



AGENDA
PLAN COMMISSION
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
August 27, 2025
7:30 PM

- I. CALL TO ORDER
 - II. ROLL CALL OF MEMBERS
 - III. APPROVAL OF MINUTES
 - A. Minutes 8/13/25
 - IV. PUBLIC HEARINGS
 - A. 3125 N. Wilke Rd-Unit F - Gold Star Massage - PC25-009
Planned Unit Development Amendment for a Land Use Variation to allow a
Massage Establishment in M-1 District
 - B. 1455 W. Cellular Dr. - Amazon Additional Buildings - PC25-015
Amendment to PUD Ordinance 04-028 to allow more than one building on a single
lot, Variation
 - C. 600 W. University Dr - Tasty Breads - PC25-016
Land Use Variation to permit Bakery Products, Production & Wholesale land use
within the M-1 District
 - D. 1407 E. Palatine Rd. - Cherepovich Tattoo - PC25-017
Planned Unit Development for a Land Use Variation to allow a Tatoo Parlor in the
B-2 District
 - 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. UPDATE ON PREVIOUS PLAN COMMISSION CASES
 - VIII. ADJOURNMENT

*Persons with disabilities requiring auxiliary aids or services, such as an American Sign
Language interpreter or written materials in accessible formats, should contact the Health &*

*Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005,
healthmail@vah.com or 847/368-5760.*

PLAN

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

COMMISSION

RE: EAST COUNTRY LANE TOWNHOMES - 3310 NORTH OLD ARLINGTON HEIGHTS
 ROAD - PC #24-015
 FINAL PLAT

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 13th day of August, 2025 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
 KRISTEN SCHURTZ
 JOE LORENZINI
 BRUCE GREEN
 JOHN SIGALOS
 SUSAN DAWSON

ALSO PRESENT:

MICHAEL LYSICATOS, Deputy Director of Community Development
 DANIEL OSOBA, Planner I
 RACHEL HITZEMANN, Development Planner

(Gavel pounded.)

CHAIRPERSON CHERWIN: We're ready to go here.
Please stand and state the Pledge of Allegiance.
(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: All right, thank you.
Why don't we start with the roll call, please?

MS. HITZEMANN: Yes.
Dawson.

COMMISSIONER DAWSON: Here.

MS. HITZEMANN: Drost.
(No response.)

MS. HITZEMANN: Ennes.
(No response.)

MS. HITZEMANN: Green.

COMMISSIONER GREEN: Here.

MS. HITZEMANN: Lorenzini.

COMMISSIONER LORENZINI: Here.

MS. HITZEMANN: Schurtz.

COMMISSIONER SCHURTZ: Here.

MS. HITZEMANN: Sigalos.

COMMISSIONER SIGALOS: Here.

MS. HITZEMANN: Cherwin.

CHAIRPERSON CHERWIN: Here.

Thank you.

2025. All right, next item on the agenda, approval of minutes from July 23rd,

Is there a motion?

COMMISSIONER GREEN: I'll make a motion to approve the minutes.

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON CHERWIN: Okay, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, motion passes, minutes approved.

Thank you.

Fourth item, public hearings. There are no public hearings on the agenda today, so we'll move on to Item V. Other Business, East Country Lane Townhomes, 3310 North Arlington Heights Road.

Staff? This is not a public hearing; this is a presentation by Staff for the approval of the final plat.

MR. OSOBA: Correct.

CHAIRPERSON CHERWIN: Take it away.

MR. OSOBA: The subject property is located at the northwest corner of Old Arlington Heights Road and East Country Lane Road. The Petitioner is David Schwartz with SFP Properties, LLC. The property is currently zoned R-6 and designated as moderate density multi-family in the Comprehensive Plan. The Petitioner's request for tonight is a final plat of subdivision

approval to, or a recommendation of approval rather to consolidate the property into one lot.

The preliminary approvals for this have already been before the Plan Commission and Village Board for preliminary plat and a planned unit development. Additionally, a rezoning and a Comprehensive Plan amendment were approved by Village Board at that time. The PUD included a variation for density which was approved and reflected on this final plat.

The Staff Development Committee reviewed the final plat and found that it is compliant with the preliminary plat and consistent with the conditions of approval to negotiate in good faith for the cross-access easement, close curb cuts, and underground utilities. Therefore, the SDC recommends approval of the final plat of subdivision subject to the conditions listed in the Staff memo and on this slide.

CHAIRPERSON CHERWIN: All right, thank you.

MR. OSOBA: You're welcome.

CHAIRPERSON CHERWIN: All right, I know it's not a public hearing, but I'm going to ask you is the Petitioner here?

MR. OSOBA: Yes.

CHAIRPERSON CHERWIN: I just want to make sure all those recommendations for approval are all something that's workable for the project.

MR. SCHWARTZ: Yes. It's all absolutely stuff we intend to do. The only question is the easement to the property owner and, you know, thus far they've refused.

CHAIRPERSON CHERWIN: Yes. So, the condition would be the Petitioner shall submit to the Village a plat of easement for, well, that's a different easement, right?

MR. OSOBA: Correct.

CHAIRPERSON CHERWIN: You have an off-site utility easement.

MR. OSOBA: Correct.

CHAIRPERSON CHERWIN: That's okay, the off-site utility easement?

MR. SCHWARTZ: Yes, right. Yes, right.

CHAIRPERSON CHERWIN: It's the adjacent, it sounds to me like the adjacent landowner was not being very receptive based on what --

MR. SCHWARTZ: Correct, yes. Yes.

CHAIRPERSON CHERWIN: And, Dan, is there a, was there, I don't think there was a requirement on there, was there?

MR. OSOBA: Not as part of this approval. The original preliminary plat approval had a condition of approval for that specific approval, to require the Petitioner to coordinate and negotiate in good faith with the neighbor to the north.

CHAIRPERSON CHERWIN: Okay, all right.

MR. OSOBA: And at this point, Staff believes that the Petitioner has provided their cross-access easement on their final plat.

CHAIRPERSON CHERWIN: Yes.

MR. OSOBA: And negotiated in good faith with the neighbor to the north to the best of their ability. So, that condition has been satisfied to the preliminary plat and wouldn't be required on this final plat.

CHAIRPERSON CHERWIN: Okay. All right, thank you.

Well, I'll just go down the row here. If anybody has any questions of the Staff or the Petitioner?

COMMISSIONER DAWSON: No.

CHAIRPERSON CHERWIN: Commissioner Dawson, no. Commissioner

Sigalos, anything?

COMMISSIONER SIGALOS: No. No.

CHAIRPERSON CHERWIN: Commissioner Green?

COMMISSIONER GREEN: No, no.

COMMISSIONER LORENZINI: No.

CHAIRPERSON CHERWIN: Okay, no? All right, so there's no further questions.

Is there a motion?

COMMISSIONER GREEN: I'll make a motion.

COMMISSIONER DAWSON: Yes. You're making a motion?

COMMISSIONER GREEN: Go ahead.

COMMISSIONER DAWSON: No, I was going to say second, but then I realized you hadn't actually made the motion.

COMMISSIONER GREEN: I get it. It's nice to know that you approve. I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #24-015, Final Plat of Subdivision to consolidate the properties at 3310 and 3255 North Old Arlington Heights Road.

