     | 30.0'             |
| Height:      | 5.0' above grade  |

| Illumination Summary  |                                  |
|-----------------------|----------------------------------|
|                       | INITIAL MAX VERTICAL FOOTCANDLES |
|                       | Entire Grid                      |
| Scan Average:         | 0.4867                           |
| Maximum:              | 2.76                             |
| Minimum:              | 0.03                             |
| CU:                   | 0.00                             |
| No. of Points:        | 74                               |
| LUMINAIRE INFORMATION |                                  |
| Applied Circuits:     | A,B                              |
| No. of Luminaires:    | 47                               |
| Total Load:           | 52.04 kW                         |

**Guaranteed Performance:** The ILLUMINATION described above is guaranteed per your Musco Warranty document.

**Field Measurements:** Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.







Recreation Park Baseball Relight

Arlington Heights, IL

| Grid Summary |                          |
|--------------|--------------------------|
| Name:        | SW Property Spill @ 3ft. |
| Spacing:     | 30.0'                    |
| Height:      | 3.0' above grade         |

| Illumination Summary  |                                |
|-----------------------|--------------------------------|
|                       | INITIAL HORIZONTAL FOOTCANDLES |
|                       | Entire Grid                    |
| Scan Average:         | 1.3223                         |
| Maximum:              | 4.73                           |
| Minimum:              | 0.00                           |
| CU:                   | 0.00                           |
| No. of Points:        | 13                             |
| LUMINAIRE INFORMATION |                                |
| Applied Circuits:     | A,B                            |
| No. of Luminaires:    | 47                             |
| Total Load:           | 52.04 kW                       |

**Guaranteed Performance:** The ILLUMINATION described above is guaranteed per your Musco Warranty document.

**Field Measurements:** Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.





Recreation Park Baseball Relight

Arlington Heights, IL

| Grid Summary |                          |
|--------------|--------------------------|
| Name:        | SW Property Spill @ 5ft. |
| Spacing:     | 30.0'                    |
| Height:      | 5.0' above grade         |

| Illumination Summary  |                               |
|-----------------------|-------------------------------|
|                       | INITIAL CANDELA (PER FIXTURE) |
| Entire Grid           |                               |
| Scan Average:         | 33128.6367                    |
| Maximum:              | 74178.74                      |
| Minimum:              | 773.39                        |
| CU:                   | 0.00                          |
| No. of Points:        | 13                            |
| LUMINAIRE INFORMATION |                               |
| Applied Circuits:     | A,B                           |
| No. of Luminaires:    | 47                            |
| Total Load:           | 52.04 kW                      |

**Guaranteed Performance:** The ILLUMINATION described above is guaranteed per your Musco Warranty document.

**Field Measurements:** Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.





Recreation Park Baseball Relight

Arlington Heights, IL

| Grid Summary |                          |
|--------------|--------------------------|
| Name:        | SW Property Spill @ 5ft. |
| Spacing:     | 30.0'                    |
| Height:      | 5.0' above grade         |

| Illumination Summary  |                                  |
|-----------------------|----------------------------------|
|                       | INITIAL MAX VERTICAL FOOTCANDLES |
|                       | Entire Grid                      |
| Scan Average:         | 2.2575                           |
| Maximum:              | 6.60                             |
| Minimum:              | 0.00                             |
| CU:                   | 0.00                             |
| No. of Points:        | 13                               |
| LUMINAIRE INFORMATION |                                  |
| Applied Circuits:     | A,B                              |
| No. of Luminaires:    | 47                               |
| Total Load:           | 52.04 kW                         |

**Guaranteed Performance:** The ILLUMINATION described above is guaranteed per your Musco Warranty document.

**Field Measurements:** Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

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Recreation Park Baseball Relight

Arlington Heights,IL

Equipment Layout

**INCLUDES:**  
· Baseball

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

**Installation Requirements:** Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

Equipment List For Areas Shown

| Pole |          |      |                 | Luminaires        |                           |          |
|------|----------|------|-----------------|-------------------|---------------------------|----------|
| QTY  | LOCATION | SIZE | GRADE ELEVATION | ABOVE GRADE LEVEL | LUMINAIRE TYPE            | QTY/POLE |
| 2    | A1-A2    | 70'  | -               | 70'               | TLC-LED-1200              | 2        |
|      |          |      |                 | 70'               | TLC-LED-1500              | 2        |
|      |          |      |                 | 15.5'             | TLC-BT-575                | 1        |
| 1    | B1       | 70'  | -               | 70'               | TLC-LED-1200              | 1        |
|      |          |      |                 | 70'               | TLC-LED-1500              | 6        |
|      |          |      |                 | 15.5'             | TLC-BT-575                | 2        |
| 1    | B2       | 70'  | -               | 70'               | TLC-LED-1200              | 1        |
|      |          |      |                 | 70'               | TLC-LED-1500              | 5        |
|      |          |      |                 | 15.5'             | TLC-LED-550<br>TLC-BT-575 | 1*       |
| 1    | C1       | 60'  | -               | 60'               | TLC-LED-1500              | 3        |
|      |          |      |                 | 60'               | TLC-LED-550               | 1*       |
|      |          |      |                 | 15.5'             | TLC-BT-575                | 1        |
| 1    | C2       | 60'  | -               | 60'               | TLC-LED-1500              | 3        |
|      |          |      |                 | 15.5'             | TLC-BT-575                | 1        |
| 2    | D1-D2    | 60'  | -               | 60'               | TLC-LED-1200              | 2        |
|      |          |      |                 | 60'               | TLC-LED-1500              | 1        |
|      |          |      |                 | 15.5'             | TLC-LED-550<br>TLC-BT-575 | 1*       |
| 8    | Totals   |      |                 |                   |                           | 47       |

\*This structure utilizes a back-to-back mounting configuration

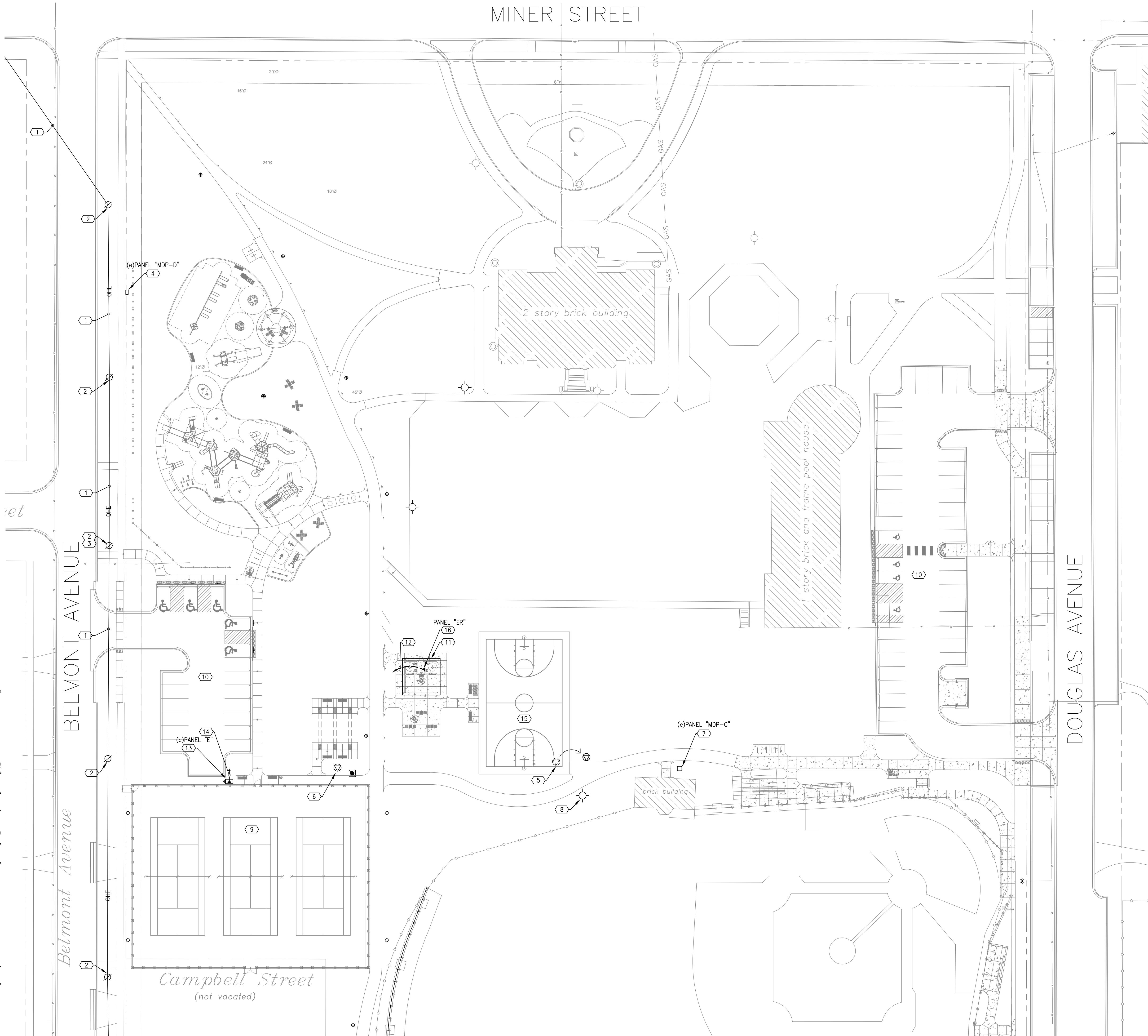
Single Luminaire Amperage Draw Chart

| Driver Specifications<br>(.90 min power factor) | Line Amperage Per Luminaire<br>(max draw) |      |      |      |      |      |      |
|-------------------------------------------------|-------------------------------------------|------|------|------|------|------|------|
|                                                 | 208                                       | 220  | 240  | 277  | 347  | 380  | 480  |
| Single Phase Voltage                            | (60)                                      | (60) | (60) | (60) | (60) | (60) | (60) |
| TLC-LED-1500                                    | 8.4                                       | 7.9  | 7.3  | 6.3  | 5.0  | 4.6  | 3.6  |
| TLC-LED-1200                                    | 6.9                                       | 6.5  | 6.0  | 5.2  | 4.2  | 3.8  | 3.0  |
| TLC-BT-575                                      | 3.3                                       | 3.2  | 2.9  | 2.5  | 2.0  | 1.8  | 1.5  |
| TLC-LED-550                                     | 3.2                                       | 3.0  | 2.8  | 2.4  | 1.9  | 1.8  | 1.4  |





L:\HDG - Hitchcock Design Group\HDG101 - Recreation Park - Phase 2 - Arlington Heights\Aulocad (Working Drawings)\_HDG101 - E1.0 SITE PLAN.dwg



## SHEET NOTES (X)

- EXISTING UTILITY OVERHEAD ELECTRIC TO REMAIN.
- EXISTING UTILITY POLE TO REMAIN.
- EXISTING UTILITY POLE MOUNTED TRANSFORMER TO REMAIN.
- EXISTING SERVICE PANEL MDP-D TO REMAIN. 200A 120/240V 1P, 3W. USED FOR FESTIVAL.
- EXISTING POWER PEDESTAL RECEPTACLE #1 TO BE REMOVED AND RELOCATED TO NEW LOCATION. 100A 120/208V 3P, 4W. FED FROM MDP-C. USED FOR FESTIVAL. REMOVE EXISTING WIRING BACK TO MDP-C. VERIFY EXACT NEW LOCATION WITH LANDSCAPE ARCHITECT/ PARK DISTRICT PRIOR TO INSTALLATION. INSTALLATION AT NEW LOCATION TO MATCH EXISTING. EXTEND 2" RIGID CONDUIT TO NEW LOCATION AND PROVIDE NEW WIRE 4#2+1#2GRD TO MDP-C COMPLETE AS REQUIRED. PAINT OUTLET COLOR AS DIRECTED BY LANDSCAPE ARCHITECT/ PARK DISTRICT.
- EXISTING POWER PEDESTAL RECEPTACLE #2 TO REMAIN. 100A 120/208V 3P, 4W. FED FROM MDP-C. USED FOR FESTIVAL.
- EXISTING SERVICE PANEL MDP-C TO REMAIN. 225A 120/208V 3P, 4W. FEEDS RECEPTACLE PEDESTALS #1 & #2. USED FOR FESTIVAL.
- EXISTING BALL FIELD LIGHTING POLE TO REMAIN.
- EXISTING TENNIS COURTS.
- EXISTING PARKING LOT.
- PROPOSED RESTROOM BUILDING. SEE RESTROOM BUILDING DRAWINGS ETC. FOR ADDITIONAL WORK REQUIRED BY THE ELECTRICAL CONTRACTOR FOR THE RESTROOM BUILDING. VERIFY MANUFACTURER, MODEL NUMBER, STYLE, COLOR, ACCESSORIES, OPTIONS, ETC. WITH ARCHITECT & C.O. PRIOR TO ORDERING, ROUGH-IN, OR INSTALLATION. COORDINATE LOCATION AND INSTALLATION WITH RESTROOM BUILDING SUPPLIER.
- FEEDER CONDUIT AND WIRE. SEE SHEET E2.0.
- EXISTING PANEL "E" TO REMAIN. FURNISH AND INSTALL 100A/2P CIRCUIT BREAKER FOR NEW PANEL "ER" AT PROPOSED RESTROOM BUILDING COMPLETE AS REQUIRED. SEE SHEET E2.0.
- EXISTING PANEL E CONDUIT STUBS - FOUR 1", TWO 1 1/4" AND TWO 1 1/2" CONDUIT STUBS FROM PANEL TO LANDSCAPED AREA FOR FUTURE TO REMAIN. UTILIZE EXISTING 1 1/4" CONDUIT STUB FOR NEW FEEDER TO PANEL "ER" AT PROPOSED RESTROOM BUILDING.
- PROPOSED BASKETBALL COURT.
- FURNISH AND INSTALL PANEL ER.

## GENERAL NOTES

- THIS DRAWING DOES NOT PURPORT TO SHOW ALL EXISTING LIGHT FIXTURES, RECEPTACLES, JUNCTION BOXES, SWITCHES, SPEAKERS, TELECOM, 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL NEW WORK WITH EXISTING CONDITIONS.
- CONDUIT ROUTING IS DIAGRAMMATIC. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND ADJUST AS REQUIRED.
- 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.
- ALL DAMAGED CONCRETE SIDEWALKS, ASPHALT, STAIRS, PAVERS, ETC., DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ELECTRICAL PERMIT AND COORDINATING SITE INSPECTIONS THROUGH THE VILLAGE OF ARLINGTON HEIGHTS.
- ELECTRICAL SERVICE INSTALLATION SHALL MEET THE VILLAGE OF ARLINGTON HEIGHTS CODE OF ORDINANCES REQUIREMENTS.
- VERIFY ALL LOCATIONS OF LIGHT FIXTURES, POLES WITH LANDSCAPE ARCHITECT/ OWNER PRIOR TO ROUGH-IN.
- ALL ELECTRICAL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND LOCAL AMENDMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
- LIGHTING AND POLE BASE INSTALLATION SHALL MEET THE VILLAGE OF ARLINGTON HEIGHTS CODE OF ORDINANCES REQUIREMENTS.

## LEGEND

(X) DENOTES SHEET NOTE TAG



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## PREPARED FOR Arlington Heights Park District

410 N Arlington Heights Road  
Arlington Heights, Illinois 60004

## PROJECT Recreation Park - Phase 2

500 E. Miner Street  
Arlington Heights, Illinois  
60004

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Issue for Bid  
February 26, 2025

| REVISIONS |            |                     |  |
|-----------|------------|---------------------|--|
| No        | Date       | Issue               |  |
| 01        | 2025.03.21 | Plan Commission Rev |  |
|           |            |                     |  |
|           |            |                     |  |
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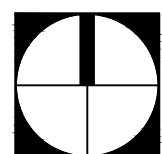
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## SHEET TITLE Electrical Partial Site Plan

SCALE IN FEET  
1" = 30'



NORTH



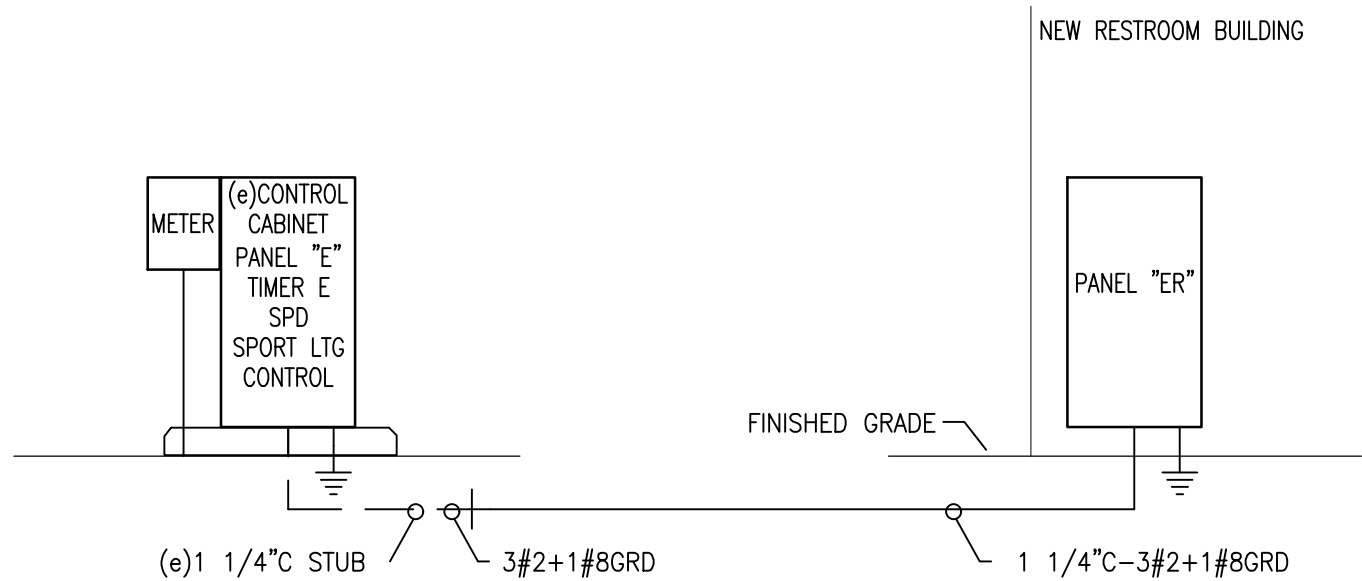
SHEET NUMBER

# E1.0

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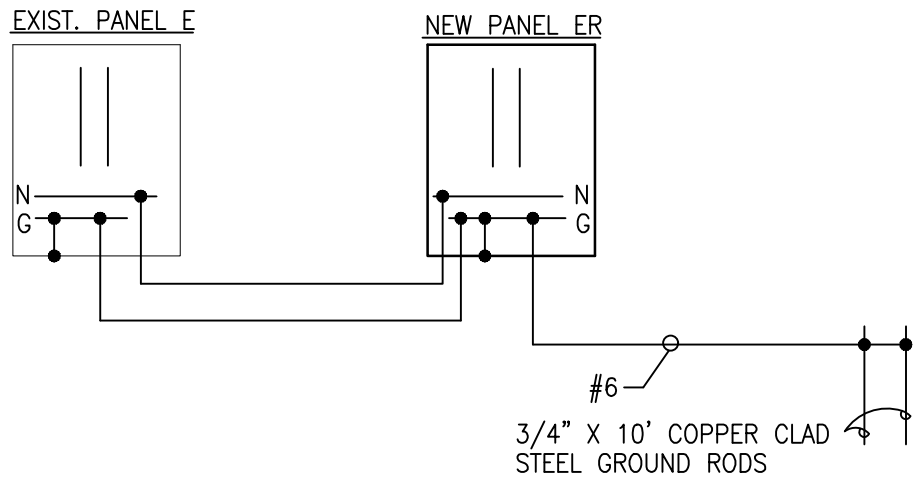


L:\HDG - Hitchcock Design Group\HDG101 - Recreation Park - Phase 2 - Arlington Heights\Autocad (Working Drawings)\\_HDG101 - E2.0 DETAILS.dwg



## 1 | RISER DIAGRAM - PANEL "ER"

120/240V, 1Ø



## 2 | GROUNDING DIAGRAM - PANEL "ER"

SCALE: NONE

120/240V, 1Ø

| EXISTING PANELBOARD E             |                               |                          |          |         |    |
|-----------------------------------|-------------------------------|--------------------------|----------|---------|----|
| VOLTAGE: 240/120, 1 PHASE, 3 WIRE |                               |                          |          |         |    |
| MAIN: 200A MCB                    |                               |                          |          |         |    |
| MOUNTING: SURFACE                 |                               |                          |          |         |    |
| CKT NO.                           | LOAD DESCRIPTION EXISTING USE | LOAD DESCRIPTION NEW USE | C/B      | LOAD VA |    |
|                                   |                               |                          |          | L1      | L2 |
| 1                                 | LIGHT FIXTURE CABINET         |                          | 20A/1P   | -       |    |
| 3                                 | CABINET RECEPTACLE            |                          | 20A/1P   |         | -  |
| 5                                 | CABINET HEATER                |                          | 20A/1P   | -       |    |
| 7                                 | SPARE                         |                          | 20A/1P   |         | -  |
| 9                                 | SPARE                         |                          | 50A/2P   | -       |    |
| 11                                |                               |                          |          |         | -  |
| 13                                | EVENT RECEPTACLE              |                          | 20A/1P   | *       |    |
| 15                                | EVENT RECEPTACLE              |                          | 20A/1P   |         | -  |
| 17                                | EVENT RECEPTACLE              |                          | 20A/1P   | -       |    |
| 19                                | EVENT RECEPTACLE              |                          | 20A/1P   |         | -  |
| 21                                | EVENT RECEPTACLE              |                          | 20A/1P   | -       |    |
| 23                                | EVENT RECEPTACLE              |                          | 20A/2P   |         | -  |
| 25                                |                               |                          |          | -       |    |
| 27                                | LOAD POWER LIGHTING POLE T1   |                          | 30A/2P   |         | -  |
| 29                                |                               |                          |          | -       |    |
| 31                                | LOAD POWER LIGHTING POLE T2   |                          | 30A/2P   |         | -  |
| 33                                |                               |                          |          | -       |    |
| 35                                | LOAD POWER LIGHTING POLE T3   |                          | 30A/2P   |         | -  |
| 37                                |                               |                          |          | -       |    |
| 39                                | LOAD POWER LIGHTING POLE T4   |                          | 30A/2P   |         | -  |
| 41                                | SPARE                         |                          |          |         |    |
| 2                                 | TIMER                         |                          | 20A/1P   | -       |    |
| 4                                 | PEDESTRIAN LIGHTS             |                          | 20A/2P   |         | -  |
| 6                                 |                               |                          |          | -       |    |
| 8                                 | SHELTER LIGHT                 |                          | 20A/1P   |         | -  |
| 10                                | SPARE                         |                          | 20A/1P   | -       |    |
| 12                                | SHELTER RECEPTACLE            |                          | 20A/1P   |         | *  |
| 14                                | SHELTER RECEPTACLE            |                          | 20A/1P   | *       |    |
| 16                                | SPARE                         |                          | 20A/1P   |         | -  |
| 18                                | SPARE                         |                          | 20A/1P   | -       |    |
| 20                                | LINE POWER TO CONTACTORS      |                          | 20A/1P   |         | -  |
| 22                                | POWER LINE COMMUNICATION CON. |                          | 20A/1P   | -       |    |
| 24                                | SPARE                         |                          | 20A/1P   |         | -  |
| 26                                | SPARE                         |                          | 20A/1P   | *       |    |
| 28                                | SPACE                         |                          |          |         | -  |
| 30                                | SPACE                         |                          |          | -       |    |
| 32                                | SPACE                         |                          |          |         | -  |
| 34                                | SPACE                         |                          |          | *       |    |
| 36                                | SPACE                         | PANEL ER                 | *100A/2P |         | -  |
| 38                                | SPACE                         |                          |          | -       |    |
| 40                                | SPD                           |                          | 30A/2P   |         | -  |
| 42                                |                               |                          |          | -       |    |

\* DENOTES PROVIDE CIRCUIT BREAKER AS INDICATED

| PANELBOARD ER                      |                      |        |         |    |  |
|------------------------------------|----------------------|--------|---------|----|--|
| VOLTAGE: 240/120V, 1 PHASE, 3 WIRE |                      |        |         |    |  |
| MAIN: 100A MCB                     |                      |        |         |    |  |
| 22KAIC SERIES RATED                |                      |        |         |    |  |
| MOUNTING: SURFACE                  |                      |        |         |    |  |
| CKT NO.                            | LOAD DESCRIPTION     | C/B    | LOAD VA |    |  |
|                                    |                      |        | L1      | L2 |  |
| 1                                  | RESTROOM LIGHTING    | 20A/1P | -       |    |  |
| 3                                  | SHELTER LIGHTING     | 20A/1P |         | -  |  |
| 5                                  | RESTROOM RECEPTACLES | 20A/1P | -       |    |  |
| 7                                  | RESTROOM RECEPTACLES | 20A/1P |         | -  |  |
| 9                                  | SPARE                | 20A/1P | -       |    |  |
| 11                                 | SPARE                | 20A/1P |         | -  |  |
| 13                                 | SPACE                |        | -       |    |  |
| 15                                 | SPACE                |        |         | -  |  |
| 17                                 | SPACE                |        | -       |    |  |
| 19                                 | SPACE                |        |         | -  |  |
| 21                                 | SPACE                |        | -       |    |  |
| 23                                 | SPACE                |        |         | -  |  |
| 25                                 | SPACE                |        | -       |    |  |
| 27                                 | SPACE                |        |         | -  |  |
| 29                                 | SPACE                |        | -       |    |  |
| 2                                  | WATER HEATER         | 40A/2P | -       |    |  |
| 4                                  |                      |        |         | -  |  |
| 6                                  | HAND DRYER           | 20A/1P | -       |    |  |
| 8                                  | HAND DRYER           | 20A/1P |         | -  |  |
| 10                                 | SPARE                | 20A/1P | -       |    |  |
| 12                                 | SPARE                | 20A/1P |         | -  |  |
| 14                                 | SPACE                |        | -       |    |  |
| 16                                 | SPACE                |        |         | -  |  |
| 18                                 | SPACE                |        | -       |    |  |
| 20                                 | SPACE                |        |         | -  |  |
| 22                                 | SPACE                |        | -       |    |  |
| 24                                 | SPACE                |        |         | -  |  |
| 26                                 | SPACE                |        | -       |    |  |
| 28                                 | SPACE                |        |         | -  |  |
| 30                                 | SPACE                |        | -       |    |  |
| TOTALS PER PHASE                   |                      |        | 0       | 0  |  |
| TOTAL KVA                          |                      |        |         | 0  |  |
| MAX AMPS                           |                      |        |         | 0  |  |



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PREPARED FOR

Arlington Heights  
Park District

410 N Arlington Heights Road  
Arlington Heights, Illinois 60004

PROJECT

Recreation  
Park - Phase 2

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Arlington Heights, Illinois  
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Issue for Bid  
February 26, 2025

REVISIONS

| No | Date       | Issue               |
|----|------------|---------------------|
| 01 | 2025.03.21 | Plan Commission Rev |
|    |            |                     |
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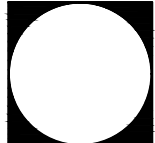
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SHEET TITLE  
Electrical  
Details

SCALE IN FEET

NORTH

SHEET NUMBER



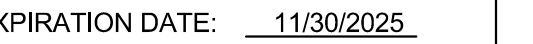
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[illegible]

**RECREATION PARK COMMUNITY BUILDING  
RENOVATION AND NEW POOL & BATHHOUSE**  
ARLINGTON HEIGHTS PARK DISTRICT  
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

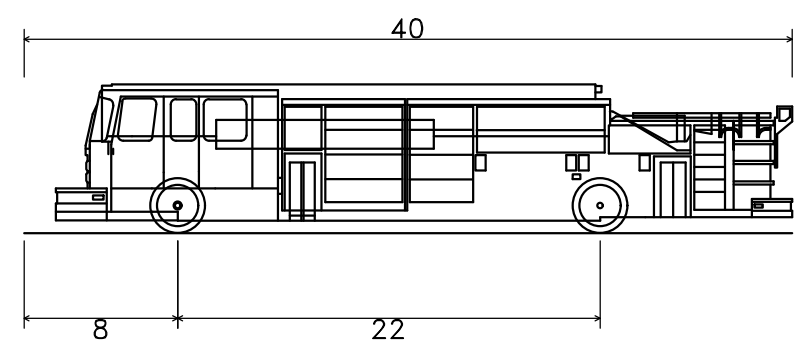
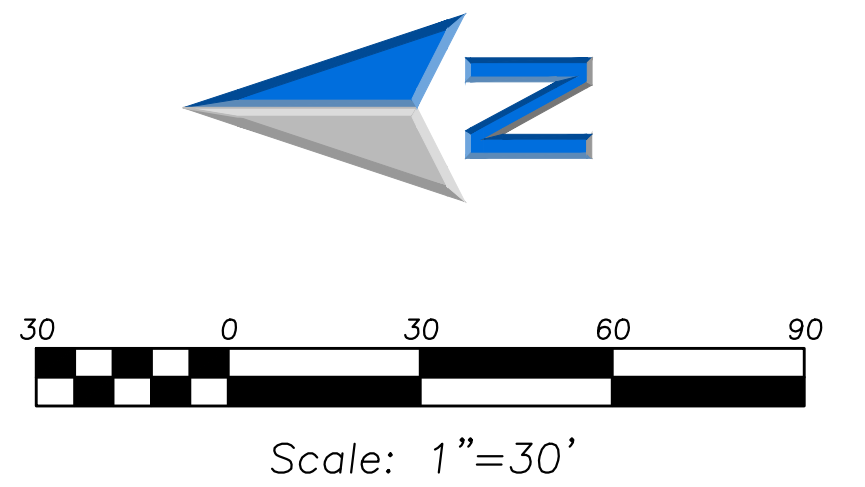
**ISSUE FOR BID & PERMIT**

FIRE DEPARTMENT EXHIBIT

SHEET NO.

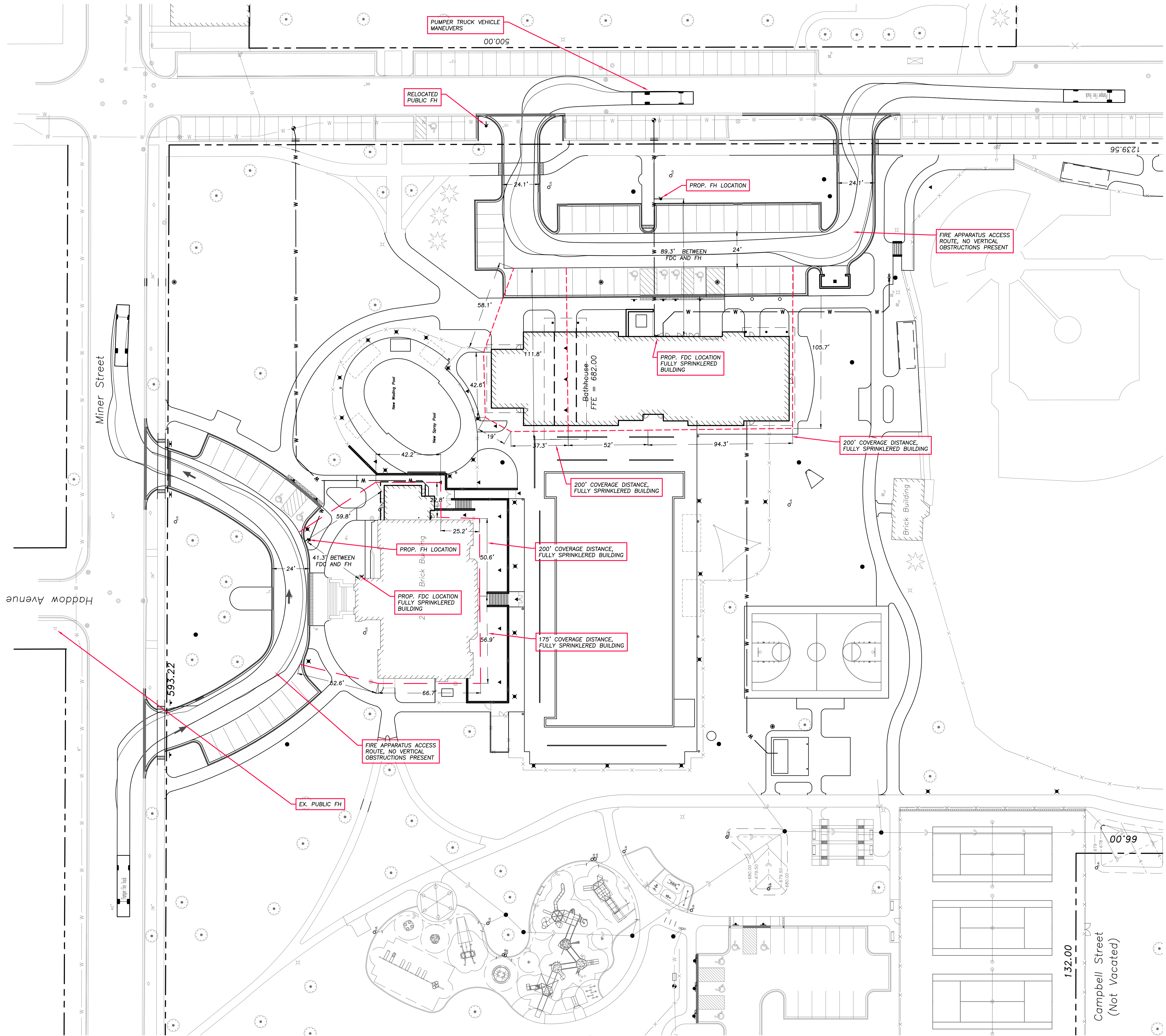
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JOB NO. 24-4036.01  
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Pumper Fire Truck  
Overall Length  
Overall Width  
Overall Body Height  
Min Body Ground Clearance  
Track Width  
Lock-to-lock time  
Max Wheel Angle

40.000ft  
8.167ft  
7.745ft  
0.656ft  
8.167ft  
5.00s  
45.00°







# Memorandum

**TO:** John Kramer  
Arlington Heights Park District

**FROM:** Stephen B. Corcoran, PE, PTOE  
Director of Traffic Engineering

**DATE:** March 21, 2025, **Revised April 16, 2025**

**RE:** Recreation Park Parking Study  
500 East Miner Street  
Arlington Heights, Illinois

This memorandum summarizes the results of a parking study for proposed improvements at Recreation Park located at 500 East Miner Street in Arlington Heights, Illinois. This parking analysis was done on behalf of the Arlington Heights Park District (AHPD) at the request of the Village of Arlington Heights as part of their review process.