This recommendation is subject to resolution of the following:

- 1. Per Village of Arlington Heights Municipal Code, Chapter 29, Section 501.J, all original overhead distribution lines for telephone and electric service shall be placed underground and the poles removed.**
- 2. Prior to issuance of a Certificate of Occupancy for any dwelling on the subject property, the Petitioner shall provide an executed snow removal agreement to the Village for review and approval.**
- 3. The property owner shall agree to indefinitely provide snow removal service that shall haul snow off-site as necessary such that snow storage does not occur outside of designated snow storage zones as shown on the Snow Storage and Removal Plan prepared by Pearson, Brown & Associates, Inc. with latest revision date of 7/29/2025.**
- 4. The Petitioner shall submit to the Village a Plat of Easement for an off-site utility easement to be recorded prior to the issuance of any building permits.**
- 5. Payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees (as required under Chapter 29 of the Village Code) must be provided one week prior to the Village Board approval.**
- 6. Linkage fees, in accordance with Chapter 7 of the Municipal Code and the approval of the Affordable Housing Plan by the Housing Commission on November 20, 2024 shall be required at time of building permit issuance.**
- 7. The Petitioner must comply with all of the requirements set forth in the September 24, 2024 motion of the Village's Design Commission concerning the approval of the design for the townhome buildings.**
- 8. The Petitioner will provide a Final Plat as approved by the Plan Commission, printed**

on mylar and submitted to the Village with signature obtained from all parties except those to be coordinated by the Village, no less than one week prior to Village Board approval.

9. Payment of all anticipated cash contributions in lieu of land dedication for library, park and recreational purposes, and school sites to serve the immediate and future needs of the residents shall be provided at time of building permit.

COMMISSIONER DAWSON: Second.

CHAIRPERSON CHERWIN: Okay, the motion is seconded.

Why don't we take a vote, a roll call vote on the motion that's on the floor?

MS. HITZEMANN: Sure.

Dawson.

COMMISSIONER DAWSON: Yes.

MS. HITZEMANN: Green.

COMMISSIONER GREEN: 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.

Well, there we go. Motion unanimously passes. Final plat is approved.

MR. SCHWARTZ: Thank you.

CHAIRPERSON CHERWIN: Congratulations.

MR. SCHWARTZ: Easiest meeting this month.

CHAIRPERSON CHERWIN: We like to accommodate. Good luck with the project.

MR. SCHWARTZ: Okay, good. Thanks for your help.

CHAIRPERSON CHERWIN: All right.

Okay, so next item, public comment.

Is there any comment from the public?

Yes, ma'am, please come up, state your name for the record and fire away.

MS. CAYER: Melissa Cayer. I was at the Arlington Heights Park District Board meeting last night, and they approved a change order for FGM. They're working on the Recreation Park, and they said it was as a result of what they got from the Plan Commission. They charged an extra \$24,000 for that change that you recommended.

Does that sound correct? They approved it. I asked later the lady who was representing FGM if that was for labor and she said yes, \$24,000 in labor costs for what I think was just design changes, but I just want to let you know that it's really expensive. Okay.

CHAIRPERSON CHERWIN: Thank you for your comment.

I'm just going to ask Staff real quick, do we know exactly what was

being asked?

MR. OSOBA: In terms of the labor cost increase, I'm not aware of any potential changes. I do know that between the Village Board approval and their final permit approval and based on the condition of approval, they changed out what was previously shown as chainlink fencing surrounding the pool to a bronze aluminum fencing. So, that change order did go to the Board. I'm not sure if this is exactly correlated, but that's the only change that I'm aware of.

CHAIRPERSON CHERWIN: Okay, that might have been a Design Commission suggestion? I don't know.

MR. OSOBA: It was part of Design Commission and Village Board.

CHAIRPERSON CHERWIN: Okay.

All right, thank you for the comment.

MS. CAYER: At the end, after they passed the motion, they joked, well, it sounded like a joke, oh, we should make the Village pay for their share in this.

CHAIRPERSON CHERWIN: Okay, thank you.

All right, any other public comments?

COMMISSIONER LORENZINI: Chairman, did we get the person's last name?

CHAIRPERSON CHERWIN: The commenter?

COMMISSIONER LORENZINI: Yes.

CHAIRPERSON CHERWIN: I think she said Cayer is the last name?

MS. CAYER: Yes.

CHAIRPERSON CHERWIN: Spell it?

MS. CAYER: C-a-y-e-r.

CHAIRPERSON CHERWIN: C-a-y-e-r for the record.

Thanks, Joe.

COMMISSIONER LORENZINI: Thank you.

CHAIRPERSON CHERWIN: I thought I heard her say it, but you're right, she didn't spell it. So, good.

All right, any other questions from the Plan Commission on anything?
(No response.)

CHAIRPERSON CHERWIN: All right, is there an update on any previous Plan Commission cases that we need to --

MS. HITZEMANN: We do not. Everything is kind of status quo from the last time.

CHAIRPERSON CHERWIN: Is there a motion to adjourn?

COMMISSIONER GREEN: I'll make the motion to adjourn.

COMMISSIONER DAWSON: Second.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, meeting is adjourned.

Thank you all.

(Gavel pounded.)

(Whereupon, at 7:38 p.m., the public hearing on the above-mentioned petition was adjourned.)

DRAFT

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
8/27/2025**

Item: 3125 N. Wilke Rd-Unit F - Gold Star Massage - PC25-009
Planned Unit Development Amendment for a Land Use
Variation to allow a Massage Establishment in M-1 District

Department: Planning & Community Development

Item Description:

Requested Action

1. Planned Unit Development Amendment for a Land Use Variation to allow a Massage Establishment in the M-1 District.

Variations Required

1. A variation from Chapter 28, Section 10.4-1 to allow 307 parking stalls where 344 are required.

Recommendation

The Staff Development Committee reviewed the following Planned Unit Development Amendments:

- Land Use Variation to allow a Massage/Accu-Pressure Establishment in the M-1 District.
- Variation from Chapter 28, Section 10.4-1 to allow 307 parking stalls where 344 are required.

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

1. All massage therapists must be licensed by the Illinois Department of Professional Regulation as per applicable regulations.
2. This Land Use Variation shall be limited to the Petitioners and cannot be transferred or assigned to any other user.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

1. Staff Report - Gold Star of IL
2. Public Notice
3. Aerial

4. CPRC Minutes
5. Exhibit A - Legal Description
6. Exhibit B - Market Study
7. Exhibit C - Written Justification to Variation Criteria
8. Exhibit E - Parking Survey
9. Round 1 Review Comments