## Site Location

Recreation Park is bounded by Miner Street to the north, a combination of Hickory and Douglas Avenues to the east, Northwest Highway to the south, and Belmont Avenue to the west. Land uses around the site consist of single-family homes to the north and west, railroad tracks to the south, and multi-family residential and commercial buildings to the east.

## Recreation Park

The Arlington Heights Park District is proposing to build the next two phases in the redevelopment of Recreation Park (Phases II and III). Phase I of the project included the western and southern portions of the property. Sidewalk improvements were required along Northwest Highway after the demolition of the existing commercial buildings.

Phase II includes ball field improvements and new dugouts, an updated basketball court, new on-site restroom buildings, new water service, and a reconfigured parking lot and access from N. Douglas Avenue. The location of structures is not changing with Phase II, except for the parking lot.

Phase III includes upgrades to the existing pool and pool deck, demolition of the existing bathhouse building on the eastern side of the property and the reconstruction of a new bathhouse, locker room and concession building. Renovations to the existing Community Building include accessibility improvements and interior/exterior renovations, and a new parking lot along the circular drive on E. Miner Street.

## Traffic Study Waiver

Per the Arlington Heights Zoning Code, a traffic and parking study is required for an amendment of a PUD. This report provides the required parking study. A waiver from the traffic study is requested for the following reasons:

1. The proposed changes at Recreation Park would increase the maximum occupancy of the park by 9.5% or 186 persons. Ignoring the different seasonal, daily, and hourly schedules of the uses, this would generate no more than 55 vehicles per hour or one more car per minute which would not have a material impact on area traffic conditions.
2. The creation of three smaller parking lots instead of one will better distribute park traffic volumes around the site.
3. Increase in on-site parking will reduce traffic in the area looking for a parking space.
4. The overall Recreation Park and the surrounding neighborhood travel patterns will not significantly change with the proposed changes.



### Proposed On-Site Parking

The existing parking lot with 50 regular and 4 accessible spaces will be replaced by three smaller lots. The East Lot will be accessed from Douglas Avenue and have 37 regular and 4 accessible spaces. The West Lot on Belmont Avenue will have 13 regular and 5 accessible spaces. The existing drop-off lane on Miner Street will be reconfigured to include 15 regular and 2 accessible spaces. In total the park will have 65 regular and 11 accessible spaces for a net increase of 22 parking spaces.

### On-Street Parking

There is a significant amount of on-street parking adjacent to the park on Wing Street, Miner Street, Hickory Avenue, and Douglas Avenue. **Table 1** summarizes the available parking on-street next to the park. A total of 249 spaces are available.

**Table 1**  
**Recreation Park**  
**Adjacent On-Street Parking**

| Street         | Location                     | Side  | Regulations | Spaces Available |
|----------------|------------------------------|-------|-------------|------------------|
| Belmont Avenue | NW Highway to Wing St.       | East  | 2-hour      | 22               |
| Miner Street   | Belmont Ave. to Hickory Ave. | North | 4-hour      | 27               |
|                |                              | South |             | 25               |
| Hickory Avenue | Miner St. to Wing St.        | East  | None        | 12               |
|                |                              | West  |             | 14               |
| Douglas Avenue | NW Highway to Miner St.      | East  | None        | 62               |
|                |                              | West  |             | 86               |
| Total          |                              |       |             | 249              |

### Municipal Parking Requirements

EEA reviewed the Arlington Heights Zoning Code parking requirements and the proposed use of Recreation Park. **Table 2** summarizes the programming at the park and the spaces required by code. The parking requirements are based on the occupancy of individual activity areas. The pool house capacity of 170 persons was not included since the pool facility is limited to 984 persons. From a practical matter, the park district could not effectively manage 984 persons in the pool and hold an additional 170 persons in the bath house. The bath house is an ancillary use. A total of 553 parking spaces are required and 76 on-site spaces are provided. A parking variation of 477 spaces is required. Please note that the zoning code is based on the maximum occupancy of each area occurring concurrently.

### National Parking Data

EEA reviewed the national parking data for recreational uses found in the Institute of Transportation Engineers Parking Generation Manual, 6<sup>th</sup> Edition. Unfortunately, most of the proposed individual uses at the park do not have parking data available. The projected parking demand could not be determined with the available ITE data.

### Local Park Data

Due to the time of the year, conducting parking surveys at Recreation Park would show low usage of the park except for some indoors activities and limited outdoor usage on days as weather permits. Organized use of the park for baseball and soccer is not occurring. Village staff has asked for parking data at other parks in the area with similar uses that are included at Recreation Park. EEA is not aware of any parks with an exact set of uses.

**Table 2**  
**Recreation Park**  
**Existing and Proposed Facilities**  
**and Required Parking**

| Use                      | Existing         | Proposed | Occupancy |
|--------------------------|------------------|----------|-----------|
| Basketball Court         | 0                | 1        | 15        |
| Playground               | 1                | 1        | 240       |
| Bag Toss Game            | 0                | 2        | 8         |
| Skate Park               | 0                | 1        | 15        |
| Fitness Area             | 0                | 1        | 9         |
| Baseball Fields          | 2                | 2        | 60        |
| Soccer Fields            | 3                | 3        | 90        |
| Tennis Courts            | 3                | 3        | 24        |
| Pool/Bath House          | 1                | 1        | 984       |
| Community Center         | 1                | 1        | 260       |
| Multi-Purpose            | 0                | 1        | 103       |
| Shelter/Restroom         | 0                | 1        | 20        |
| Game Tables              | 0                | 1        | 6         |
| Walking Trails           | 0                | 1        | 10        |
|                          |                  | Total    | 1,844     |
| Required Parking         | 30% of Occupancy |          | 553       |
| On-Site Parking Provided |                  |          | 76        |
| Parking Variation Needed |                  |          | 477       |

EEA conducted parking studies at Camelot Park and at Frontier Park in 2012/2013. Copies of those studies are provided as separate documents. A comparison was made of the uses at each park, their occupancy, parking requirement, and available parking in **Table 3**. The premise is that both parks have an adequate parking supply and if Recreation Park provides a similar or higher parking supply, it has adequate parking. The capacity of the Camelot and Frontier Park were taken from their respective studies. Also, the on-site and nearby on-street parking availability is shown for each park.

Both Camelot and Frontier Park's maximum occupancy is approximately 15% less than Recreation Park. The available parking supply at Recreation Park is similar to Camelot Park on a persons per space basis and significantly higher than Frontier Park. The parking studies at both parks supported the existing parking supply at those locations and shows that Recreation Park will also have adequate parking.

### Seasonal Use of the Park

EEA also looked at the seasonal use of the park. Winter sees the lowest usage (20% of occupancy) at the park due to weather restricting outdoor activity. The primary use of the park would be in the community center and multi-purpose rooms.

In the Spring and Fall, all activities can occur except for the pool. Assuming that all the uses were at peak occupancy at the same time, the available parking can accommodate the parking of 288 vehicles in 325 parking spaces. **Table 4** summarized the maximum usage by season.



The primary users for the playground, skate park, and sports fields are anticipated to be below the legal driving age. As such, the capacities listed in the table are skewed toward a younger age group and do not represent the total number of users that would be driving to site.

**Table 3**  
**AHPD Parks Capacity and Parking**

|                          | Recreation Park |              | Camelot Park |              | Frontier Park |              |
|--------------------------|-----------------|--------------|--------------|--------------|---------------|--------------|
| Use                      | Use             | Occupancy    | Use          | Occupancy    | Use           | Occupancy    |
| Basketball Court         | 1               | 15           | 1            | 15           | 2             | 30           |
| Playground               | 1               | 240          | 1            | 240          | 1             | 240          |
| Bag Toss Game            | 2               | 8            |              |              |               |              |
| Skate Park               | 1               | 15           |              |              |               |              |
| Fitness Area             | 1               | 9            |              |              |               |              |
| Baseball Fields          | 2               | 60           | 1            | 30           | 2             | 60           |
| Soccer Fields            | 3               | 90           |              |              | 1             | 30           |
| Tennis Courts            | 3               | 24           | 3            | 24           | 2             | 16           |
| Pool/Bath House          | 1               | 984          | 1            | 739          | 1             | 738          |
| Community Center         | 1               | 260          | 1            | 360          |               |              |
| Multi-Purpose            | 1               | 103          |              |              | 1             | 349          |
| Shelter/Restroom         | 1               | 20           |              |              |               |              |
| Game Tables              | 1               | 6            |              |              |               |              |
| Walking Trails           | 1               | 10           |              |              |               |              |
| Gym/Track                |                 |              | 1            | 263          |               |              |
| Garden Lots              |                 |              |              |              | 1             | 39           |
| Youth Football           |                 |              |              |              | 1             | 106          |
| <b>Total</b>             |                 | <b>1,844</b> |              | <b>1,671</b> |               | <b>1,608</b> |
| <b>On-Site Parking</b>   |                 | <b>76</b>    |              | <b>72</b>    |               | <b>93</b>    |
| <b>On-Street Parking</b> |                 | <b>249</b>   |              | <b>190</b>   |               | <b>61</b>    |
| <b>Total Parking</b>     |                 | <b>325</b>   |              | <b>262</b>   |               | <b>154</b>   |
| <b>Persons/space</b>     |                 | <b>5.67</b>  |              | <b>6.38</b>  |               | <b>10.44</b> |

### Summer Parking

During the summer, when the pool is in operation and all other areas are in use, the required parking would exceed the immediately available parking supply. The actual use of the park would make this unrealistic for the following reasons:

1. Data from Camelot and Frontier Park shows that peak occupancy would only occur a few times per year.
2. The average pool attendance was 40-50% of the peak capacity.
3. Peak pool attendance occurs mid-afternoon while baseball and soccer games are in the evenings.

4. The community center and multi-purpose rooms are used less in the summer.
5. Good weather encourages park patrons to walk or bike rather than drive.

**Table 4**  
**Recreation Park Seasonal Use**

| Use                      | Capacity   | Winter     | Spring     | Summer     | Fall       |
|--------------------------|------------|------------|------------|------------|------------|
| Basketball Court         | 15         |            | 15         | 15         | 15         |
| Playground               | 240        |            | 240        | 240        | 240        |
| Bag Toss Game            | 8          |            | 8          | 8          | 8          |
| Skate Park               | 15         |            | 15         | 15         | 15         |
| Fitness Area             | 9          |            | 9          | 9          | 9          |
| Baseball Fields          | 60         |            | 60         | 60         | 60         |
| Soccer Fields            | 90         |            | 90         | 90         | 90         |
| Tennis Courts            | 24         |            | 24         | 24         | 24         |
| Pool/Bath House          | 984        |            |            | 984        |            |
| Community Center         | 260        | 260        | 260        | 260        | 260        |
| Multi-Purpose            | 103        | 103        | 103        | 103        | 103        |
| Shelter/Restroom         | 20         | 20         | 20         | 20         | 20         |
| Game Tables              | 6          |            | 6          | 6          | 6          |
| Walking Trails           | 10         | 10         | 10         | 10         | 10         |
|                          | 1,844      | 393        | 960        | 1,844      | 960        |
| <b>Required Parking</b>  | <b>553</b> | <b>118</b> | <b>288</b> | <b>553</b> | <b>288</b> |
| <b>Parking Available</b> | <b>325</b> |            |            |            |            |

**Table 5** below shows the ratio of required parking to available parking at Recreation, Camelot, and Frontier Parks. Recreation Park provides a higher percentage of available to required spaces than the other two parks.

**Table 5**  
**AHPD Parks Capacity and Parking**

|                    | Recreation Park | Camelot Park | Frontier Park |
|--------------------|-----------------|--------------|---------------|
| Maximum Occupancy  | 1,844           | 1,671        | 1,608         |
| Required Parking   | 553             | 501          | 482           |
| Available Parking  | 325             | 262          | 154           |
| Available/Required | 59%             | 52%          | 32%           |



## Conclusion

This study reviewed the need for a traffic study and the parking requirements for Recreation Park in Arlington Heights, Illinois. The results of the analyses are:

1. A waiver from the traffic study requirement is warranted based on a small change in the maximum occupancy of the park, additional parking provided and distributed more evenly around the park, and no changes in the traffic patterns around the park.
2. The existing on-site parking lot will be replaced by three smaller lots on the east, north, and west sides of the campus and increasing the supply from 54 to 76 spaces.
3. There are 249 on-street parking spaces on the four streets adjacent to the park not including Northwest Highway.
4. Based on the maximum possible occupancy of the park, 553 on-site parking spaces are required by the zoning code. Seventy-six on-site parking spaces are proposed resulting in the need of a parking variation of 477 parking spaces.
5. A comparison of the maximum occupancy and parking supply at Recreation Park, Camelot Park, and Frontier Park indicates that Recreation Park is providing more parking than at the other two parks.
6. During the winter, spring, and fall seasons when the pool is not in operation, there is adequate parking to accommodate all other activities.
7. Peak pool activity occurs a few times per year at different times than the other uses in the park. Also, good weather encourages users to walk and bike to the park.
8. Providing the required 553 parking spaces would cover about 3.8 acres of pavement which significantly increase storm water runoff and decrease landscaping/green areas. Park programming would also be reduced to make way for the required parking.



## Memorandum

Date: February 24, 2025  
To: Village of Arlington Heights (VAH)  
From: Hitchcock Design Group (HDG)

**RE: Recreation Park Phase II and III**  
Permit Number: TBD

Please see our responses below in response to the Conceptual Plan review comments received on February 4, 2025 for the Recreation Park Phase II and III projects. Responses to review comments are provided **in bold**, directly below each. We have also included the updated plan set as noted within each comment below.

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

Thank you,

Monica Goshorn-Maroney  
Senior Associate  
Hitchcock Design Group

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

[hitchcockdesigngroup.com](http://hitchcockdesigngroup.com)

### Zoning

1. PUD Amendments and Special Use Permit requests. If the Petitioner applies for one Plan Commission application with Phase II and Phase III improvements, the following zoning approvals shall be required:
  - PUD Amendment to Recreation Park PUD (Ord. 24-052)
  - Special Use Permit for a Facility Owned and Operated by the Arlington Heights Park District
  - Variation to Chapter 28, Section 6.13-3.b to allow a fence height greater than 6 feet for the existing fence on the ball field (petitioner to verify height).
  - Variation to Chapter 28, Section 6.5-2 to permit accessory structures partially located in the front yard and side yard where accessory structures are only permitted in the rear.  
**Response: The Phase III improvements do not include any accessory structures located with the 15' front yard setback of the parcel.**
  - Variation to Chapter 28, Section 6.5-2 to permit additional accessory structures on the property (above the previously approved 12).





- Additional variances may be required upon review of a full Plan Commission application.

**RESPONSE: The Park District prefers to apply for one Plan Commission application with Phase II and III improvements. The zoning requests have been included with this application along with the required justifications. Please see the following documents included with this application:**

- a. **0\_PUD Description 20250224 recreation park**
- b. **0A\_variance requests 20250224 recreation park**
- c. **0B\_special use justification 20250224 recreation park**

2. The Petitioner shall identify all zoning requests on the project narrative and provide a written response to the criteria for approval for a Special Use Permit:
  - o That the special use is deemed necessary for the public convenience at this location, and
  - o That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity; and
  - o That the proposed use will comply with the regulations and conditions specified in this Chapter for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

**RESPONSE: The zoning requests have been identified in the project narrative and written responses provided. Please see the following documents included with this application:**

- a. **0\_PUD Description 20250224 recreation park**
- b. **0B\_special use justification 20250224 recreation park**

3. The Petitioner shall provide a written response to the criteria for approval for Variations for each variation requested:
  - o The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
  - o The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
  - o The proposed variation is in harmony with the spirit and intent of this Chapter.
  - o The variance requested is the minimum variance necessary to allow reasonable use of the property.

**RESPONSE: Written responses to the criteria for variations have been provided in the following document:**

- a. **0A\_variance requests 20250224 recreation park**



**Parking & Traffic**

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

**RESPONSE: Updated Occupancy calculations have been provided on sheets G1.A and G1.B in document "10\_Recreation Park- Architectural Drawings"**

2. Given the concerns raised by neighbors, Plan Commissioners, and Village Board Members during Phase I approvals, Village Staff will be expecting a parking study with a formal Plan Commission application. The parking study shall evaluate the following:
  - a. A parking survey of the existing parking lot of a park of similar size with similar amenities (a parking survey of Recreation Park now in the winter and while it is under construction would not provide valid data).
  - b. Parking demand estimates using comparable parks in the area that include similar amenities.
  - c. Assessment of peak usage times of the park with demand reaching the maximum. These times could include a baseball game, swim meet, other community activities in the community center, etc. to determine what the high parking demand could be (with the exception of events like Frontier Days).

**RESPONSE: A parking study is in progress and will be submitted as soon as it is available.**

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

**RESPONSE: The Park District requests a variance to waive the requirement for a traffic study. This request has been added to the list of zoning requests with the criteria for approval indicated. Please refer to the document "0A\_variance requests 20250224 recreation park" included with this application.**





**Public Works/Engineering**

1. Stormwater detention is required. The Phase I basin was sized to meet the required capacity for Phase II and Phase III. MWRD volume control facilities are required for Phase II and Phase III. An MWRD permit is required.

**RESPONSE: Noted, a submittal has been made to the MWRD for the necessary permit for the construction and operation of the proposed improvements.**

2. Staff concurs with requiring a parking study and waiving the traffic study.

**RESPONSE: A parking study is in progress and will be submitted as soon as it is available. The request to waive the traffic study has been included in the overall list of variances for the PUD amendment.**

3. Access to Rec Park for Frontier Days is mentioned in the SDC memo, and the possibility of adding an access point as part of Phase I currently under construction has been discussed. The access shall be on Douglas Ave, the final location can be evaluated at permit for Phase II or III, or as a field revision as part of the current permit for Phase I.

**RESPONSE: An access point has been proposed along Douglas Avenue as part of the Phase II improvements. The location aligns with an existing curb cut that will be improved. Please refer to sheet L3.2 of the "L-series 20250226 recreation park phase II\_ifp" plan set and sheet C1.2 of the "C-series 20250226 recreation park phase II\_ifp".**

4. The easternmost parking stall at the north end of the Douglas Ave parking lot will require a vehicle to back up over the sidewalk. The first parking stall off of Douglas Ave should be shifted to the west to avoid conflicts with pedestrians.

**RESPONSE: A turning analysis was conducted for this area that demonstrates that a vehicle can utilize the parking stall in question without backing up over the sidewalk. This stall will be evaluated further once the parking study has been completed.**

5. The drive aisle and parking off of Miner St should be one-way, provide the appropriate signage and striping.

**RESPONSE: The parking off of Miner Street will be designated as one-way. The appropriate signage and striping has been provided in the revised plans**

6. The fire hydrant on Belmont Ave will not be removed.

**RESPONSE: The improvements for Phase II and III will not impact any infrastructure along Belmont.**



7. A new 8" water service shall have a meter and backflow device inside the building.  
**RESPONSE: The 8" water service will have a meter and backflow device inside the building. Please refer to the MEP plans for detail on this.**
8. Additional comments will be provided upon receipt of detailed plans.  
**RESPONSE: Noted.**

#### **Building & Life Safety Department**

1. GENERAL COMMENTS: The Building & Life Safety Department has reviewed the Project's Background, the Aerial, the Master Plan, and the Preliminary Civil Plans, and the Architectural Plans dated January 13, 2025 and have no objections to the proposed PUD Amendment and Special Use Permit for Phase II and III of Recreation Park with variations for accessory structures. No objections are given as long as permits are obtained for the following improvements:
  - a. Ballfield improvements with new dugouts
  - b. Updated basketball court
  - c. New on-site restroom building
  - d. Upgrades to the existing pool
  - e. Demolition of the existing building on the eastern side of the property and new building(s) for concession and locker rooms
  - f. Community Building renovation and addition of an elevator

**RESPONSE: Noted.**

#### **Health Department**

1. Plans for the upgraded swimming pool and new bath house must be submitted to Illinois Department of Public Health for permitting.  
**RESPONSE: The plans for the swimming pool and new bath house have been submitted to IDPH for initial review.**
2. A solid waste storage facility must be provided, and meet the following.  
Container Site:
  - a) Area shall be of a sufficient size to easily accommodate the container;
  - b) The surface shall be paved, curbed and graded to the front to prevent accumulation of liquid;
  - c) Visual screening of the site shall be provided;Access to Container:
  - d) Sufficient space to accommodate the turning requirements of the scavenger truck shall be provided;





- e) Parking, fences, plantings, etc., shall be located so as to create no obstacles to service vehicles.

**RESPONSE: A dumpster enclosure has been provided of sufficient size to accommodate 2 2-yard dumpsters. The enclosure will be paved and screened with a brick veneer wall, composite gate, and landscaping. Access has been provided with sufficient space for the turning movement of a garbage truck and parking/fences/plantings have been located so as not to obstruct a service vehicle.**



**Police Department (CPTED)**

1. CHARACTER OF USE: the character of use is consistent with the area and is not a concern.

**RESPONSE: Noted.**

2. ARE LIGHTING REQUIREMENTS ADEQUATE? Lighting should be up to Village of Arlington Heights code. The exterior of the buildings and recreation areas should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility – potentially reducing trespassing, vandalism, underage drinking, and other criminal or nuisance activity.

**RESPONSE: Noted. A photometric plan has been provided as part of this submittal.**

3. PRESENT TRAFFIC PROBLEMS? There are no current traffic problems at this location.

**RESPONSE: Noted.**

4. TRAFFIC ACCIDENTS AT PARTICULAR LOCATION: This is not a problem area in relation to traffic accidents.

**RESPONSE: Noted.**

5. TRAFFIC PROBLEMS THAT MAY BE CREATED BY THE DEVELOPMENT: This development should not create any additional traffic problems. The traffic study did not reveal any major areas of concern.

**RESPONSE: Noted.**

6. GENERAL COMMENTS:

- a. Natural Surveillance and Access Management: Natural surveillance refers to the placement of physical features that improve visibility. Access controls refers to the interventions that improve the perimeter security of locations.

**RESPONSE: Noted.**

- b. Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities – theft, trespassing, vandalism, underage drinking, drug use, etc.

**RESPONSE: Noted.**

- c. Is the property going to have any sort of perimeter fences to enclose outside spaces and playground areas? If so, perimeter fences would be great examples of access control for this space. Perimeter definition and access control are essential to deter unwanted access to the facility. Utilize signage to clearly distinguish public access from private access around perimeter fencing.





**RESPONSE: The splash pad and pool will be enclosed with a 4' tall perimeter fence for safety purposes. All other amenities will remain open for the public's use.**

- d. The perimeter fences should be secured in areas not easily monitored by staff.

**RESPONSE: Noted.**

- e. CPTED recommends one means of entry and exit for all vehicles. The less entrances there are, the easier it is to control the users of the facility.

**RESPONSE: Noted. Entries and exits have been limited as much as possible without causing congestion, pedestrian/vehicular conflicts, or limiting emergency access.**

- f. Pedestrian pathways on the property should be separated from vehicular routes by use of curbing, color markings, landscaping and/or other types of barriers. They should also have adequate lighting, illuminating the pathways.

**RESPONSE: All proposed pedestrian pathways will be separated from vehicular traffic with curbs or landscaping.**

- g. Plantings higher than 3 feet should not be placed within 10 to 15 feet of entrances to prevent hiding spots, and mature trees should be pruned to 8 feet. Landscaping elements should not allow for easy access to roofs, windows, or other upper-level areas.

**RESPONSE: Noted. The landscape plan has been revised to ensure that no plantings over 3' in height are proposed within 15' of entrances. Trees shall be pruned to height of 8' as needed to maintain clear sight lines to amenities.**

- h. Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting should be activated by sensor, timer or other motion depending on the need and location.

**RESPONSE: All lighting provided on site will be activated by sensor or timer.**

- i. CCTV is an essential part of CPTED and is highly recommended for these types of facilities. Signage indicating the use of video surveillance and monitoring is also recommending in conjunction with CCTV.

**No video surveillance is anticipated at this time.**



**End of Comments**

Enc: Revised plans and exhibits

Cc: Carrie Fullerton, Arlington Heights Park District;  
John Kramer, Arlington Heights Park District  
Maggie Krieger, FGM Architects, Inc  
Jennifer Fritz, FGM Architects, Inc  
File – HDG



**Village of Arlington Heights**  
**Interoffice Memorandum**



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**To:** Dan Osoba – Planner I  
Ron Weber, AIA, MCP - Director Building & Life Safety

**From:** Elliot Eldridge, CBO - Assistant Building Official

**Department:** Building & Life Safety Department

**File Number:** PC25-007

**Project:** SDC Review – Rec Park Phase II & III

**Review Round:** Round 1 Review

**Date:** March 13, 2025

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1. GENERAL COMMENTS: Per 2021 IECC C402.5.9, A Vestibule is required for the Men's and Women's locker area.
2. For the PRESCHOOL area in the basement, please clarify the division of space between toilet areas A012 and A013.
3. For the MULTIPURPOSE space B125, seem to be short on urinal plumbing fixtures. Per 2021 IECC C402.5.9, A Vestibule is required for the Men's and Women's locker area.
4. For the PRESCHOOL area in the basement, please clarify the division of space between toilet areas A012 and A013.
5. For the MULTIPURPOSE space B125, seem to be short on urinal plumbing fixtures. Per 2021 IECC C402.5.9, A Vestibule is required for the Men's and Women's locker area.
6. For the PRESCHOOL area in the basement, please clarify the division of space between toilet areas A012 and A013.
7. For the MULTIPURPOSE space B125, seem to be short on urinal plumbing fixtures.

## Village of Arlington Heights Interoffice Memorandum

**To:** Darko Bojin  
**From:** Officer Alexandra Fontana  
**Department:** Police Department  
**File Number:**  
**Project:** 500 E Miner St  
**Review Round:** Round 1  
**Date:** 03/13/2025



1. CHARACTER OF USE: (WOULD IT BE A PROBLEM TYPE?)

**The character of use is consistent with the area and is not a concern**

2. ARE LIGHTING REQUIREMENTS ADEQUATE?

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

**Install motion-activated, sensor, or timer-based lighting to enhance visibility and promote natural surveillance, especially during evening hours. Lighting should cover key areas such as entrances, pathways, and high-traffic zones.**

**Ensure lighting is sufficient to deter criminal activity while avoiding excessive glare.**

3. PRESENT TRAFFIC PROBLEMS?

**There are no traffic problems at this location.**

4. TRAFFIC ACCIDENTS AT PARTICULAR LOCATION:

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

5. TRAFFIC PROBLEMS THAT MAY BE CREATED BY THE DEVELOPMENT:

**This development should not create any additional traffic problems.**

6. GENERAL COMMENTS:



## **Emergency Contact Information**

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department, and that the information is kept up-to-date.
- Agent contact information must be provided to the police department during all construction phases. The attached form must be completed and returned.
- This will allow police personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

## **Access Control & Locking Mechanisms**

- All new or upgraded doors to the park building should be lockable from the interior using non-keyed locks. This enhances ease of use and security for park users, ensuring that doors can be locked without requiring a key.

## **Surveillance**

- Consider upgrading or installing surveillance cameras at strategic locations throughout the park to enhance monitoring and deter criminal activities. Surveillance cameras should be placed in high-traffic and less visible areas to increase natural surveillance.

## **Landscaping and Natural Surveillance**

- Any new or upgraded landscaping should be designed to maintain open sightlines and minimize potential hiding spots, which reduces opportunities for illegal activities like theft, trespassing, vandalism, underage drinking, and drug use.
- Landscaping should promote natural surveillance by avoiding tall or dense plantings near entrances, walkways, or pedestrian pathways.
- Plantings taller than 3 feet should not be placed within 10 to 15 feet of entrances. Mature trees should be pruned to a height of 8 feet to ensure clear sightlines.
- Landscaping elements should not allow for easy access to roofs, windows, or upper-level areas that could facilitate unauthorized access.

## **Perimeter Control & Access Definition**

- Define clear boundaries between public and private spaces using landscaping, signage, and barriers. This helps control access and prevent unwanted intrusion.
- Signage should clearly indicate areas for public access and restricted zones around the perimeter of the park.

## **Pedestrian Pathways & Vehicular Separation**

- Ensure that pedestrian pathways are clearly separated from vehicular routes through the use of curbing, color markings, landscaping, or other barriers. This enhances safety and reduces the potential for accidents or unauthorized vehicle access.

## **Directional Signage**

- Place clear directional signage at all park entrances, parking lots, and throughout the park to guide visitors and improve wayfinding.
- Maps or signage with the park's layout should be displayed throughout the park to aid first responders and visitors unfamiliar with the layout.

## **Parking Regulations**

- Implement clear signage for parking regulations to avoid congestion and ensure proper parking, especially during large events like Frontier Days. Proper signage helps maintain order and reduces the risk of unauthorized parking in restricted areas.

## **Skatepark & Juvenile Activity Control**

- Consider implementing anti-skateboarding technology (e.g., anti-skate devices on ledges and rails) to prevent misuse of surrounding property, particularly in areas adjacent to the skatepark.
- Pay special attention to ramps, railings, and curbs in secluded or hidden areas to deter unwanted activities.

## **Design Features to Prevent Homelessness Issues**

- Install benches with middle armrests, thorny landscaping, and strategically placed lighting to discourage loitering or vagrant activity in the park. These measures can help maintain the park's atmosphere and prevent unwanted behaviors.

## **Conduct Regulations & Signage**

- Place signage regulating unwanted conduct, particularly in areas like the basketball courts and playgrounds. Rules should be clearly displayed at all park entrances to reinforce acceptable behavior and deter inappropriate actions.

## **Basketball Court Design & Surveillance**

- The new basketball court will be located behind industrial buildings, which may make it less visible from pedestrian and vehicle traffic. Ensure the area is well-lit for monitoring by residents and patrolling officers to deter any inappropriate activities. Lighting is crucial to improve safety and enhance natural surveillance.

## **Clear Identification of Park Entrances & Exits**

- Ensure park entrances are clearly identifiable from outside the park, and park exits are clearly identifiable from within the park. This will promote ease of access and provide better visibility for residents and emergency responders.



## Phase 2 Considerations

### Restroom Building:

- A new restroom building will be installed with lockable doors that can be operated from the inside without requiring keys. This improves safety and accessibility for park users. Adequate lighting will be added around the building to ensure visibility during the evening hours, further enhancing safety and security.

### Basketball Court:

- The new basketball court will be equipped with sufficient lighting to ensure visibility, especially since it's located behind other buildings. This will make it easier for both park-goers and security personnel to monitor the area, deterring any inappropriate activity.

### Bicycle Parking & Drinking Fountain:

- Bicycle parking and a drinking fountain will be strategically placed near main pathways to ensure easy access and to encourage use. These will be positioned in areas with good visibility, avoiding potential hidden spots that could attract unwanted activity.

### 43-Stall Parking Lot:

- The new parking lot will be clearly marked with designated spaces to guide park visitors. Lighting will be installed to improve visibility, particularly at night. Clear signage will be posted to manage parking effectively and avoid congestion or confusion.

### Ball Field Improvements:

- **Dugouts, Spectator Seating, and Batting Cage:** New dugouts, seating areas, and a batting cage will be added to the ball field. These will be positioned with safety in mind, ensuring clear sightlines to the field and surrounding areas, which helps prevent undesirable behavior and maintains the park environment open and visible.
- **Fencing and Backstop:** The installation of new fencing and a 40-foot backstop will define the boundaries of the ball field, providing clear separation from other park areas. This promotes security and minimizes unauthorized access to the field.
- **Drainage Improvements:** Minor drainage updates will be made to ensure the area remains functional and safe, preventing potential hazards such as standing water or uneven surfaces.

B. Clarke 585  
Supervisor

# Village of Arlington Heights

## Interoffice Memorandum



**To:** Planning Staff Liaison  
**From:** Review Department Liaison  
**Department:** Public Works – Engineering Division  
**File Number:** PCA00007-2024  
**Project:** Rec Park Master Plan Phase II and III  
**Review Round:** Round 1  
**Date:** March 13, 2025

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

1. PUBLIC IMPROVEMENTS REQUIRED:

|                           | YES                      | NO                                  | COMMENTS                                         |
|---------------------------|--------------------------|-------------------------------------|--------------------------------------------------|
| a. Underground Utilities  |                          |                                     |                                                  |
| i. Water.....             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____                                            |
| ii. Sanitary Sewer .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____                                            |
| iii. Storm Sewer.....     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____                                            |
| b. Surface Improvement    |                          |                                     |                                                  |
| i. Pavement .....         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____                                            |
| ii. Curb & Gutter.....    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____                                            |
| iii. Sidewalks.....       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____                                            |
| iv. Street Lighting.....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____                                            |
| c. Easements              |                          |                                     |                                                  |
| i. Utility & Drainage.... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Utility easement to replace vacated alley</u> |
| ii. Access.....           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____                                            |

2. PERMITS REQUIRED OTHER THAN VILLAGE

|                 |                                     |               |                                |
|-----------------|-------------------------------------|---------------|--------------------------------|
| a. MWRDGC.....  | <input checked="" type="checkbox"/> | d. IEPA.....  | <input type="checkbox"/>       |
| b. IDOT.....    | <input type="checkbox"/>            | e. CCHD.....  | <input type="checkbox"/>       |
| c. ARMY CORP... | <input type="checkbox"/>            | f. OTHER..... | <input type="checkbox"/> _____ |

|                                          |                                         |                                        |                              |
|------------------------------------------|-----------------------------------------|----------------------------------------|------------------------------|
| 3. R.O.W. DEDICATIONS.....               | YES <input type="checkbox"/>            | NO <input checked="" type="checkbox"/> | _____                        |
| 4. SITE PLAN ACCEPTABLE.....             | YES <input type="checkbox"/>            | NO <input checked="" type="checkbox"/> | _____                        |
| 5. PRELIMINARY PLATE ACCEPTABLE.....     | YES <input type="checkbox"/>            | NO <input type="checkbox"/>            | <u>N/A</u>                   |
| 6. TRAFFIC STUDY ACCEPTABLE.....         | YES <input type="checkbox"/>            | NO <input checked="" type="checkbox"/> | <u>Provide Parking Study</u> |
| 7. STORMWATER DETENTION REQUIRED.....    | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/>            | _____                        |
| 8. CONTRIBUTION ORDINANCE EXISTING.....  | YES <input type="checkbox"/>            | NO <input checked="" type="checkbox"/> | _____                        |
| 9. FLOOD PLAIN OR FLOODWAY EXISTING..... | YES <input type="checkbox"/>            | NO <input checked="" type="checkbox"/> | _____                        |
| 10. WETLAND EXISTING.....                | YES <input type="checkbox"/>            | NO <input checked="" type="checkbox"/> | _____                        |

ADDITIONAL COMMENTS ARE ATTACHED.