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

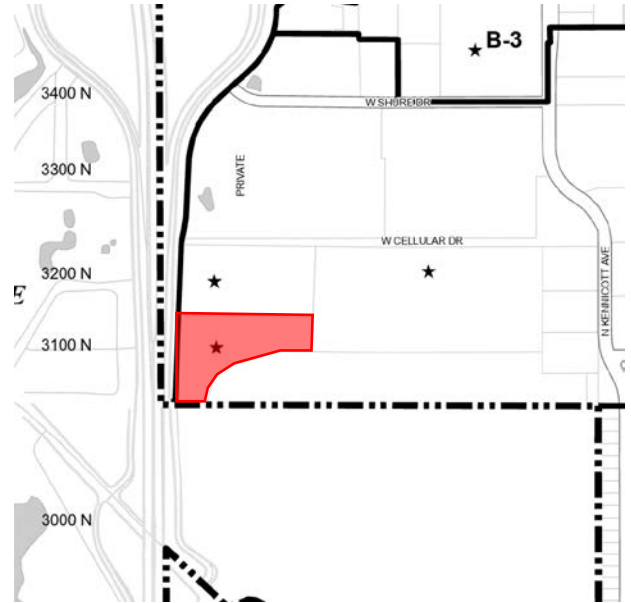
Temp File Number: PC 25-009
Project Title Gold Star of IL
Address: 3125 N. Wilke Rd. Unit F
PIN: 03-07-100-019-0000

To: Plan Commission
Prepared By: Darko Bojin, Assistant Planner
Meeting Date: August 27, 2025
Date Prepared: August 15, 2025

Petitioner: Kateryna Stasyuk

Address: 3125 N. Wilke Rd. Unit F
 Arlington Heights, IL 60004

Existing Zoning: M-1, Research, Development, and
 Light Manufacturing
Comprehensive Plan: R&D, Manufacturing,
 Warehouse



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1, Research, Development, and Light Manufacturing District/ PUD	Arlington Ridge Office Center	R&D, Manufacturing, Warehouse
South	Shalom Cemetery – Unincorporated		
East	M-1, Research, Development, and Light Manufacturing District/ PUD	Enterprise Office Complex	R&D, Manufacturing, Warehouse
West	M-1, Research, Development, and Light Manufacturing District/ PUD	Enterprise Office Complex	R&D, Manufacturing, Warehouse

Requested Action

1. Planned Unit Development Amendment for a Land Use Variation to allow a Massage Establishment in the M-1 District.

Variations Required

A variation from Chapter 28, Section 10.4-1 to allow 307 parking stalls where 344 are required.

Project Background

The subject property is located within the multi-tenant office building at 3125 N. Wilke Rd., which is part of the Enterprise Office Complex PUD. The building is approximately 12,712 sf and the subject tenant space is approximately 1,281 sf. Access to the building comes from Wilke Rd. The office park shares 307 parking spaces.

The petitioner, Kateryna Stasyuk, is proposing to open a new Massage Establishment (Gold Star of IL), where she will provide massage services to her clients. Ms. Stasyuk is an IDFPR Licensed Massage Therapist who has over 15 years of experience. She owns the subject tenant space. The proposed floor plan consists of two therapy exercise rooms, two treatment rooms, a check-in area, a waiting area, a breakroom, and a bathroom.

Business hours will be 9:00 a.m. to 7:00 p.m. Monday through Saturday, but services will be offered by appointment only, so actual hours of operation may differ. Ms. Stasyuk will be the sole employee, serving one client at a time. The petitioner has expressed interest in hiring an additional employee if there is demand.

Zoning and Comprehensive Plan

The property is located in the M-1, *Research, Development, and Light Manufacturing* district. The proposed use is classified as a Massage/Accu-Pressure Establishment, which is not permitted in any zoning district. As such, a Land Use Variation is required.

Land Use Variations shall only be granted when they conform to the four criteria of approval as outlined within the Zoning Ordinance. In order to demonstrate conformance to these standards, the petitioner has provided a written justification to the following criteria:

- 1. The proposed variation will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- 2. 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.**
- 3. The proposed variation is in harmony with the spirit and intent of this Chapter.**
- 4. The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The petitioner's response can be found in Exhibit C of the agenda packet. The SDC (Staff Development Committee) concurs with the petitioner's response to the Land Use Variation criteria for approval.

The Comprehensive Plan classifies this property as appropriate for "R&D, Manufacturing, and Warehouse District" uses. Based on Village Staff review of the petitioner's application, this land use is appropriate for the office parks along the Wilke Road corridor and will provide a service that is similar to other medical uses in the office park. Additionally, the building will look and function in a similar manner as it currently operates. Overall, the land use is consistent with the spirit and intent of the Comprehensive Plan and compatible with the context of the surrounding development

Building, Site and Landscaping

The petitioner is not proposing any changes to the exterior of the building or site. While not proposed at this time, any signage will require a separate sign permit. Any interior alterations shall meet Building and Life-Safety Department requirements prior to receiving occupancy for the subject unit. During review of this application, the Planning and Community Development Department did not observe any issues with the site's landscaping.

Parking and Traffic

Per Section 6.12-1 of the Zoning Code, a parking analysis/survey was provided (see Exhibit E in the agenda packet). The survey indicates vehicles parked in spaces assigned to 3125 N. Wilke Rd. The survey was conducted in March over three days, including a Saturday, Monday, and Wednesday. The survey shows limited parking demand during proposed operation hours and demonstrates that the parking lot can accommodate additional visitors.

Staff's parking analysis (Table I) revealed an overall parking deficit of 37 spaces across Enterprise Office Plaza. Based on the parking survey done by the petitioner, Staff is supportive of a variation to allow a 37-space parking requirement reduction.

Table I: Required Parking

Tenant	Building	Suite	SF	Use	Calculation	SF	Req
Arlington Pediatric	3105	H	31,238	Medical Office	1/	200	156
Stella's Real Estate LLC	3115	A/B	5,262	General Office	1/	300	18
Spine & Joint Center of Illinois, PLLC	3115	C	3,886	Medical Office	1/	200	19
THE JRB GROUP ARCHITECTS	3115	F	1,577	General Office	1/	300	5
Dan Buckey Associates, Inc.	3115	G	2,070	General Office	1/	300	7
vacant	3115	I/O	4,121	Vacant	1/	300	14
Common Area Gym	3115	J	630	Common Area	1/	250	
Common Area Vending/Conference Room	3115	K	630	Common Area	1/	300	
SAFEMAX, INC.	3115	N	1,080	General Office	1/	300	4
The Redeemed Christian Church of God	3115	P/Q	3,050	Place of Worship	1/	5 seats	15
Auditorium							
Classrooms							
Common Areas			1,641				5
Blue Mango Investments LLC	3115	R	2,391	General Office	1/	300	8
REAL PEOPLE REALTY INC.	3115	S	1,273	General Office	1/	300	4
Wunderloof LLC	3125	A	1,918	General Office	1/	300	6
PINNACLE INNOVATIONS, INC.	3125	B	1,310	General Office	1/	300	4
vacant	3125	C/H	2,548	Vacant	1/	300	8
LINDY MEYER	3125	D	655	General Office	1/	300	2
ADELYA TRANSPORTATION	3125	E	655	General Office	1/	300	2
Gold Star of IL	3125	F	1,281	Medical Office	1/	200	6
vacant	3125	I	1,956	Vacant	1/	300	7
KENSINGTON FINANCIAL	3135	A	4,594	General Office	1/	300	15
PSEMI, A MURATA COMPANY*	3135	B	9,647	General Office	1/	300	32
The Maids - Chicago NW Suburbs	3135	C	1,479	Contractor Shop	1/	0.5 per emp; 1 per vehicle	5
			84,892				
			Vac Rate:			Required	344
						Available	307
						Sur / (Def)	-37

RECOMMENDATION

The Staff Development Committee reviewed the following Planned Unit Development Amendments:

- Land Use Variation to allow a Massage/Accu-Pressure Establishment in the M-1 District.
- Variation from Chapter 28, Section 10.4-1 to allow 307 parking stalls where 344 are required.

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

1. All massage therapists must be licensed by the Illinois Department of Professional Regulation as per applicable regulations.
2. This Land Use Variation shall be limited to the Petitioners and cannot be transferred or assigned to any other user.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

August 15, 2025

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON August 27th, 2025 AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 25-009, a request for an amendment to a Planned Unit Development (PUD) for a Land Use Variation to allow a Massage/Acupressure Establishment in the M-1 zoning district. The subject property is located at 3125 N. Wilke Rd. Unit F, in Arlington Heights, Illinois. The PIN for the subject property is 03-07-100-019. The subject property is legally described as follows:
UNIT 3 IN BUILDING #3125 IN ENTERPRISE OFFICE CENTER CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
LOT 1 IN ENTERPRISE OFFICE SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
The Plan Commission will consider any zoning actions or relief from Chapter 28 that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals. Complete list of all final zoning actions and staff report may be viewed at www.vah.com.
At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application.
All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005; (847) 368-5760, TDD# (847) 368-5794.
Jay Cherwin, Chair
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald Aug. 12, 2025 (301207)

CERTIFICATE OF PUBLICATION

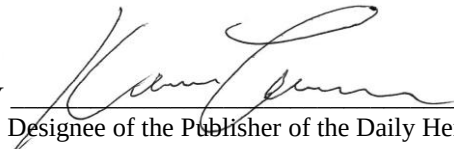
Paddock Publications, Inc.

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.

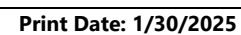
I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08/12/2025 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 # 301207





Notes

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

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

February 26, 2025

Project Title: Chez Hotel
 Address: 519 W. Algonquin Road
 Petitioner: James Cazares
 Address: 519 W. Algonquin Road
 Arlington Heights, IL 60005

Requested Action:

1. Land Use Variation Amendment to allow the rooftop space to be open to the public.

Variations Required: To be determined.

Attendees:	John Sigalos, Plan Commissioner Lynn Jensen, Plan Commissioner Jay Cherwin, Plan Commissioner Bruce Green, Plan Commissioner Michelle Houmpavi, Petitioner	Darko Bojin, Planning Department Michael Lysicatos, Planning Department *Rachel Hitzemann, Planning Department Krystyna Cazares, Petitioner
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Project Summary:

The subject site is approximately 112,000 square feet (2.6 acres). Originally, the site was the location of the European Crystal Banquet Hall. In 2018, under Ordinance # 18-028, the Village Board approved a Land Use Variation for a 63-room 8 story Hotel that also incorporated the main room of the existing banquet hall. The Variation was then modified in 2019 (Ord. 19-005) to a 6-story building with banquet hall and rooftop seating. The hotel includes a small coffee shop, exercise room, and business center on the ground floor.

As part of the 2019 approval, the following variances were approved;

1. Variation from Section 10.4, Schedule of Parking Requirements, to allow a reduction in the required number of parking spaces from 249 to 172 spaces.
2. A variation from Section 10.2-8, Additional Regulations- Parking, to allow a reduction in the required width of a two-way drive aisle from 24ft to 22 feet for the northmost drive aisle.

Additional requirements of the 2019 Ordinance included the following rooftop requirements;

1. That the sixth-floor space shall be closed to the public and shall only be available to hotel patrons and their guests, and for banquet hall patrons. Any change to make this space available to the general public will require an amendment to this Land Use Variation.
2. The sixth-floor space may be privately booked for events (banquet, wedding, etc.), provided that the main banquet hall is left unused during the time when the event is taking place on the sixth floor (i.e., the main banquet hall may not be used concurrently with the sixth-floor event).

The petitioner would like to now open the sixth-floor rooftop space to the public. Per the previous Ordinance approval, an amended LUV is required. The petitioner is seeking feedback from the Conceptual Plan Review Committee on their revised proposal.

Meeting Discussion:

Ms. Houmpavi – stated she is the Director of Sales, for the family run business. This photo is the exterior of building. The signage of the hotel gives no indication of a restaurant rooftop. The hotel has been open for twelve months without any incidents of parking overflow or complaints from the police. The petitioner owner has been doing business in the Village for over 26 years. Prior to the hotel being added there was a banquet hall in business at this location. We do have an active overflow agreement in place which allows the valet parking, if need be, when the restaurant rooftop will be available. We understand there has been some concerns with parking if the rooftop is open to the public and not just hotel guests. We would like to assure you that this will not be an issue. This can be done through reservations at both the hotel and rooftop restaurant. We have added a retractable rooftop that can be accessed all year round. Breakfast and lunch are currently being provided there for hotel guests and private parties. The owner would like to have the rooftop available to the public as a full-time restaurant.

Ms. Hitzemann – the subject property is located at 519 W. Algonquin Road. It is located in the M-2 district. It received its zoning approvals in 2018 when it received its first Special Use Land Variation and then in 2019 the variation was modified to allow a six-story building with a banquet hall rooftop seating. Hotel also includes small coffee shop, exercise room, and business center on the ground floor. As part of the 2019 approval, it included the following roof top requirements of the sixth-floor space shall be closed to the public and shall only be available to hotel patrons and their guests, and for banquet hall patrons. Any change to make this space available to the general public will require an amendment to the land use variation. The sixth-floor space maybe privately booked for events, provided that the main banquet hall is left unused during that time when the event is taking on the sixth floor. Give those conditions, the petitioner is now coming before us to modify the land use variation to allow for the rooftop to be used for the public and during a banquet event downstairs.

The building as they talked about, has a glass rooftop enclosure that has not gotten final building occupancy. There were some outstanding building code issues with the retractable rooftop. Building and Life Safety are working through the issues and there is a scheduled inspection on site prior to March 15th, so hopefully by the time they go through this Plan Commission process that will be fixed. The hotel did get a special classification for their original liquor license approval, so they will need to come back before the Village Board to get a new liquor license. The requirements for that license will include the restaurant to have a full food menu, and seating for at least 75 patrons.

Per code, parking is the biggest issue. They received a parking variation of 77 spaces for the original approval and now they are increasing the number of guests. They will need prove that they meet the parking requirement. I know that they do have agreements with neighboring properties. As part of the Plan Commission process, they will need to provide us with documentation of those agreements to verify that they are still active. Outside of that, the Police Department is requesting ID scanners for the bar, and additional security to make sure that their hotel guests are safe, with additional signs to prevent loitering outside because they are in an M-2 district that is typically vacant at night with other manufacturing buildings, with additional security present.

Commissioner Jensen – expressed that the issue is parking and if you take reservations, you should be able to control the numbers of people coming and going. Supports the idea.

Commissioner Sigalos – asked for clarification on the business model currently.

Ms. Houmpavi – currently we do have the ability to rent out the indoor rooftop space for private events as long as there are no events happening downstairs on the first floor. We are asking to have the full rooftop available for the public to come for lunch or dinner and drinks.

Commissioner Sigalos – so you are looking for a non-hotel guest to use the rooftop.