**PLAN COMMISSION PCA00007-2025  
Rec Park Master Plan Phase II and III  
500 E Miner St  
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 the parking study.
14. An MWRD permit is required. The Phase I basin was sized to meet the required capacity for Phase II and Phase III. MWRD volume control facilities are required for Phase II and Phase III. The Village has signed the MWRD permit application to expedite the permit review for the Park District.
15. The heavy-duty pavement section shall consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase.
16. The circular drive off of Miner St is to be designated as one-way. Show the striping and signage on the civil plans.
17. A fire hydrant on Douglas Ave is to be relocated for the driveway improvements. Provide an exhibit showing the spacing of the relocated fire hydrant from the fire hydrants to the north and south.
18. The easternmost parking stall at the north end of the Douglas Ave parking lot may require a vehicle to back up over the sidewalk. Provide the turning analysis to demonstrate that a vehicle can exit the stall without backing up over the sidewalk.

Nanci C. Quinn

March 13, 2025  
Nanci C. Julius, P.E. Date  
Senior Civil Engineer

# Village of Arlington Heights

## Interoffice Memorandum




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**From:** Dan Osoba | 847-368-5215; [dosoba@vah.com](mailto:dosoba@vah.com)  
**Department:** Planning & Community Development  
**File Number:** PC25-007  
**Project:** 500 E. Miner Street - Recreation Park Phase II and III  
**Review Round:** Round 1 – Addendum (See Underlined Comments)  
**Date:** March 13, 2025

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|                                                    | <u>YES</u>                          | <u>NO</u>                           |
|----------------------------------------------------|-------------------------------------|-------------------------------------|
| 1. COMPLIES WITH COMPREHENSIVE PLAN:               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. COMPLIES WITH THOROUGHFARE PLAN:                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 3. VARIATIONS NEEDED FROM ZONING REGULATIONS:      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS: | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 5. SUBDIVISION REQUIRED:                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

### **Zoning:**

7. The following zoning approvals have been requested based on a review of the plans. Please acknowledge the following:
  - a. PUD Amendment to Recreation Park PUD (Ord. 24-052)
  - b. Special Use Permit for a Facility Owned and Operated by the Arlington Heights Park District
8. The following variations have been identified based on the review of the plans. Staff is generally accepting of the variation requests as submitted with the exception to the clarifications requested per numbers 9 and 10 in this letter. Please acknowledge the following:
  - a. Variation from Chapter 28, Section 6.12-1.3 to waive the requirement for a traffic study.
  - b. Variation to Chapter 28, Section 6.13-3.b to allow a fence height of 10 feet for the ball field side fencing and 40 feet for the ball field backstop fencing where 6 feet is the maximum height.



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PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

- c. Variation to Chapter 28, Section 10.2-12.3.c to allow an existing light pole around the ball field to be 50 feet in height where 40 feet is the maximum height.
  - d. Variation to Chapter 28, Section 6.5-2 to permit accessory structures partially located in the front yard and side yard where accessory structures are only permitted in the rear.
  - e. Variation to Chapter 28, Section 6.5-2 to permit fourteen accessory structures on the property where the maximum number of accessory structures is 5.
  - f. Additional variances may be required based on a response to the review comments within this letter.
9. In the written response to the variation criteria for approval, number 4, the response indicates sports lights are located within the 10' side yard. The side yard includes not only the area encompassed by the required side yard setback, but any area that is between the primary structure (500 E. Miner Street) and the side property lines, between the front of the building and the rear of the building. Accessory structures are only permitted in the rear yard, so this variance would be for any structure that is located in the space identified above. Please revise this variation request for clarity.
10. In the written response to the variation criteria for approval, number 5, the response indicates there are no structures in the proposed 15' front yard setback. Similar to the side yard, the front yard encompasses the area between the right-of-way on Miner Street and the front of the building. There is a portion of the smaller pool located past the front building line of the primary building and therefore it is in the front yard. Please revise this variation request for clarity. You may also combine numbers 4 and 5 into one variation request as they are to the same section.
11. There appears to be a portion of fencing that is located within the front yard. Fencing in the front yard shall be open style fencing and may not exceed 36 inches. If this fence, which is located adjacent to the wading pool, is not open or is greater than 36 inches in height, a variation will be required. Please amend the variation request letter accordingly.
12. The petitioner's response to the Special Use Permit criteria for approval are acceptable. **Complete**

**General:**

13. Provide any information on public outreach, meetings or discussions on improvements as shown in Phase II and Phase III to be included in the record. Please also note if a neighborhood meeting is planned or if a previous meeting has occurred in your response to comments.
14. Provide the list of property owners within 250 feet of the subject property excluding rights-of-way. Village Staff will review the list for general accuracy; however, it is the petitioner's responsibility to ensure the list is accurate and up-to-date. The list of

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PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

properties for Phase I may be utilized; however, Village Staff suggests updating the mailing address and ownership information prior to sending notice of a public hearing.

15. Provide a draft copy of the letter to be mailed for the public hearing. This letter shall comply with the requirements found in the Plan Commission Guide.
16. Provide a proof of the public notice sign to be posted on the site for this public hearing. Note that four signs shall be required; one facing each right-of-way.
17. 1<sup>st</sup> Review Addendum (Replaces original comment #17): The pre-fabricated bathroom can be reviewed as part of this PUD amendment application and a formal Design Commission application is not required. Staff reserves the right to require a Design Commission review if necessary. Please provide a complete list of all exterior materials and colors for the bathroom building. Staff recommends that all of the exterior materials and colors match the new Bathhouse and the existing Community Building, including asphalt roof shingles (in lieu of standing seam metal) and a brick base (in lieu of stone).
18. 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](mailto:dosoba@vah.com) to notify that a resubmittal has been uploaded.

**Parking**

19. The petitioner has provided the occupancy of the structures per sheets G1.A and G1.B. The total occupancy is 430 persons, which yields a parking requirement of 129 parking spaces. Upon review of the application and code required spaces for determining capacity, both structures shall be utilized in determining parking requirements.
20. A parking study shall be submitted as part of the second submission that evaluates the following:
  - a. A parking survey of the existing parking lot of a park of similar size with similar amenities (a parking survey of Recreation Park now in the winter and while it is under construction would not provide valid data).
  - b. Parking demand estimates using comparable parks in the area which includes similar amenities.
  - c. Assessment of peak usage times of the park at maximum demand. These times could include a baseball game, swim meet, other community activities in the community center, etc. to determine what the high parking demand could be (with the exception of events like Frontier Days).
21. 1<sup>st</sup> Review Addendum: There is a conflict between the location of the accessible parking stalls and the ball field maintenance drive on Phase II adjacent to the bathhouse. The ball field maintenance area of the building (presumably for maintenance vehicles and other park maintenance equipment; please confirm) is proposed to be served by a concrete drive and depressed curb; however, the accessible stalls are immediately in front of that driveway. The accessible stalls



should be relocated to the north, closer to the main entrance of the building to remove this conflict.

22. 1<sup>st</sup> Review Addendum: For proposed parking spaces in Phase II and Phase III, remove the wheel stops and maintain the curb only. For the proposed parking adjacent to the bathhouse, please demonstrate there is adequate space between the curb and nearest obstruction to allow handicap accessibility adjacent to the western row of parking when considering vehicle overhang. For the proposed parking adjacent to the circular drive in Phase III, remove the wheel stops and relocate the proposed sidewalk adjacent to the parking at least 24-inches from the curb to allow for vehicle overhang and unimpeded pedestrian travel. The space between the curb and the sidewalk should have sod and/or landscaping.

**Site & Improvements:**

23. Label the height of all fencing proposed on the plan sets. See the note regarding a variation for fence location and/or height. If a fence is proposed greater than 6 feet in height, it will need to be called out for variation request.
24. Provide the color of the trex fencing and thin brick veneer on the landscape plan set details.
25. Provide a detail of the proposed aluminum fencing and gates. If there are varying heights and/or designs, please include those as separate details.
26. Provide a detail view for the brick transformer enclosure with dimensions. The enclosure shall screen the equipment from the north, east and south. Revise the enclosure to include a south facing wall.
27. Staff has concerns on the durability of the fabric netting on the backstop in lieu of providing a taller fence than exists currently. Netting material is not permitted as a fence material. Provide further details on the netting such as other examples of the netting material at other park facilities, baseball fields or similar; warrantee information on the netting; and color and opacity of the material with your second submission.
28. Include the wire gauge on all chain link fence details throughout. The gauge is provided for the ball field only as submitted.
29. Staff has concerns with the proposed dugout structure design shown on L5.6. Staff recommends a structure similar to the existing dugouts that provides three walls and more substantial shelter. Provide a response to this comment indicating if there are any alternatives to wrapping a chain link fence around a metal structure for the dugouts.
30. Provide the proposed height of the flagpole.
31. Amend the FAR calculation to include impervious surface coverage calculations.

32. Provide a detail of the concrete wall with aluminum fencing on top. Call out materials and heights for each section of the fencing.
33. The photometrics plan shall be extended to illustrate lighting levels for the ball field. Additionally, the project description should be updated to include park hours, when and how long the lights would be used, etc.
34. 1<sup>st</sup> Review Addendum: Staff recommends that the aluminum style fence be used for the fencing material surrounding the swimming pool deck. Chain link fencing is appropriate for the ball field, but Staff recommends the higher quality fencing material adjacent to the pool for consistency in fence material and aesthetic design of the highly visible space.
35. 1<sup>st</sup> Review Addendum: The location of the trash enclosure should be incorporated into the building or more internal to the site rather than being located close to N. Douglas Avenue. In the preliminary drawings shown for SDC and CPRC review, the trash enclosure was located at the southwest corner of the parking lot in Phase II. Staff recommends the trash enclosure be relocated to that location. Please revise the location and associated landscaping.





## Village of Arlington Heights

### Interoffice Memorandum

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**To:** Dan Osoba, Planner  
**From:** Derek Mach, Landscape Planner  
**Department:** Planning & Community Development Department  
**File Number:** PCA00007-2025  
**Project:** 500 E Miner Street  
**Review Round:** Round 1 Review  
**Date:** March 17, 2025

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|                                               | <u>YES</u>                          | <u>NO</u>                           |
|-----------------------------------------------|-------------------------------------|-------------------------------------|
| 1. COMPLIES WITH TREE PRESERVATION ORDINANCE: | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. COMPLIES WITH LANDSCAPE PLAN ORDINANCE:    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 3. PARKWAY TREE FEE REQUIRED:                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

#### Landscape Comments

- 1.) The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.15-1.2b). Please provide trees on the south end of the parking area and within the island in the northeast corner. In addition, islands shall be located every 20 parking spaces. Along the west parking aisle there are 22 spaces. Please incorporate an additional island and shade tree in order to comply with code.
- 2.) It is recommended that landscaping be provided adjacent to the batting cage on the streetside in order to buffer. Will the batting cage be black vinyl coated chain link? Also, it is recommended that landscaping be provided along Douglas Avenue to provide a consistent landscape treatment for the ball field.
- 3.) Please provide a detail for the proposed fencing around the perimeter of the pool. It is recommended that the fence consist of a decorative metal fence.
- 4.) It is recommended that landscaping be provided in front of the six foot tall masonry wall adjacent to the front elevation for the pool house. In addition, it is recommended that landscaping be provide on the west elevation near the pool equipment and transformer enclosure in order soften/buffer.
- 5.) Per Chapter 28, section 6.15-1.2a, a three-foot-high screen must be provided in order to screen paved areas that are adjacent to a public way or a street or a residential district. Provide the code required 3' high shrubs along Miner Street in order to screen the parking area. The landscape screen may be proposed as a row of landscaping around the interior (north) of the drive aisle and adjacent to parking spaces at each end.



# Village of Arlington Heights

## Interoffice Memorandum

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**To:** Planning and Community Development Dept.  
**From:** Div. Chief Dave Roberts  
**Department:** Fire Department  
**File Number:** PCA00007-2025  
**Project:** 500 E Miner St – AHPD Rec Park  
**Review Round:** Round 1  
**Date:** March 21, 2025

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### GENERAL COMMENTS:

1. **IFC 2018 503.1.1 Buildings and facilities.** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

#### Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. Please provide details of the sprinkler system including location of FDC and distance to nearest fire hydrant. Dimension increase to 200 feet is allowed for fully sprinklered buildings with approval of the fire code official.

2. **VAH Municipal Code Section 27-102 – IFC 2018 912.2.1 FDC Visible Location.** Fire department connections shall be fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant or as directed by the Fire Chief or designee. *Please provide details of the sprinkler system including location of FDC and distance to nearest fire hydrant.*
3. **IFC 2018 503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an



unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).  
*Please provide plans showing compliance with the above code section.*

4. **IFC 2018 503.3 Marking.** Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.  
*Please provide location of markings and/or signage to show compliance with above.*
5. **IFC 2018 D105.1 Aerial Access Roads Where required.** Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. *Please provide drawings showing the height of the main building from grade plane. If it exceeds 30 feet, provide an autoturn diagram for AHFD Tower 133 and diagrams showing compliance to items 6 & 7 below.*
6. **IFC 2018 D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
7. **IFC 2018 D105.3 Proximity to building.** One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.



## Memorandum

**Date:** March 27, 2025

**To:** Village of Arlington Heights

**From:** Monica Goshorn-Maroney, Hitchcock Design Group (HDG)

**RE:** Recreation Park Phase II and III  
File Number: PC25-007

Please see below for responses to the Round 1 Review comments received on March 13, 2025, and amended comments received on March 21, 2025, for the Recreation Park Phase II and III projects. Responses to review comments are provided **in bold**, directly below each. We have also included the updated design documents as noted within each comment below.

Let us know if there are any questions or if additional information is needed to receive approval from the Village.

Thank you,

Monica Goshorn-Maroney  
Senior Associate  
Hitchcock Design Group

cc: Carrie Fullerton, Arlington Heights Park District  
John Kramer, Arlington Heights Park District  
Maggie Krieger, FGM Architects, Inc  
Jennifer Fritz, FGM Architects, Inc  
File – HDG





## **BUILDING & LIFE SAFETY DEPARTMENT**

1. GENERAL COMMENTS: Per 2021 IECC C402.5.9, A Vestibule is required for the Men's and Women's locker area.  
**Response: Per 2021 IECC C402.5.9 Exception 4, Vestibules are not required for doors that open directly from a space less than 3,000 SF in area. The Men's locker room is ~703 SF and the Women's locker room is ~866 SF which are both below the 3,000 SF threshold.**
2. For the PRESCHOOL area in the basement, please clarify the division of space between toilet areas A012 and A013.  
**Response: A012 is designed for children's use. Fixtures are children's height, stalls are full height for privacy, and the sinks are separate from stalls for teacher supervision. A note has been added to sheet A2.**
3. For the MULTIPURPOSE space B125, seem to be short on urinal plumbing fixtures. Per 2021 IECC C402.5.9, A Vestibule is required for the Men's and Women's locker area.  
**Response: A urinal has been added to both Toilet Rooms to keep the bathrooms the same. See Response to Comment #1 regarding Vestibules.**
4. For the PRESCHOOL area in the basement, please clarify the division of space between toilet areas A012 and A013.  
**Response: See Response to Comment # 2.**
5. For the MULTIPURPOSE space B125, seem to be short on urinal plumbing fixtures. Per 2021 IECC C402.5.9, A Vestibule is required for the Men's and Women's locker area.  
**Response: See Response to Comment #1 and #3.**
6. For the PRESCHOOL area in the basement, please clarify the division of space between toilet areas A012 and A013.  
**Response: See Response to Comment # 2.**
7. For the MULTIPURPOSE space B125, seem to be short on urinal plumbing fixtures.  
**Response: See Response to Comment #3.**

2

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## **POLICE DEPARTMENT**

1. CHARACTER OF USE: (WOULD IT BE A PROBLEM TYPE?)

The character of use is consistent with the area and is not a concern

2. ARE LIGHTING REQUIREMENTS ADEQUATE?

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

Install motion-activated, sensor, or timer-based lighting to enhance visibility and promote natural surveillance, especially during evening hours. Lighting should cover key areas such as entrances, pathways, and high-traffic zones.

Ensure lighting is sufficient to deter criminal activity while avoiding excessive glare.

**Response: Light levels meet Village Code requirements.**

3. PRESENT TRAFFIC PROBLEMS?

There are no traffic problems at this location.

**Response: Noted.**

3

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4. TRAFFIC ACCIDENTS AT PARTICULAR LOCATION:

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

**Response: Noted.**

5. TRAFFIC PROBLEMS THAT MAY BE CREATED BY THE DEVELOPMENT:

This development should not create any additional traffic problems.

**Response: Noted**

## **GENERAL COMMENTS**

1. Emergency Contact Information

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department, and that the information is kept up-to-date.
- Agent contact information must be provided to the police department during all construction phases. The attached form must be completed and returned.
- This will allow police personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

**Response: The form has been filled out and submitted online.**





2. Access Control & Locking Mechanisms: All new or upgraded doors to the park building should be lockable from the interior using non-keyed locks. This enhances ease of use and security for park users, ensuring that doors can be locked without requiring a key.

**Response: The prefabricated restroom doors will include a magnetic locking system. Both the Community Building and Bathhouse building will have the ability to be locked without a key via specified hardware/access control system.**

3. Surveillance: Consider upgrading or installing surveillance cameras at strategic locations throughout the park to enhance monitoring and deter criminal activities. Surveillance cameras should be placed in high-traffic and less visible areas to increase natural surveillance.