Ms. Houmpavi – correct, we cannot do that now.

Ms. Cazares – we are ready to open, just waiting for inspection of the direction of the swing doors from the interior to exterior to be done. Then we will be good to go. We have neighbors where valet can park cars and we can control the Open Table reservations.

Ms. Houmpavi – our busiest days are Friday/Saturday and the neighbors are Monday – Friday so it works out well. They are very accommodating.

Commissioner Cherwin – inquired about the change in the liquor license and enhanced security.

Ms. Hitzemann – the original liquor license was a special classification because they did not have a restaurant, and most of our liquor licenses need to be associated with a restaurant. This liquor license will be specific to the rooftop restaurant versus just a banquet hall classification.

Police are requesting ID scanners for the bar, someone checking IDs potentially, and then because it is in an M-2 and those businesses around them are not being occupied, maybe an additional security person downstairs to monitor the parking lot.

Commissioner Green – inquired about the ratio of food to drinks and how it affects the liquor license.

Ms. Hitzemann – in this case the minimum they need to have is a full menu, which they do and according to our administration office they need to have seating for at least 75 people.

Commissioner Green – so if we add 87 guests to the rooftop where are they going to park with a wedding in the banquet room. Is it not one or the other?

Commissioner Jensen – explained that he understands that the employees will control the amount of people with valet in other parking lots and reservations for the rooftop.

Commissioner Green – stated he was not in favor of this contrived parking arrangement, thinking it is a disaster waiting to happen. Fortunately, it has worked out with your neighbors. I hope this does not become an issue. I would like to see the answers before it becomes a problem.

Mr. Lysicatos – we are working with the petitioner and have made suggestions.

Commissioner Green – I just don't want to see you all run into parking problems. 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

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

February 26, 2025

Project Title: Clinical Massage Therapy
 Address: 3125 N. Wilke Road
 Petitioner: Kateryna Stasvuk
 Address: 3125 N. Wilke Road - Unit F
 Arlington Heights, IL 60004

Requested Action:

1. PUD Amendment for a Land Use Variation to allow a Massage Establishment in the M-1 District.

Variations Required:

1. A PUD amendment for a parking requirement variation will be required to address the 37-space parking deficit.

Attendees:	John Sigalos, Plan Commissioner Lynn Jensen, Plan Commissioner Jay Cherwin, Plan Commissioner Bruce Green, Plan Commissioner	*Darko Bojin, Planning Department Michael Lysicatos, Planning Department Rachael Hitzemann, Planning Department Kateryna Stasvuk, Petitioner
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Project Summary:

The subject property is located within the multi-tenant office building at 3125 N. Wilke Rd, which is part of the Enterprise Office Complex PUD. The building is approximately 12,712 sf. and the subject tenant space is approximately 1,281 sf. Access to the building comes from Wilke Rd. The office park shares 307 parking spaces.

The petitioner, Kateryna Stasyuk, is looking to open a new massage establishment. She is interested in Unit F in the 3125 N. Wilke building. Other units in this building are occupied by medical and professional offices. The proposed floor plan consists of four rooms, a kitchen, and a bathroom. A more detailed, professionally drawn floor plan will be required as part of a formal Plan Commission application. Additionally, an explanation of the function of each room shall be provided.

Ms. Stasyuk will be the only employee - she is an IDFPR Licensed Massage Therapist. She aims to offer massage services, including clinical massage therapy, specialized massages, and spa therapy. Services will be offered by appointment only, with the establishment generally operating from 10 a.m. to 5 p.m. six days a week. As part of the full Plan Commission application, a detailed description of business operations, including scheduling procedures, services provided, and anticipated number of employees shall be provided.

Meeting Discussion:

Ms. Stasvuk – has been a massage therapist for 20 years, and provides a high level of care. In Ukraine, she has a doctorate medical education. After life turned upside down, she and her five children came to U.S. and became the mother to six children. She has pursued massage and acupuncture certificates. Massage therapy helps with physical rehabilitation and she wants to help people.

Mr. Bojin – the petitioner is requesting a PUD amendment for land use variation to allow a massage establishment in the

M-1 District. The Comprehensive Plan designates it as an R&D manufacturing warehouse future land use. The subject property is located in a multi-tenant office building which is part of the Enterprise Office Complex PUD. The petitioner is looking to open a new massage establishment in Unit F in the 3125 N. Wilke building. Other units in this building are occupied by medical and professional offices. The proposed floor plan consists of four rooms, a kitchen and a bathroom. A more detailed, professionally drawn floor plan will be required as part of formal Plan Commission application. Additionally, an explanation of the function of each room shall be provided. The petitioner will be the only employee, and is an IDFPR licensed massage therapist and aims to offer massage services, including clinical massage therapy, specialized massages, and spa therapy. Services will be offered by appointment only, with the establishment generally operating from 10 a.m. to 5 p.m., six days a week. As part of the full Plan Commission application a detailed description of business operations, including scheduling procedures, services provided, and anticipated number of employees and customers shall be provided.

The property is located in the M-1 research, development, and manufacturing district. The proposed use is classified as a massage establishment, which is now permitted in any zoning district in Arlington Heights, and as such, a land use variation is required. As part of the application the petitioner must provide a written response to each of the four hardship criteria necessary for land use variation approval. The Comprehensive Plan again classifies this property as appropriate for R&D manufacturing and warehouse uses, and therefore the petitioner must justify that this use is appropriate in this comprehensive future land use district. If this use cannot be justified as appropriate for this district, the comprehensive plan must be amended.

Our preliminary parking study was done by staff, which revealed a 37-space parking deficit in the Enterprise Office Complex on the office building, meaning that a new PUD amendment must be made to allow for parking requirement variation that reduces the number of required spaces. The staff development committee reviewed the proposed land use variation and is generally supportive of the application, subject to resolution of the following; that the petitioner shall provide written justification in support of the proposed land use variation that addresses each of the criteria necessary for approval that massage establishments are not expressly permitted anywhere in Arlington Heights per zoning code, and therefore greater scrutiny shall be applied in reviewing this use to ensure that it meets the original standards or ethics, hygiene and public safety. Information regarding hours of operation, staff peak hours, and peak staff shall be provided with the formal Planning Commission application, as well as, a market analysis. Detailed parking analysis will also be required and petitioner must also apply for variation from parking requirements as a deficit was found.

The subject unit must comply with all applicable building code and fire life safety regulations. A full to-scale floor plan is required, with dimensions showing the individual spaces within the overall tenant space. A full interior buildout, remodeling plan set will be required if applicable. Finally, signage was not proposed as part of this application and a separate permit will be required for any signage.

Commissioner Cherwin – how much reconfiguration of the interior is being done? Do not want to ask too much of the petitioner, relatively minimal ask. I am not concerned with parking, and we have talked about the LUV.

Ms. Stasvuk – no remodeling, just painting.

Commissioner Sigalos – asked if Heavenly Massage is still open on Dundee Road.

Mr. Lysicatos – could not confirm.

Commissioner Sigalos – you offer a few different types of therapy treatments; did you say there will be a medical doctor there?

Ms. Stasvuk – stated that is her goal, so that she could provide massage as part of a medical treatment and insurance could pay for treatment. Looking to have 3 additional therapists and maybe a doctor. Appointments and walk-ins are acceptable. Only this location.