**Response: A camera system is included for both buildings**

4. Landscaping and Natural Surveillance
  - Any new or upgraded landscaping should be designed to maintain open sightlines and minimize potential hiding spots, which reduces opportunities for illegal activities like theft, trespassing, vandalism, underage drinking, and drug use.
  - Landscaping should promote natural surveillance by avoiding tall or dense plantings near entrances, walkways, or pedestrian pathways.
  - Plantings taller than 3 feet should not be placed within 10 to 15 feet of entrances. Mature trees should be pruned to a height of 8 feet to ensure clear sightlines.
  - Landscaping elements should not allow for easy access to roofs, windows, or upper-level areas that could facilitate unauthorized access.

4

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**Response: The landscape plan has been revised to follow these guidelines where appropriate.**

5. Perimeter Control & Access Definition:
  - Define clear boundaries between public and private spaces using landscaping, signage, and barriers. This helps control access and prevent unwanted intrusion.

**Response: Noted. The landscape plan has been revised to follow these guidelines where appropriate.**



- Signage should clearly indicate areas for public access and restricted zones around the perimeter of the park.

**Response: Park ID signs will be provided with the park improvements.**

**Access will be restricted to utility rooms in both buildings. Building signage will be provided at main entrances.**

6. Pedestrian Pathways & Vehicular Separation

Ensure that pedestrian pathways are clearly separated from vehicular routes through the use of curbing, color markings, landscaping, or other barriers. This enhances safety and reduces the potential for accidents or unauthorized vehicle access.

**Response: All proposed pedestrian pathways will be separated from vehicular traffic with curbs or landscaping.**

7. Directional Signage

- Place clear directional signage at all park entrances, parking lots, and throughout the park to guide visitors and improve wayfinding.

**Response: Park rules and wayfinding signs will be installed as part of the Park District's typical operations.**

- Maps or signage with the park's layout should be displayed throughout the park to aid first responders and visitors unfamiliar with the layout.

**Response: Wayfinding signs will be installed as part of the Park District's typical operations.**

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8. Parking Regulations

- Implement clear signage for parking regulations to avoid congestion and ensure proper parking, especially during large events like Frontier Days. Proper signage helps maintain order and reduces the risk of unauthorized parking in restricted areas.

**Response: Parking lot signage has been provided.**

9. Skatepark & Juvenile Activity Control

- Consider implementing anti-skateboarding technology (e.g., anti-skate devices on ledges and rails) to prevent misuse of surrounding property, particularly in areas adjacent to the skatepark.

**Response: Noted.**

- Pay special attention to ramps, railings, and curbs in secluded or hidden areas to deter unwanted activities.

**Response: Noted.**





10. Design Features to Prevent Homelessness Issues  
Install benches with middle armrests, thorny landscaping, and strategically placed lighting to discourage loitering or vagrant activity in the park. These measures can help maintain the park's atmosphere and prevent unwanted behaviors.  
**Response: The proposed benches will include center arm rests.**
11. Conduct Regulations & Signage  
Place signage regulating unwanted conduct, particularly in areas like the basketball courts and playgrounds. Rules should be clearly displayed at all park entrances to reinforce acceptable behavior and deter inappropriate actions.  
**Response: Rules and code of conduct signs will be provided as part of the Park District's typical operations.**
12. Basketball Court Design & Surveillance  
The new basketball court will be located behind industrial buildings, which may make it less visible from pedestrian and vehicle traffic. Ensure the area is well-lit for monitoring by residents and patrolling officers to deter any inappropriate activities. Lighting is crucial to improve safety and enhance natural surveillance.  
**Response: Security lighting will be provided on the adjacent prefabricated restroom exterior for use at the basketball court. Clear views will be maintained from the parking lot on the east and west sides of the basketball court for surveillance.**
13. Clear Identification of Park Entrances & Exits  
Ensure park entrances are clearly identifiable from outside the park, and park exits are clearly identifiable from within the park. This will promote ease of access and provide better visibility for residents and emergency responders.  
**Response: Park entrances will be marked with ID signs.**
14. Phase 2 Considerations Restroom Building:  
A new restroom building will be installed with lockable doors that can be operated from the inside without requiring keys. This improves safety and accessibility for park users. Adequate lighting will be added around the building to ensure visibility during the evening hours, further enhancing safety and security.  
**Response: Lockable doors and lighting have been provided.**
15. Basketball Court:  
The new basketball court will be equipped with sufficient lighting to ensure visibility, especially since it's located behind other buildings. This will make it easier for both park-goers and security personnel to monitor the area, deterring any inappropriate activity.  
**Response: Security lighting will be provided on the adjacent prefabricated restroom exterior for use at the basketball court. Clear views will be**



**maintained from the parking lot on the east and west sides of the basketball court for surveillance.**

16. Bicycle Parking & Drinking Fountain:

Bicycle parking and a drinking fountain will be strategically placed near main pathways to ensure easy access and to encourage use. These will be positioned in areas with good visibility, avoiding potential hidden spots that could attract unwanted activity.

**Response: Bicycle parking and drinking fountains have been located accordingly.**

17. 43-Stall Parking Lot:

The new parking lot will be clearly marked with designated spaces to guide park visitors. Lighting will be installed to improve visibility, particularly at night. Clear signage will be posted to manage parking effectively and avoid congestion or confusion.

**Response: The parking lot will be lit by ambient lighting from the sports lights exterior building lights, and streetlights. Parking lot signage has been provided.**

18. Ball Field Improvements:

- Dugouts, Spectator Seating, and Batting Cage: New dugouts, seating areas, and a batting cage will be added to the ball field. These will be positioned with safety in mind, ensuring clear sightlines to the field and surrounding areas, which helps prevent undesirable behavior and maintains the park environment open and visible.

**Response: These features have been located accordingly.**

- Fencing and Backstop: The installation of new fencing and a 40-foot backstop will define the boundaries of the ball field, providing clear separation from other park areas. This promotes security and minimizes unauthorized access to the field.

**Response: Noted.**

- Drainage Improvements: Minor drainage updates will be made to ensure the area remains functional and safe, preventing potential hazards such as standing water or uneven surfaces.

**Response: Noted.**

7

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## **PUBLIC WORKS – ENGINEERING DIVISION**

1. 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: Noted.**

2. 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, plans comply with these requirements.**

3. Provide the parking study.

**Response: The parking study has been provided with this submittal.**

4. An MWRD permit is required. The Phase I basin was sized to meet the required capacity for Phase II and Phase III. MWRD volume control facilities are required for Phase II and Phase III. The Village has signed the MWRD permit application to expedite the permit review for the Park District.

**Response: EEA has made a submittal to the MWRD and is expecting first round of review comments on Wednesday, 3/26. EEA will keep village staff apprised as to the status of the review.**



5. The heavy-duty pavement section shall consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase.

**Response: This comment has been discussed further with the reviewer. The proposed heavy-duty asphalt pavement section has been revised to include Tensar NX750 geogrid, which provides a comparable structural number to the Village recommended section.**

6. The circular drive off of Miner St is to be designated as one-way. Show the striping and signage on the civil plans.

**Response: The plans have been revised accordingly to designate the drive as one way, and additional signage and striping is included in the Civil plans. Please see L-Series drawings for all dimensions.**

7. A fire hydrant on Douglas Ave is to be relocated for the driveway improvements. Provide an exhibit showing the spacing of the relocated fire hydrant from the fire hydrants to the north and south.

**Response: The proposed location has been revised to minimize change from existing location. A new exhibit, CSK-P2 – Fire Hydrant Relocation Exhibit, is included in this resubmittal.**

8. The easternmost parking stall at the north end of the Douglas Ave parking lot may require a vehicle to back up over the sidewalk. Provide the turning analysis to demonstrate that a vehicle can exit the stall without backing up over the sidewalk.

**Response: The parking stall has been removed from the scope.**

9

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## **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. PUD Amendment to Recreation Park PUD (Ord. 24-052)
- b. Special Use Permit for a Facility Owned and Operated by the Arlington Heights Park District

**Response: Acknowledged.**

8. The following variations have been identified based on the review of the plans. Staff is generally accepting of the variation requests as submitted with the exception to the clarifications requested per numbers 9 and 10 in this letter. Please acknowledge the following:

- a. Variation from Chapter 28, Section 6.12-1.3 to waive the requirement for a traffic study.

**Response: Acknowledged.**





- a. Variation to Chapter 28, Section 6.13-3.b to allow a fence height of 10 feet for the ball field side fencing and 40 feet for the ball field backstop fencing where 6 feet is the maximum height.

**Response: Acknowledged.**

- b. Variation to Chapter 28, Section 10.2-12.3.c to allow an existing light pole around the ball field to be 50 feet in height where 40 feet is the maximum height.

**Response: Following review by a sports lighting specialist, the existing poles are now estimated to be 70' in height. The variance request has been revised accordingly.**

- c. Variation to Chapter 28, Section 6.5-2 to permit accessory structures partially located in the front yard and side yard where accessory structures are only permitted in the rear.

**Response: Acknowledged.**

- d. Variation to Chapter 28, Section 6.5-2 to permit fourteen accessory structures on the property where the maximum number of accessory structures is 5.

**Response: Acknowledged.**

- e. Additional variances may be required based on a response to the review comments within this letter.

**Response: Acknowledged.**

10

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- 9. In the written response to the variation criteria for approval, number 4, the response indicates that sports lights are located within the 10' side yard. The side yard is not only the area encompassed by the required side yard setback. The side yard is any area that is between the primary structure (500 E. Miner Street) and the side property lines, between the front of the building and the rear of the building. Accessory structures are only permitted in the rear yard, so this variance would be for any structure that is located in the space identified above. Please revise this variation request for clarity.

**Response: The variation request has been revised to include the additional accessory structures located in the side yard.**

- 10. In the written response to the variation criteria for approval, number 5, the response indicates There are no structures in the proposed 15' front yard setback. Similar to the side yard, the front yard encompasses the area between the right-of-way on Miner Street and the front of the building. There is a portion of the smaller pool located past the front building line of the primary building and therefore it is in the front yard. Please revise this variation request for clarity. You may also combine numbers 4 and 5 into one variation request as they are to the same section.



**Response: The variation request has been revised to include the swimming pool/wading pool as an accessory structure within the front yard and combined with the variance request above.**

11. There appears to be a portion of fencing that is located within the front yard. Fencing in the front yard shall be open style fencing and may not exceed 36 inches. If this fence, which is located adjacent to the wading pool, is not open or greater than 36 inches in height, a variation will be required. Please amend the variation request letter accordingly.

**Response: The fence around the perimeter of the pool area, including the Wading Pool is 8'-0" tall aluminum picket fencing. The proposed fencing is an open style fence. A variation for this fence has been included in the variation request letter.**

12. The petitioner's response to the Special Use Permit criteria for approval are acceptable. Complete

GENERAL:

13. Provide any information on public outreach, meetings or discussions on improvements as shown in Phase II and Phase III to be included in the record. Please also note if a neighborhood meeting is planned or if a previous meeting has occurred in your response to comments.

11

**Response: The Park District has hosted multiple public open houses and board meetings with discussions regarding the Recreation Park improvements to gather input from residents. Below is a list of Park District Board meeting dates that included public discussions on these improvements:**

- 5/23/23
- 2/27/24
- 4/9/24
- 5/14/24
- 7/9/24
- 8/13/24
- 8/27/24
- 11/26/24
- 12/10/24
- 2/11/25
- 2/24/25

The recorded minutes for these discussions can be found online at <https://www.ahpd.org/board-of-commissioners/board-meeting-schedule/#agendas>





Public open houses were held at the park during the design and grant writing process for all three phases of this project. Below is a list of dates for these meetings:

- Open House Meeting 8/24/2022
- Open House Meeting 6/5/2023

Meeting notices, summaries, and resident comments for these open houses are provided with this submittal.

Forums were also provided online through the Park District's website to gather comments from residents virtually.

14. Provide the list of property owners within 250 feet of the subject property excluding rights-of-way. Village Staff will review the list for general accuracy; however, it is the petitioner's responsibility to ensure the list is accurate and up-to-date. The list of properties for Phase I may be utilized; however, Village Staff suggests updating the mailing address and ownership information prior to sending notice of a public hearing.

**Response: The list of adjacent property owners is included.**

14. Provide a draft copy of the letter to be mailed for the public hearing. This letter shall comply with the requirements found in the Plan Commission Guide.

**Response: A draft letter has been included.**

15. Provide a proof of the public notice sign to be posted on the site for this public hearing. Note that four signs shall be required; one facing each right-of-way.

**Response: A public notice sign has been included.**

17. 1st Review Addendum (Replaces original comment #17): The pre-fabricated bathroom can be reviewed as part of this PUD amendment application and a formal Design Commission application is not required. Staff reserves the right to require a Design Commission review if necessary. Please provide a complete list of all exterior materials and colors for the bathroom building. Staff recommends that all of the exterior materials and colors match the new Bathhouse and the existing Community Building, including asphalt roof shingles (in lieu of standing seam metal) and a brick base (in lieu of stone).

**Response: The exterior materials have been provided on sheet L5.8. The wainscot will be brick to match other buildings on site. The roofing has been revised to be asphalt shingles.**

18. 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.

**Response: Noted.**



#### PARKING

19. The petitioner has provided the occupancy of the structures per sheets G1.A and G1.B. The total occupancy is 430 persons, which yields a parking requirement of 129 parking spaces. Upon review of the application and code required spaces for determining capacity, both structures shall be utilized in determining parking requirements.

**Response: The parking calculation has been revised on the overall site plan to indicate a capacity of 430 persons and the required parking.**

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

**Response: The parking study has been provided.**

21. 1st Review Addendum: There is a conflict between the location of the accessible parking stalls and the ball field maintenance drive on Phase II adjacent to the bathhouse. The ball field maintenance area of the building (presumably for maintenance vehicles and other park maintenance equipment; please confirm) is proposed to be served by a concrete drive and depressed curb; however, the accessible stalls are immediately in front of that driveway. The accessible stalls should be relocated to the north, closer to the main entrance of the building to remove this conflict.

**Response: The ADA stalls have been adjusted to eliminate conflicts or shared use with the maintenance entrance. The accessible stalls are in the center of the parking lot to provide the shortest route to the multi-purpose room entrance on the south end of the building and bathhouse entrance on the north end of the building. The slope in the northern section of the**





**parking lot exceeds the slopes required for accessible stalls in this location.**

22. 1st Review Addendum: For proposed parking spaces in Phase II and Phase III, remove the wheel stops and maintain the curb only. For the proposed parking adjacent to the bathhouse, please demonstrate there is adequate space between the curb and nearest obstruction to allow handicap accessibility adjacent to the western row of parking when considering vehicle overhang. For the proposed parking adjacent to the circular drive in Phase III, remove the wheel stops and relocate the proposed sidewalk adjacent to the parking at least 24-inches from the curb to allow for vehicle overhang and unimpeded pedestrian travel. The space between the curb and the sidewalk should have sod and/or landscaping.

**Response: This comment has been discussed further with the reviewer. The proposed carriage walks have been widened to 8' width wherever the walk abuts parking. The additional width in the walk accommodates vehicle overhang while still providing an accessible route. The wheel stops have been removed from all locations where barrier curb is provided.**

SITE & IMPROVEMENTS:

23. Label the height of all fencing proposed on the plan sets. See the note regarding a variation for fence location and/or height. If a fence is proposed greater than 6 feet in height, it will need to be called out for variation request.

**Response: Fencing heights have been added to all plan sets. The variation request has been revised to include all fences over 6' in height that are proposed in Phase II and III.**

24. Provide the color of the trex fencing and thin brick veneer on the landscape plan set details.

**Response: The colors have been noted on sheet L5.1 of the Phase II plan set.**

25. Provide a detail of the proposed aluminum fencing and gates. If there are varying heights and/or designs, please include those as separate details.

**Response: Details for both aluminum and chain link fence and gates have been included on sheet A0.4.**

26. Provide a detail view for the brick transformer enclosure with dimensions. The enclosure shall screen the equipment from the north, east and south. Revise the enclosure to include a south facing wall.

**Response: A detail view for the brick transformer enclosure has been provided on sheet A0.5. The enclosure has been revised to include a solid gate on the south side.**







27. Staff has concerns on the durability of the fabric netting on the backstop in lieu of providing a taller fence as there is currently. Netting material is not permitted as a fence material. Provide further details on the netting such as other examples of the netting material at other park facilities, baseball fields or similar; warrantee information on the netting; and color and opacity of the material with your second submission.

**Response: The netting material is a standard material utilized regularly in the recreation industry. The netting will be black in color and 94% open. The standard warranty for the sports-netting assembly is 3-year limited warranty for netting and 5 year on installation and hardware. Providing taller chain-link fencing in lieu of netting is not feasible due to the height limitations of that fencing type. Similar assemblies can be viewed in the following locations:**

- North Park University, Chicago, Illinois
- Niles West Highschool, Skokie, Illinois
- Deerpath Park, Lake Forest, Illinois

28. Include the wire gauge on all chain link fence details throughout. The gauge is provided for the ball field only as submitted.

**Response: The wire gauge for the chain link fence at the Pool perimeter has been added on the chain link fence details on sheet A0.4.**

16

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29. Staff has concerns with the proposed dugout structure design shown on L5.6. Staff recommends a structure similar to the existing dugouts that provides three walls and more substantial shelter. Provide a response to this comment indicating if there are any alternatives to wrapping a chain link fence around a metal structure for the dugouts.

**Response: The proposed dugout structure is an industry standard and has been installed in several premium fields in the area. The open-air design will provide shade for player's while maintaining views into the dugouts for surveillance and safety. Chain-link line fencing is proposed across the front, sides, and rear of the dugouts to block foul balls. The existing dugouts are currently open across the front and provide limited protection for players.**

30. Provide a proposed height of the flagpole.

**Response: The flag pole will be 25' in height.**

31. Amend the FAR calculation to include impervious surface coverage calculations as well.

**Response: The impervious surface coverage has been included with the FAR calculation.**



32. Provide a detail of the concrete wall with aluminum fencing on top. Call out materials and heights for each section of the fencing.  
**Response: A detail for the concrete wall with aluminum fencing on top has been provided on sheet A0. Materials and heights for each section of fencing have been added to sheet A0 along with a legend.**
33. The photometrics plan shall be extended to illustrate lighting levels for the ball field. Additionally, the project description should be updated to include park hours, when and how long the flights would be used, etc.  
**Response: A photometric plan has been provided for the existing sports field lighting. This lighting will remain in its existing condition. The park's hours of operation have been added to the PUD description for the project.**
34. 1st Review Addendum: Staff recommends that the aluminum style fence be used for the fencing material surrounding the swimming pool deck. Chain link fencing is appropriate for the ball field, but Staff recommends the higher quality fencing material adjacent to the pool for consistency in fence material and aesthetic design of the highly visible space.  
**Response: Aluminum style fencing is proposed for the north and east portions of the pool enclosure. Aluminum style fencing on the south and west sides of the pool enclosure will be included in the bid documents as an alternate and will be accepted if the budget allows.**
35. 1st Review Addendum: The location of the trash enclosure should be incorporated into the building or more internal to the site rather than being located close to N. Douglas Avenue. In the preliminary drawings shown for SDC and CPRC review, the trash enclosure was located at the southwest corner of the parking lot in Phase II. Staff recommends the trash enclosure be relocated to that location. Please revise the location and associated landscaping.  
**Response: The dumpster enclosure has been relocated to the southwest corner.**

17

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#### **LANDSCAPE COMMENTS**

1. The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.15-1.2b). Please provide trees on the south end of the parking area and within the island in the northeast corner. In addition, islands shall be located every 20 parking spaces. Along the west parking aisle there are 22 spaces. Please incorporate an additional island and shade tree in order to comply with code.  
**Response: A shade tree has been provided at the end of the park area. The parking lot adjustments have eliminated the run of 20 parking spaces and no longer require the landscape island.**





2. It is recommended that landscaping be provided adjacent to the batting cage on the streetside in order to buffer. Will the batting cage be black vinyl coated chain link? Also, it is recommended that landscaping be provided along Douglas Avenue to provide a consistent landscape treatment for the ball field.

**Response: Landscaping has been provided between the batting cage and the street. The batting cage will be a black vinyl coated steel frame with sports netting.**

**The open space between the baseball field and Douglas Avenue is utilized by spectators with portable lawn chairs during sport events. Additional landscaping in this area will conflict with this use.**

3. Please provide a detail for the proposed fencing around the perimeter of the pool. It is recommended that the fence consist of a decorative metal fence.

**Response: Fence details have been provided on sheet A0.4. Aluminum style fencing on the south and west sides of the pool enclosure will be included in the bid documents as an alternate and will be accepted if the budget allows.**

4. It is recommended that landscaping be provided in front of the six foot tall masonry wall adjacent to the front elevation for the pool house. In addition, it is recommended that landscaping be provide on the west elevation near the pool equipment and transformer enclosure in order soften/buffer.

**Response: The space between the masonry transformer enclosure and the parking stalls is a main circulation route between the two building entrances. Adding landscape in this area will restrict circulation. A screening gate has been added on the south side of the enclosure for additional screening.**

**Landscaping has been added on the west building elevation to screen the pool mechanical and storage area.**

5. Per Chapter 28, section 6.15-1.2a, a three-foot-high screen must be provided in order to screen paved areas that are adjacent to a public way or a street or a residential district. Provide the code required 3' high shrubs along Miner Street in order to screen the parking area. The landscape screen may be proposed as a row of landscaping around the interior (north) of the drive aisle and adjacent to parking spaces at each end.

**Response: A landscape screen has been added along the parking area facing Miner Street.**

18

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**PLAN COMMISSION PCA00007-2025**  
**Rec Park Master Plan Phase II and III**  
**500 E Miner St**  
**Round 2**

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.

a. The petitioner's response to comment no. 11 is acceptable. **Complete.**

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

a. The petitioner's response to comment no. 12 is acceptable. **Complete.**

13. Provide the parking study.

a. The petitioner's response to comment no. 13 is noted. The Parking Study has been reviewed by the Traffic Engineer. The Engineering Division has no objection to the requested parking variance and the exemption to require a traffic study due to the small increase in the overall park usage. **Complete.**

14. An MWRD permit is required. The Phase I basin was sized to meet the required capacity for Phase II and Phase III. MWRD volume control facilities are required for Phase II and Phase III. The Village has signed the MWRD permit application to expedite the permit review for the Park District.

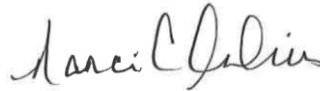
a. The petitioner's response to comment no. 14 is acceptable. Provide updates as information becomes available from the MWRD. **INCOMPLETE.**

15. The heavy-duty pavement section shall consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase.

a. The petitioner's response to comment no. 15 is noted. Provide the structural number of the Village's heavy duty pavement cross section and the proposed cross section with the geogrid. **INCOMPLETE.**



16. The circular drive off of Miner St is to be designated as one-way. Show the striping and signage on the civil plans.
- a. The petitioner's response to comment no. 16 is noted. **INCOMPLETE.**
    - i. Provide stop control and a stop bar at the exit.
    - ii. Detectable warning panels are only required for sidewalk across a non-residential driveway if it is controlled by a stop or yield sign. Remove the detectable warning panels for the one-way entrance.
    - iii. The curb at the entrance and exit shall stop at the sidewalk and the sidewalk shall carry through the entrance.
17. A fire hydrant on Douglas Ave is to be relocated for the driveway improvements. Provide an exhibit showing the spacing of the relocated fire hydrant from the fire hydrants to the north and south.
- a. The petitioner's response to comment no. 17 is acceptable. **Complete.**
18. The easternmost parking stall at the north end of the Douglas Ave parking lot may require a vehicle to back up over the sidewalk. Provide the turning analysis to demonstrate that a vehicle can exit the stall without backing up over the sidewalk.
- a. The petitioner's response to comment no. 18 is acceptable. **Complete.**
19. Comments 14, 15 and 16 are incomplete. These remaining items can be addressed at permit.



Nanci C. Julius, P.E.  
Senior Civil Engineer

April 3, 2025

Date

# Village of Arlington Heights

## Interoffice Memorandum



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**From:** Dan Osoba | 847-368-5215; [dosoba@vah.com](mailto:dosoba@vah.com)  
**Department:** Planning & Community Development  
**File Number:** PC25-007  
**Project:** 500 E. Miner Street - Recreation Park Phase II and III  
**Review Round:** Round 2  
**Date:** April 4, 2025

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|                                                    | <u>YES</u>                          | <u>NO</u>                           |
|----------------------------------------------------|-------------------------------------|-------------------------------------|
| 1. COMPLIES WITH COMPREHENSIVE PLAN:               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. COMPLIES WITH THOROUGHFARE PLAN:                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 3. VARIATIONS NEEDED FROM ZONING REGULATIONS:      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS: | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 5. SUBDIVISION REQUIRED:                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

### **Zoning:**

7. **COMPLETE:** The following zoning approvals have been requested based on a review of the plans. Please acknowledge the following:
- a. PUD Amendment to Recreation Park PUD (Ord. 24-052)
  - b. Special Use Permit for a Facility Owned and Operated by the Arlington Heights Park District
8. **COMPLETE WITH COMMENTS:** The following variations have been identified based on the review of the plans. Staff is generally accepting of the variation requests as submitted with the exception to the clarifications requested per numbers 9 and 10 in this letter. Please acknowledge the following:
- a. Variation from Chapter 28, Section 6.12-1.3 to waive the requirement for a traffic study.
  - b. Variation to Chapter 28, Section 6.13-3.b to allow a fence height of 10 feet for the ball field side fencing and 40 feet for the ball field backstop fencing where 6 feet is the maximum height.



- c. Variation to Chapter 28, Section 10.2-12.3.c to allow an existing light pole around the ball field to be 70 feet in height where 40 feet is the maximum height.
    - i. **2<sup>nd</sup> Review:** The Petitioner's response is acknowledged. The variation request has been revised from 50 feet to 70 feet for the sports lighting poles.
  - d. Variation to Chapter 28, Section 6.5-2 to permit accessory structures partially located in the front yard and side yard where accessory structures are only permitted in the rear.
  - e. Variation to Chapter 28, Section 6.5-2 to permit fourteen accessory structures on the property where the maximum number of accessory structures is 5.
  - f. Additional variances may be required based on a response to the review comments within this letter.
    - i. **2<sup>nd</sup> Review:** Staff acknowledges the variation request for required parking. The required parking number is not correct. Please update the requested variation to Section 10.4-4 to reduce the required number of off-street parking spaces from 533 spaces to 77 spaces. Update the Variance Request document accordingly.
9. **COMPLETE:** In the written response to the variation criteria for approval, number 4, the response indicates that sports lights are located within the 10' side yard. The side yard is not only the area encompassed by the required side yard setback. The side yard is any area that is between the primary structure (500 E. Miner Street) and the side property lines, between the front of the building and the rear of the building. Accessory structures are only permitted in the rear yard, so this variance would be for any structure that is located in the space identified above. Please revise this variation request for clarity.
10. **COMPLETE:** In the written response to the variation criteria for approval, number 5, the response indicates There are no structures in the proposed 15' front yard setback. Similar to the side yard, the front yard encompasses the area between the right-of-way on Miner Street and the front of the building. There is a portion of the smaller pool located past the front building line of the primary building and therefore it is in the front yard. Please revise this variation request for clarity. You may also combine numbers 4 and 5 into one variation request as they are to the same section.
11. **COMPLETE:** There appears to be a portion of fencing that is located within the front yard. Fencing in the front yard shall be open style fencing and may not exceed 36 inches. If this fence, which is located adjacent to the wading pool, is not open or greater than 36 inches in height, a variation will be required. Please amend the variation request letter accordingly.
12. **COMPLETE:** The petitioner's response to the Special Use Permit criteria for approval are acceptable.

**General:**

13. **COMPLETE:** Provide any information on public outreach, meetings or discussions on improvements as shown in Phase II and Phase III to be included in the record. Please also note if a neighborhood meeting is planned or if a previous meeting has occurred in your response to comments.
14. **COMPLETE WITH COMMENTS:** Provide the list of property owners within 250 feet of the subject property excluding rights-of-way. Village Staff will review the list for general accuracy; however, it is the petitioner's responsibility to ensure the list is accurate and up-to-date. The list of properties for Phase I may be utilized; however, Village Staff suggests updating the mailing address and ownership information prior to sending notice of a public hearing.
- a. **2<sup>nd</sup> Review:** an updated list of property owners will be provided by staff via email along with instructions for public notice. The list provided does not include any properties across Northwest Highway or Douglas Avenue. Please coordinate with staff via email to ensure the list is accurate. NOTE: a separate email regarding public notice requirements will include this information – public hearing notice must be mailed and posted on or before **Tuesday, April 8, 2025.**
15. **INCOMPLETE:** Provide a draft copy of the letter to be mailed for the public hearing. This letter shall comply with the requirements found in the Plan Commission Guide.
- a. **2<sup>nd</sup> Review:** "The draft copy of the of the letter is not correct. Revise the letter: Planned Unit Development Amendment, Special Use Permit to allow a Facility Owned by the Arlington Heights Park District with variations to waive the requirement for a traffic study, increase fence heights for recreational uses to 8 feet and 10 feet, to allow accessory structures in front and side yards, to increase the number of accessory structures on the site to 14, and to reduce the required parking from 553 spaces to 77 spaces."
- b. **2<sup>nd</sup> Review:** Additionally, please modify the highlighted Section to 7:30 PM on Wednesday, April 23, 2025. Change the last paragraph contact information from Erin Mercado to "the Health & Human Services Department" and change the phone number to (847) 368-5760. Remove Erin's email as well. NOTE: a separate email regarding public notice requirements will include this information.
16. **INCOMPLETE:** Provide a proof of the public notice sign to be posted on the site for this public hearing. Note that four signs shall be required; one facing each right-of-way.
- a. **2<sup>nd</sup> Review:** The draft copy of the sign is not correct. Change the "Hearing For:" section to: "Planned Unit Development Amendment and Special Use Permit with Variations". Remove the Rezoning and Comprehensive Plan Amendment as that is not applicable. Fill in the date as April 23, 2025 and the time as 7:30 PM. NOTE: a separate email regarding public notice requirements will include this information.
17. **COMPLETE:** 1<sup>st</sup> Review Addendum (Replaces original comment #17): The pre-fabricated bathroom can be reviewed as part of this PUD amendment application and a formal Design Commission application is not required. Staff reserves the right to



require a Design Commission review if necessary. Please provide a complete list of all exterior materials and colors for the bathroom building. Staff recommends that all of the exterior materials and colors match the new Bathhouse and the existing Community Building, including asphalt roof shingles (in lieu of standing seam metal) and a brick base (in lieu of stone).

18. **2<sup>nd</sup> Review:** 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](mailto:dosoba@vah.com) to notify that a resubmittal has been uploaded.

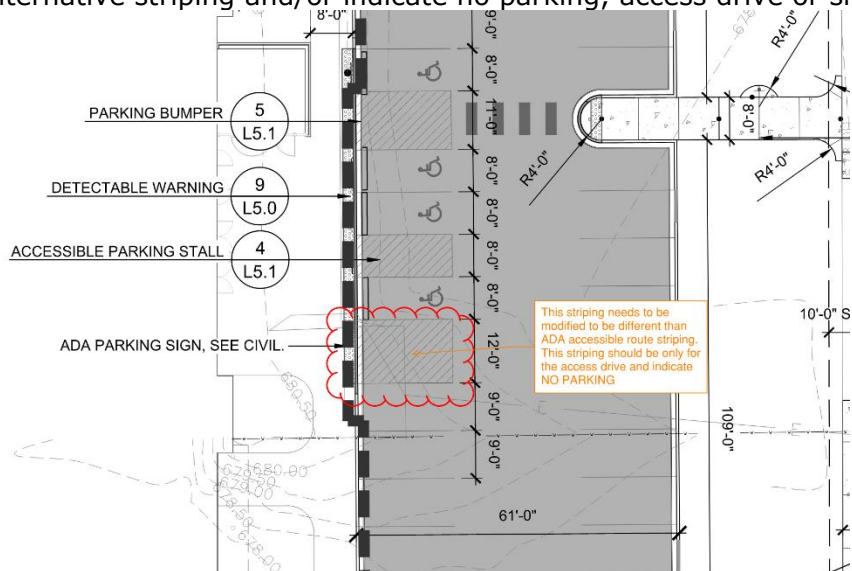
### **Parking**

19. **COMPLETE:** The petitioner has provided the occupancy of the structures per sheets G1.A and G1.B. The total occupancy is 430 persons, which yields a parking requirement of 129 parking spaces. Upon review of the application and code required spaces for determining capacity, both structures shall be utilized in determining parking requirements.
20. **COMPLETE WITH COMMENTS (See 2<sup>nd</sup> Review Parking Study Comments):** A parking study shall be submitted as part of the second submission that evaluates the following:
- a. A parking survey of the existing parking lot of a park of similar size with similar amenities (a parking survey of Recreation Park now in the winter and while it is under construction would not provide valid data).
  - b. Parking demand estimates using comparable parks in the area that include similar amenities.
  - c. Assessment of peak usage times of the park with demand reaching the maximum. These times could include a baseball game, swim meet, other community activities in the community center, etc. to determine what the high parking demand could be (with the exception of events like Frontier Days).
21. **COMPLETE: 1<sup>st</sup> Review Addendum:** There is a conflict between the location of the accessible parking stalls and the ball field maintenance drive on Phase II adjacent to the bathhouse. The ball field maintenance area of the building (presumably for maintenance vehicles and other park maintenance equipment; please confirm) is proposed to be served by a concrete drive and depressed curb; however, the accessible stalls are immediately in front of that driveway. The accessible stalls should be relocated to the north, closer to the main entrance of the building to remove this conflict.
22. **COMPLETE: 1<sup>st</sup> Review Addendum:** For proposed parking spaces in Phase II and Phase III, remove the wheel stops and maintain the curb only. For the proposed parking adjacent to the bathhouse, please demonstrate there is adequate space between the curb and nearest obstruction to allow handicap accessibility adjacent to the western row of parking when considering vehicle overhang. For the proposed parking adjacent to the circular drive in Phase III, remove the wheel stops and relocate the proposed sidewalk adjacent to the parking at least 24-inches from the

curb to allow for vehicle overhang and unimpeded pedestrian travel. The space between the curb and the sidewalk should have sod and/or landscaping.