Commissioner Cherwin – when you were in Ukraine you were an orthopedic doctor?

Ms. Stasvuk – yes. Here in Illinois, it would require me to go back to school for 5-6 years. Acupuncture will take 15 months. My training has helped to be a good massage therapist.

Commissioner Jensen – do you get referrals from doctors currently?

Ms. Stasvuk – no not currently. I have worked with Chiropractors, who adjust the body and then the massage therapist stretches and warms up the body.

Commissioner Jensen – what do you want from the petitioners for a market analysis?

Mr. Bojin – we would like a list of nearby massage therapists to see what the competition looks like, what orthopedic doctors might refer, and potential patients in the area. Can also add her business plan from the Bloomingdale location.

Commissioner Jensen – asked for clarification on the parking study. Overall, liked the idea and would like to see the business move forward.

Commissioner Green – so this is a condo? So they have cross access to all the parking access?

Mr. Bojin – correct.

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

LEGAL DESCRIPTION

Order No.: 24GND217171LZ

For APN/Parcel ID(s): 03-07-100-019-1018

UNIT 3 IN BUILDING #3125 IN ENTERPRISE OFFICE CENTER CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 IN ENTERPRISE OFFICE SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 21, 2009 AS DOCUMENT NO. 0914118000, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

1. Business Overview

GOLDSTAR OF IL INC. is a well-established business that operates as a Clinical Massage Therapy provider. Our mission is to offer comprehensive clinical wellness and spa therapy services meticulously designed to promote physical health, mental relaxation, and emotional well-being. Our operations are anchored at our physical location at 3125 N Wilke Rd. in Arlington Heights, IL, where we cater to a diverse clientele seeking health optimization and stress relief. With a commitment to personalized care, we strive to enhance the quality of life for our clients through specialized therapeutic techniques and holistic treatments that are both innovative and effective.

2. Business Origins

GOLDSTAR OF IL INC. emerged from a profound understanding of the increasing need for holistic health solutions in today's fast-paced world. Recognizing the gap in personalized wellness services, we embarked on a journey to establish a center that not only addresses physical ailments but also nurtures mental and emotional health. Our founder, driven by a passion for healing and wellness, laid the groundwork for a business that prioritizes individualized care and advanced therapeutic techniques. Over the years, we have cultivated a reputation for excellence, becoming a trusted name in Clinical Massage Therapy within our community.

3. Advantage

Our competitive edge lies in our specialization in advanced therapeutic techniques that are tailored to enhance overall well-being. We pride ourselves on our ability to integrate clinical massage therapy with holistic spa treatments, creating a unique synergy that addresses the specific needs of our clients. Our personalized wellness plans set us apart, as they are crafted with a deep understanding of each client's health goals and lifestyle. Furthermore, our strategic location in Arlington Heights positions us to effectively serve both health-conscious individuals and stress relief seekers, particularly those within the medium to low-income brackets. This targeted approach allows us to build strong, lasting relationships with our clientele, fostering loyalty and trust.

4. Financial Summary

GOLDSTAR OF IL INC. operates with a streamlined team of one dedicated employee, ensuring that our resources are efficiently utilized to maximize client satisfaction and business growth. Our current expected revenue stands at \$120,000, with a projected growth rate of 50% in the coming years. This optimistic outlook is fueled by our commitment to expanding our service offerings and enhancing our client engagement strategies. By continually investing in advanced therapeutic techniques and maintaining our focus on personalized care, we are poised to capture a larger share of the wellness market, thereby driving sustained financial success. In conclusion, GOLDSTAR OF IL INC. is not just a business; it is a sanctuary for those seeking comprehensive wellness solutions. Our unwavering dedication to client well-being, coupled with our innovative approach to therapy, positions us as a leader in the field of Clinical Massage Therapy. We look forward to continuing our journey of growth and excellence, making a positive impact on the lives of our clients and the community at large.

5. Industry Overview

The clinical massage therapy industry is an integral component of the broader wellness and healthcare sectors, focusing on the physical, mental, and emotional well-being of individuals. As more people seek alternative and complementary therapies to traditional medicine, the demand for clinical massage therapy services has seen a significant rise. Our establishment, GOLDSTAR OF IL INC., is located in Arlington Heights, Illinois, a region that is witnessing a growing interest in health and wellness solutions. The industry is characterized by a diverse range of services that cater to various needs, including pain management, stress relief, and rehabilitation. We offer a comprehensive suite of services, including our Clinical Massage and Rehabilitation Center and personalized wellness plans, which are designed to enhance physical health and emotional well-being through targeted therapeutic techniques. The integration of advanced therapeutic techniques with holistic spa treatments allows us to address specific client needs effectively. According to the American Massage Therapy Association (AMTA), the massage therapy industry has experienced steady growth over the past decade, with an increasing number of licensed massage therapists entering the field. In

2020, there were approximately 350,000 licensed massage therapists in the United States, reflecting a growing recognition of the benefits of massage therapy in promoting overall health. This trend is bolstered by a rising awareness of the importance of self-care and preventive health measures among consumers. Moreover, the clinical massage therapy sector is increasingly being recognized by healthcare providers as a valuable adjunct to traditional medical treatments. As healthcare continues to evolve, there is a growing emphasis on holistic approaches that prioritize patient-centered care. This shift is paving the way for greater acceptance of clinical massage therapy within the healthcare system, allowing us to collaborate with medical professionals to provide comprehensive care for our clients.

6. Key Market Trends

- Growing Demand for Holistic Health Solutions: There is an increasing consumer preference for natural and holistic health solutions, leading to a surge in demand for clinical massage therapy services. Clients are increasingly seeking therapies that address both physical ailments and emotional well-being.
- Integration of Technology: The rise of telehealth and digital wellness platforms is influencing the clinical massage therapy industry. We are exploring opportunities to incorporate technology into our services, such as virtual consultations and online wellness programs, to enhance client engagement and accessibility.
- Focus on Preventive Care: With a growing emphasis on preventive healthcare, more individuals are turning to clinical massage therapy as a proactive approach to maintaining their health. This trend aligns with our mission to provide personalized wellness plans that empower clients to take charge of their well-being.
- Increased Awareness of Mental Health: The recognition of the importance of mental health has led to a greater acceptance of therapies that promote relaxation and stress relief. Our specialized clinical massage services cater to this need, offering clients a pathway to improve their mental well-being.
- Regulatory Developments: The clinical massage therapy industry is experiencing changes in regulations and licensing requirements, which are aimed at ensuring quality and safety in service delivery. Staying abreast of

these developments is crucial for maintaining compliance and enhancing our service offerings.

- Strengths
- **Specialized Expertise:** We offer advanced therapeutic techniques that are tailored to enhance our clients' overall well-being. Our staff is highly trained in clinical massage therapy, allowing us to address specific health issues effectively.
- **Comprehensive Range of Services:** Our clinical massage and rehabilitation center provides a variety of services, including personalized wellness plans and holistic spa treatments. This diversity allows us to cater to different client needs, enhancing customer satisfaction and retention.
- **Focus on Mental and Emotional Well-Being:** We understand the importance of mental relaxation and emotional health. Our therapies are designed not only to relieve physical discomfort but also to promote mental clarity and emotional stability, attracting clients seeking a holistic approach to wellness.
- **Strong Community Presence:** Located at 3125 N Wilke Rd in Arlington Heights, we have established a presence in the community. Our physical location allows us to build relationships with local clients, fostering loyalty and trust.
- **Commitment to Client-Centered Care:** We prioritize our clients' needs and tailor our services accordingly. This commitment to personalized care helps us stand out in the wellness industry, ensuring that clients feel valued and understood.

7. Weaknesses

- **Limited Marketing Efforts:** Our marketing initiatives are minimal, which reduces our visibility in the community. However, we are actively exploring cost-effective marketing strategies, such as social media engagement and local partnerships, to enhance our outreach and attract new clients.
- **Restricted Customer Base:** Our specific service offerings may limit our customer base. To address this, we are considering expanding our services to include more general wellness options, appealing to a broader audience while maintaining our core therapeutic focus.

8. Opportunities

- **Growing Wellness Industry:** The increasing demand for wellness services presents a significant opportunity for us. As more individuals prioritize their health and well-being, we can position ourselves as a go-to destination for clinical massage therapy in the area.
- **Partnerships with Local Businesses:** Collaborating with local gyms, yoga studios, and health food stores can create mutually beneficial relationships. These partnerships can help us reach new clients and enhance our credibility within the community.
- **Expansion of Service Offerings:** We have the opportunity to diversify our services further by incorporating workshops, wellness seminars, or group therapy sessions. This can attract new clients and provide additional revenue streams.
- **Increased Awareness of Mental Health:** As society becomes more aware of the importance of mental health, we can leverage this trend by promoting our services that address both physical and emotional well-being, positioning ourselves as a leader in integrated wellness solutions.

9. Threats

- **Competition from Other Wellness Providers:** The wellness industry is competitive, with many providers offering similar services. To mitigate this threat, we will focus on our unique therapeutic techniques and personalized care to differentiate ourselves from competitors.
- **Economic Fluctuations:** Economic downturns can affect clients' discretionary spending on wellness services. We can address this by offering flexible pricing options and loyalty programs, ensuring that our services remain accessible even during challenging economic times.

10. Marketing

1. Within 1 year, we aim to enhance client engagement by implementing a digital wellness platform that offers virtual consultations and online wellness programs, attracting at least 15 new clients per month.

- In the next 1 year, we will increase awareness of our clinical massage services through targeted local marketing campaigns, aiming to achieve a 20% increase in foot traffic to our physical location.
- Over the next 2 years, we will develop and launch personalized wellness plans, with the goal of enrolling at least 30% of our existing clients in these plans to promote ongoing client retention and satisfaction.
- In 2 years, we will establish partnerships with at least three local healthcare providers to facilitate referrals, thereby increasing our client base by 10% through collaborative care initiatives.

2. Within 3 years, we will expand our service offerings to include at least two new advanced therapeutic techniques, aiming to attract a diverse clientele interested in holistic health solutions.

- By the end of 4 years, we will increase our market share to 25% in the Arlington Heights area by enhancing our service quality and customer experience.
- Over the next 5 years, we will implement a client feedback system to continuously improve our services, targeting a client satisfaction rate of at least 90% based on survey results.
- In 5 years, we will explore opportunities to integrate technology into our services further, aiming to have at least 50% of our clients utilizing our digital wellness platform for ongoing health management.

3. Within 6 years, we will establish our brand as a leading clinical massage therapy provider in the region, aiming for a 40% increase in annual revenue through expanded service offerings and enhanced client loyalty.

- Over the next 7 years, we will develop a comprehensive training program for our staff that emphasizes advanced therapeutic techniques, ensuring that all employees are certified in at least three specialized modalities.
- In 8 years, we will expand our physical location to accommodate increased demand, targeting a facility size that can support a staff of at least five employees and enhanced service capabilities.
- By 10 years, we will aim to collaborate with at least five healthcare institutions to integrate our clinical massage services into their treatment plans, establishing a reputation for excellence in holistic health care.

11. Segmentation

○ **Health-conscious Individuals**

- **Demographics:** Typically aged 30-50, these individuals are often professionals or active parents with a medium-income level. They prioritize wellness and preventive care.
- **Customer Needs:** They seek reliable, evidence-based therapies that enhance their physical health and emotional well-being. They are interested in maintaining a balanced lifestyle and are likely to invest in services that support their health goals.
- **Purchasing Behavior:** This segment tends to research services thoroughly before making a decision. They appreciate personalized wellness plans that cater to their specific health needs and are willing to pay a premium for quality and effectiveness.

○ **Stress Relief Seekers**

- **Demographics:** Often younger individuals or those in lower-income brackets, typically aged 20-40, who are experiencing high levels of stress from work or personal life.
- **Customer Needs:** They are looking for affordable and accessible options to relieve stress and enhance relaxation. Their primary focus is on immediate relief and mental well-being rather than long-term health benefits.
- **Purchasing Behavior:** This segment is more price-sensitive and often seeks out promotions or packages. They may rely on word-of-

mouth recommendations and social media to find services that fit their budget.

- **Chronic Pain Sufferers**

- **Demographics:** Individuals aged 35-65, often with a medium to low-income level, who experience ongoing physical discomfort due to conditions like arthritis or fibromyalgia.
- **Customer Needs:** They require specialized therapeutic techniques to alleviate pain and improve mobility. Their primary concern is finding effective treatments that can provide long-term relief.
- **Purchasing Behavior:** This segment tends to be loyal to providers who demonstrate effective results. They often seek recommendations from healthcare professionals and are willing to invest in ongoing therapy sessions.

- **Busy Professionals**

- **Demographics:** Aged 25-55, these individuals often hold demanding jobs and have a medium to high-income level. They value convenience and efficiency in services.
- **Customer Needs:** They need quick, effective solutions to manage stress and physical tension caused by their busy lifestyles. They appreciate flexible scheduling and the option for quick treatments.
- **Purchasing Behavior:** This segment is likely to book appointments online and prefers services that can be integrated easily into their hectic schedules. They may opt for package deals for convenience.

- **Senior Wellness Enthusiasts**

- **Demographics:** Individuals aged 60 and above, often with a fixed income, who are keen on maintaining their health and quality of life as they age.
- **Customer Needs:** They seek gentle therapeutic options that cater to their physical limitations while promoting relaxation and emotional well-being. They are interested in services that enhance their overall quality of life.
- **Purchasing Behavior:** This segment may rely on referrals from family or friends and is often attracted to senior discounts or special packages tailored for older adults.

12. Targeting

We have chosen to target the following segments: **Health-conscious Individuals** and **Stress Relief Seekers**. These segments were selected due to their distinct needs for wellness and relaxation, which align closely with our offerings. The health-conscious individuals are likely to appreciate our comprehensive wellness plans, while stress relief seekers will benefit from our accessible and affordable services. By focusing on these segments, we can effectively cater to customers who are actively seeking solutions that promote both physical and emotional well-being.