## **2nd Review: Parking Comments**

- a. Revise the total Parking Required to 1,844 instead of 1,944 in the Parking Study. The math appears to be incorrect when adding the capacities of the various uses within the park. Correct the total throughout and ensure it is correct on the requested variations document.
- b. Please provide operational information for the pre-school in the community center as it relates to drop-off/pick-up on the circular drive. How many children are anticipated? How many staff/teachers are anticipated? What are the hours the pre-school will be in operation? Would it be in operation only during summer month? This information should be provided in a separate Pre-School Operations Plan letter.
- c. The striping adjacent to the access drive for the stored golf cart on Landscape Plans Phase II needs to be updated to differentiate between ADA accessible route striping. This area as shown below shall only be used for the access drive and not for an accessible route for the adjacent ADA space. ADA spaces require 8 feet of striped accessible route space, which is already accommodated on the north of the southernmost ADA space. Provide alternative striping and/or indicate no parking, access drive or similar.

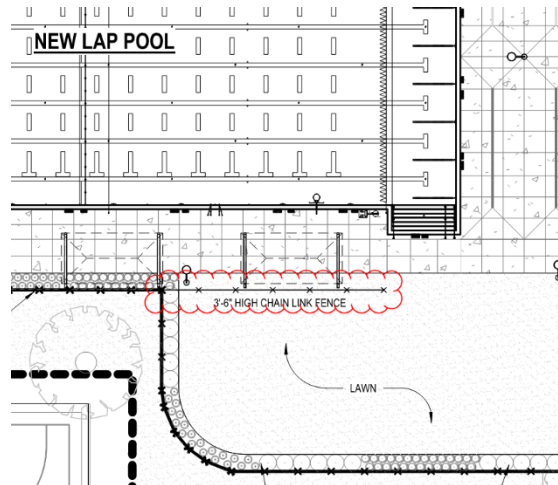


## **Site & Improvements:**

23. **COMPLETE:** Label the height of all fencing proposed on the plan sets. See the note regarding a variation for fence location and/or height. If a fence is proposed greater than 6 feet in height, it will need to be called out for variation request.
24. **COMPLETE:** Provide the color of the trex fencing and thin brick veneer on the landscape plan set details.
25. **COMPLETE WITH COMMENTS:** Provide a detail of the proposed aluminum fencing and gates. If there are varying heights and/or designs, please include those as separate details.



- a. **2<sup>nd</sup> Review:** identify where the "4 PERIMETER GATE DETAIL" is on the plan. This gate detail appears industrial and for security and does not fit with the rest of the gates. Perimeter gates need to match the adjoining fence material.
26. **COMPLETE:** Provide a detail view for the brick transformer enclosure with dimensions. The enclosure shall screen the equipment from the north, east and south. Revise the enclosure to include a south facing wall.
27. **COMPLETE:** Staff has concerns on the durability of the fabric netting on the backstop in lieu of providing a taller fence as there is currently. Netting material is not permitted as a fence material. Provide further details on the netting such as other examples of the netting material at other park facilities, baseball fields or similar; warrantee information on the netting; and color and opacity of the material with your second submission.
28. **COMPLETE WITH COMMENTS:** Include the wire gauge on all chain link fence details throughout. The gauge is provided for the ball field only as submitted.
- a. **2<sup>nd</sup> Review:** please clarify the purpose of this shorter chain link fence (see screenshot below). If the perimeter fence is changed to aluminum fencing, this fence should also be changed to aluminum fencing. If the fence is not needed, please remove it.



29. **COMPLETE:** Staff has concerns with the proposed dugout structure design shown on L5.6. Staff recommends a structure similar to the existing dugouts that provides three walls and more substantial shelter. Provide a response to this comment indicating if there are any alternatives to wrapping a chain link fence around a metal structure for the dugouts.
30. **COMPLETE:** Provide a proposed height of the flagpole.
31. **COMPLETE:** Amend the FAR calculation to include impervious surface coverage calculations as well.

32. **COMPLETE:** Provide a detail of the concrete wall with aluminum fencing on top. Call out materials and heights for each section of the fencing.
33. **COMPLETE:** The photometrics plan shall be extended to illustrate lighting levels for the ball field. Additionally, the project description should be updated to include park hours, when and how long the flights would be used, etc.
34. **INCOMPLETE:** 1<sup>st</sup> Review Addendum: Staff recommends that the aluminum style fence be used for the fencing material surrounding the swimming pool deck. Chain link fencing is appropriate for the ball field, but Staff recommends the higher quality fencing material adjacent to the pool for consistency in fence material and aesthetic design of the highly visible space.
- a. **2<sup>nd</sup> Review:** the 8'-0" high chain link perimeter fence shown on A0 shall be changed to 8'-0" High Aluminum Fence. The plan set needs to reflect what is being proposed and what will be built. The plans cannot have alternatives or options. Staff is requesting that the fence be aluminum to match the other decorative fencing in the park and based on the Design Commission recommendation.
35. **COMPLETE:** 1<sup>st</sup> Review Addendum: The location of the trash enclosure should be incorporated into the building or more internal to the site rather than being located close to N. Douglas Avenue. In the preliminary drawings shown for SDC and CPRC review, the trash enclosure was located at the southwest corner of the parking lot in Phase II. Staff recommends the trash enclosure be relocated to that location. Please revise the location and associated landscaping.
36. **2<sup>nd</sup> Review:** the parking lot island being used as a pedestrian walkway is not acceptable in the current condition. The walkway may remain, but a parking lot island with landscaping adjacent to it is required. Staff is also amenable to removing the pedestrian walkway as well. This condition would need to be resolved prior to Plan Commission.





## Village of Arlington Heights

### Interoffice Memorandum

**To:** Dan Osoba, Planner  
**From:** Derek Mach, Landscape Planner  
**Department:** Planning & Community Development Department  
**File Number:** PCA00007-2025  
**Project:** 500 E Miner Street  
**Review Round:** Round 2 Review  
**Date:** April 2, 2025

|                                               | <u>YES</u>                          | <u>NO</u>                           |
|-----------------------------------------------|-------------------------------------|-------------------------------------|
| 1. COMPLIES WITH TREE PRESERVATION ORDINANCE: | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. COMPLIES WITH LANDSCAPE PLAN ORDINANCE:    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 3. PARKWAY TREE FEE REQUIRED:                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

#### Landscape Comments

- 1.) The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.15-1.2b). Please provide trees on the south end of the parking area and within the island in the northeast corner. In addition, islands shall be located every 20 parking spaces. Along the west parking aisle there are 22 spaces. Please incorporate an additional island and shade tree in order to comply with code.  
**Revisions have been noted and this comment has been addressed.**
- 2.) It is recommended that landscaping be provided adjacent to the batting cage on the streetside in order to buffer. Will the batting cage be black vinyl coated chain link? Also, it is recommended that landscaping be provided near the dugout areas in order to buffer.  
**Revisions have been noted and this comment has been addressed.**
- 3.) Please provide a detail for the proposed fencing around the perimeter of the pool. It is recommended that the fence consist of a decorative metal fence.  
**It is recommended that the fence around the perimeter of the pool consist of a decorative metal fence.**
- 4.) It is recommended that landscaping be provided in front of the six foot tall masonry wall adjacent to the front elevation for the pool house. In addition, it is recommended that landscaping be provide on the west elevation near the pool equipment and transformer enclosure in order soften/buffer.  
**The response has been noted.**
- 5.) Per Chapter 28, section 6.15-1.2a, a three-foot-high screen must be provided in order to screen paved areas that are adjacent to a public way or a street or a residential district. Provide the code required 3' high shrubs along Miner Street in order to screen the parking area.  
**Revisions have been noted and this comment has been addressed.**



## Memorandum

**Date:** April 16, 2025

**To:** Village of Arlington Heights

**From:** Monica Goshorn-Maroney, Hitchcock Design Group (HDG)

**RE:** Recreation Park Phase II and III  
File Number: PC25-007

Please see below for responses to the Round 2 Review comments received on April 4, 2025 and April 11, 2025, for the Recreation Park Phase II and III projects. Responses to each review comments are provided **in bold**. We have also included the updated design documents as noted within each comment below.

Let us know if there are any questions or if additional information is needed to receive approval from the Village.

Thank you,

Monica Goshorn-Maroney  
Senior Associate  
Hitchcock Design Group

cc: Carrie Fullerton, Arlington Heights Park District  
John Kramer, Arlington Heights Park District  
Maggie Krieger, FGM Architects, Inc  
Jennifer Fritz, FGM Architects, Inc  
File – HDG





#### **Public Works – Engineering Division**

14. An MWRD permit is required. The Phase I basin was sized to meet the required capacity for Phase II and Phase III. MWRD volume control facilities are required for Phase II and Phase III. The Village has signed the MWRD permit application to expedite the permit review for the Park District.

a. The petitioner's response to comment no. 14 is acceptable. Provide updates as information becomes available from the MWRD.

**Response: The MWRD review is still under way. EEA provided revised documents following MWRD Review 1 comments on 4/14/25 to Engineering Division, and will continue to keep Village apprised as to status of MWRD review.**

15. The heavy-duty pavement section shall consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase.

a. The petitioner's response to comment no. 15 is noted. Provide the structural number of the Village's heavy duty pavement cross section and the proposed cross section with the geogrid.

**Response: Pavement Structural number calculation is included as a standalone document in this resubmittal. The Village's specified section has a Structural Number of 3.592 and the proposed section, consisting of 1-1/2" SC, 3-1/2" BC, 10" CA-6 stone with Tensar NX750 geogrid, has a Structural Number of 3.575, which is readily comparable.**

16. The circular drive off of Miner St is to be designated as one-way. Show the striping and signage on the civil plans.

a. The petitioner's response to comment no. 16 is noted.

i. Provide stop control and a stop bar at the exit.

**Response: The plans have been revised accordingly.**

ii. Detectable warning panels are only required for sidewalk across a nonresidential driveway if it is controlled by a stop or yield sign. Remove the detectable warning panels for the one-way entrance.

**Response: The Park District prefers to keep detectable warning panels at the entrance and exit of the parking lot for pedestrian safety. The existing circular drive off of Miner Street and the existing one-way parking lot off of Douglas Avenue include detectable warnings at entrances and exits. The proposed parking lots will be consistent with the existing in regard to detectable warning panel locations.**

iii. The curb at the entrance and exit shall stop at the sidewalk and the sidewalk shall carry through the entrance.

**Response: The plans have been revised accordingly.**



## **Planning and Community Development**

15. Provide a draft copy of the letter to be mailed for the public hearing. This letter shall comply with the requirements found in the Plan Commission Guide.
- a. **2nd Review:** “The draft copy of the of the letter is not correct. Revise the letter: Planned Unit Development Amendment, Special Use Permit to allow a Facility Owned by the Arlington Heights Park District with variations to waive the requirement for a traffic study, increase fence heights for recreational uses to 8 feet and 10 feet, to allow accessory structures in front and side yards, to increase the number of accessory structures on the site to 14, and to reduce the required parking from 553 spaces to 77 spaces.”
- b. **2nd Review:** Additionally, please modify the highlighted Section to 7:30 PM on Wednesday, April 23, 2025. Change the last paragraph contact information from Erin Mercado to “the Health & Human Services Department” and change the phone number to (847) 368-5760. Remove Erin’s email as well. NOTE: a separate email regarding public notice requirements will include this information.
- Response: The revised letter has been coordinated with the Village and mailed. An updated copy of the letter has been included with this submission.**
16. Provide a proof of the public notice sign to be posted on the site for this public hearing. Note that four signs shall be required; one facing each right-of way.
- a. 2nd Review: The draft copy of the sign is not correct. Change the “Hearing For:” section to: “Planned Unit Development Amendment and Special Use Permit with Variations”. Remove the Rezoning and Comprehensive Plan Amendment as that is not applicable. Fill in the date as April 23, 2025 and the time as 7:30 PM. NOTE: a separate email regarding public notice requirements will include this information.
- Response: The revised sign has been coordinated with Village staff and posted. Photos of the posted signs have been included with this submission.**
22. 2<sup>nd</sup> Review: Parking Comments
- a. Revise the total Parking Required to 1,844 instead of 1,944 in the Parking Study. The math appears to be incorrect when adding the capacities of the various uses within the park. Correct the total throughout and ensure it is correct on the requested variations document.
- Response: The revised parking study has been included with the submittal.**
- b. Please provide operational information for the pre-school in the community center as it relates to drop-off/pick-up on the circular drive. How many children are anticipated? How many staff/teachers are anticipated? What are the hours the pre-school will be in operation? Would it be in operation only during summer month? This information should be provided in a separate Pre-School Operations Plan letter.
- Response: A Pre-School Operations Plan letter has been provided with this submittal.**
- c. The striping adjacent to the access drive for the stored golf cart on Landscape Plans Phase II needs to be updated to differentiate between ADA accessible route striping. This area as shown below shall only be used for the access drive and not for an accessible route for the adjacent ADA space. ADA spaces require 8 feet of striped accessible route space, which is already accommodated on the north of the southernmost ADA space. Provide alternative striping and/or indicate no parking, access drive or similar.
- Response: The maintenance access striping has been revised to include lettering indicating “no parking” see sheet L3.1.**





25. Provide a detail of the proposed aluminum fencing and gates. If there are varying heights and/or designs, please include those as separate details.
- a. 2nd Review: identify where the “4 PERIMETER GATE DETAIL” is on the plan. This gate detail appears industrial and for security and does not fit with the rest of the gates. Perimeter gates need to match the adjoining fence material.
- Response: Detail 4 on sheet A0.4 for a Perimeter Gate is located near the Multipurpose room at the Bathhouse. The gate is within the 8’-0” high chain link fence pool enclosure. This gate is an egress gate and is used to provide emergency access to the pool deck. This detail includes standard hardware and signage that the Park District uses at pools across the district.**

28. Include the wire gauge on all chain link fence details throughout. The gauge is provided for the ball field only as submitted.
- a. 2nd Review: please clarify the purpose of this shorter chain link fence (see screenshot below). If the perimeter fence is changed to aluminum fencing, this fence should also be changed to aluminum fencing. If the fence is not needed, please remove it.
- Response: The 4’-0” portion of chain link fence within the pool enclosure area is meant to control access to the lawn. The landscape plan has been updated to continue the plantings along this fence.**

34. 1st Review Addendum: Staff recommends that the aluminum style fence be used for the fencing material surrounding the swimming pool deck. Chain link fencing is appropriate for the ball field, but Staff recommends the higher quality fencing material adjacent to the pool for consistency in fence material and aesthetic design of the highly visible space.
- a. 2nd Review: the 8’-0” high chain link perimeter fence shown on A0 shall be changed to 8’-0” High Aluminum Fence. The plan set needs to reflect what is being proposed and what will be built. The plans cannot have alternatives or options. Staff is requesting that the fence be aluminum to match the other decorative fencing in the park and based on the Design Commission recommendation.
- Response: Aluminum perimeter fencing at the west and south sides of the pool enclosure will be new chain link as a replacement of the existing chain link and the finish will be black as required by Design Commission.**

36. **2nd Review:** the parking lot island being used as a pedestrian walkway is not acceptable in the current condition. The walkway may remain, but a parking lot island with landscaping adjacent to it is required. Staff is also amenable to removing the pedestrian walkway as well. This condition would need to be resolved prior to Plan Commission.
- Response: A landscape island has been added adjacent to the pedestrian crossing.**

#### **Planning and Community Development: Landscape Comments**

3. Please provide a detail for the proposed fencing around the perimeter of the pool. It is recommended that the fence consist of a decorative metal fence.
- Response: Aluminum perimeter fencing at the west and south sides of the pool enclosure will be new chain link as a replacement of the existing chain link and the finish will be black as required by Design Commission.**



## **Planning and Community Development: Fire Department**

### GENERAL COMMENTS:

1. **IFC 2018 503.1.1 Buildings and facilities.** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.  
Exceptions: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:
  - a. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. *Please provide details of the sprinkler system including location of FDC and distance to nearest fire hydrant. Dimension increase to 200 feet is allowed for fully sprinklered buildings with approval of the fire code official.*  
**Response: Please refer to Fire Protection and MEP drawings for details of sprinkler systems. Please see the new exhibit, CX.FP – Fire Protection Exhibit. This depicts the proposed FDC locations, proposed fire hydrant locations, access route designations with associated AutoTurn Analysis, and coverage distance around the building.**
2. **VAH Municipal Code Section 27-102 – IFC 2018 912.2.1 FDC Visible Location.** Fire department connections shall be fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant or as directed by the Fire Chief or designee. *Please provide details of the sprinkler system including location of FDC and distance to nearest fire hydrant.*  
**Response: Fire Department connections have been located on the site plans.**
3. **IFC 2018 503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). *Please provide plans showing compliance with the above code section.*  
**Response: Please refer to CX.FP. The intent is for parking lot drive aisles to function as fire apparatus access roads. There are no vertical obstructions in the intended access road area.**
4. **IFC 2018 503.3 Marking.** Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. *Please provide location of markings and/or signage to show compliance with above.*  
**Response: Per discussions with FD staff, the proposed parking lot drive aisles are to function as the fire apparatus access road when needed. Given that these are the primary drive aisle locations, there is no fire lane specific striping nor signage warranted.**





5. **IFC 2018 D105.1 Aerial Access Roads Where required.** Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. *Please provide drawings showing the height of the main building from grade plane. If it exceeds 30 feet, provide an autoturn diagram for AHFD Tower 133 and diagrams showing compliance to items 6 & 7 below.*

**Response: Height information for the Community Building has been added to the Building Elevations on sheet A6. The height to the existing eave of roof of the Community Building is ~27'-9" and therefore Aerial Access Roads are not required.**

6. **IFC 2018 D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

**Response: See response to comment 5 above.**

7. **IFC 2018 D105.3 Proximity to building.** One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

**Response: See response to comment 5 above.**