13. Positioning

To position GOLDSTAR OF IL INC. effectively for our targeted segments, we will emphasize our commitment to providing high-quality clinical massage therapy and personalized wellness plans that cater to individual needs. For health-conscious individuals, we will highlight our evidence-based approach and the effectiveness of our advanced therapeutic techniques. For stress relief seekers, we will focus on affordability and accessibility, promoting packages that offer immediate relief without compromising quality. Our branding will reflect a welcoming and supportive environment, ensuring that all customers feel valued and understood, regardless of their income level. By aligning our services with the specific needs and preferences of our targeted segments, we aim to establish GOLDSTAR OF IL INC. as a trusted partner in their wellness journey.

14. I am Kateryna Stasyuk, I have been working as a massage therapist for over 15 years.

I have had the same clients for so many years!

My plan - I will serve one client at the same time.

All my clients will come by appointment only.

Operation hours - 9-7 pm, Monday-Saturday

In the future, I have a dream - to hire or rent the room to an orthopedic doctor and work with him together.

But for now in the office, it will just be me and one client at a time.

1. 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 clinical massage and rehabilitation center will complement the existing character of the area by providing professional healthcare and wellness services. This type of business is low-impact, non-disruptive, and aligns well with nearby businesses and properties. Additionally, if there are other medical, wellness, or professional service businesses in the area, this use will be in harmony with the surroundings and contribute positively to the community."

2. 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.

"When I purchased this property, I was unaware of the zoning restrictions that would prevent me from operating my clinical massage and rehabilitation center. My goal has always been to establish a business that contributes to the health and well-being of the community. I understand and respect the city's zoning regulations, and I am committed to complying with any necessary adjustments to ensure my business operates within the appropriate guidelines."

"Given that my business provides essential healthcare and wellness services, I believe it aligns with the spirit of the zoning regulations and does not negatively impact the surrounding area. I am requesting the minimum variance necessary to allow the reasonable use of my property while working to address any design or compliance issues as quickly as possible."

"I respectfully ask for the City's understanding and support in allowing me to proceed with my business operations as soon as possible while we work together to resolve any outstanding zoning concerns. I am open to any guidance or conditions the City may require to ensure compliance and a smooth integration into the community."

"The request for this variance is due to the unique circumstances of the property. The property has been vacant for 8 months, because nobody was working because of the zoning issue. Given these circumstances, a clinical massage and rehabilitation center is a suitable and productive use that can revitalize the property while meeting a community need."

3. The proposed variation is in harmony with the spirit and intent of this Chapter.

"The intent of the zoning regulations is to support businesses that contribute to the well-being of the community while maintaining harmony with the surrounding properties. This business will provide essential healthcare services that improve residents' quality of life while operating in a professional and respectful manner. The use aligns with the broader goals of zoning by fostering a positive, service-oriented environment in the area."

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

"The requested variance is the least necessary adjustment to allow for the reasonable and effective operation of the business. No excessive modifications or deviations are being requested—only what is required to ensure the property can be used for a valuable and community-focused services. The business will maintain compliance with all applicable regulations and take necessary steps to minimize any impact on the surrounding area."

Massage Therapy**Total # of parking spaces on site:37****ADDRESS**

3125 Wilke Rd., Unit. F Arlington Heights IL 60004

Date

3/19/2025

DATE: 03/15/2025		
Time	Spaces Taken	Spaces Open
11AM	3	34
12PM	3	34
1PM	3	34
2PM	3	34
3PM	1	36
4PM	1	36
5PM	1	36
6PM	0	37
7PM	0	37
8PM	0	37

DATE:03/17/2025		
Time	Spaces Taken	Spaces Open
11AM	6	31
12PM	5	32
1PM	3	34
2PM	4	33
3PM	5	32
4PM	8	29
5PM	2	35
6PM	0	37
7PM	0	37
8PM	0	37

DATE: 03/19/2025		
Time	Spaces Taken	Spaces Open
11AM	7	30
12PM	7	30
1PM	7	30
2PM	5	32
3PM	1	36
4PM	4	33
5PM	3	34
6PM	0	37
7PM	0	37
8PM	0	37



Village of Arlington Heights Interoffice Memorandum

To: Ruslana Pentek
From: Darko Bojin, Assistant Planner
Department: Planning & Community Development Department
File Number: PC 25-009
Project: 3125 N. Wilke Rd. Unit F – PUD Amendment for a Land Use Variation to allow a Massage Establishment in the M-2 District
Review Round: 1
Date: April 21st, 2025

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

See additional review comments on next page.

Prepared by: Darko Bojin



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: PCA00009-2025
Project: 3125 N Wilke Road, Unit F, Massage Therapy
Review Round: Round 1
Date: April 21, 2025

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

1. PUBLIC IMPROVEMENTS REQUIRED:

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

2. PERMITS REQUIRED OTHER THAN VILLAGE

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

3. R.O.W. DEDICATIONS.....	YES ☐	NO ☐	_____
4. SITE PLAN ACCEPTABLE.....	YES ☐	NO ☐	_____
5. PRELIMINARY PLATE ACCEPTABLE.....	YES ☐	NO ☐	_____
6. TRAFFIC STUDY ACCEPTABLE.....	YES ☐	NO ☐	_____
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.

Village of Arlington Heights

Interoffice Memorandum



To: <Planning Staff Liaison >
From: <Building Department Staff>
Department: Building Department
File Number: <PCA00009-2025>
Project: <3125 N Wilke Rd, Unit F>
Review Round: <Round 1 Review>
Date: <04/14/2025>

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

	YES	NO
1. VILLAGE BUILDING CODE	☐	☒
2. PRESENT ZONING USE	☐	☐
3. REQUESTED ZONING USE	☐	☐
4. SUBDIVISION REQUIRED	☐	☐
5. SIGN CODE	☐	☐

BUILDING REVIEW COMMENTS:

1. Please provide the scaled drawings for review.
2. Revise the drawing to include the applicable codes from following list:
 - ICC 2018 International Building Code *(23)
 - ICC 2018 International Residential Code *(23)
 - ICC 2018 International Fire Code *(27)
 - ICC 2018 International Existing Building Code *(23)
 - ICC 2018 International Mechanical Code *(23)
 - ICC 2018 International Fuel Gas Code *(23)
 - ICC 2018 International Swimming Pool and Spa Code *(23)
 - NFPA 2017 National Electrical Code *(23)
 - ICC 2018 International Property Maintenance Code *(26)
 - 2014 Illinois Plumbing Code *(23)
 - 2021 Illinois Energy Conservation Code
 - 2018 Illinois Accessibility Code
 - Illinois Elevator Safety Rules
 - NFPA 2015 Life Safety Code (OSFM)
3. A change in occupancy may require an automatic sprinkler system throughout the building.
 Section: Village of Arlington Heights Municipal Code Chapter 27. 903.2.13
4. Exterior wall rating shall be based on fire separation distance.
 Section: 2018 IBC Tables 601 and 602

PLAN COMMISSION REVIEW
BUILDING DEPARTMENT

5. Verify the type of construction of the building.
Section: 2018 IBC 602
6. Verify the types of fire suppression systems with which the building is equipped.
Section: 2018 IBC Chapter 9
7. The minimum number of exits shall be provided based on the occupant load calculations.
Section: 2018 IBC 1006.3.2
8. The life-safety plan is required, including:
 - Occupant load calculations
 - Travel distance with an exit access
 - Exit separation distance
9. Building entrances shall be protected with an enclosed vestibule, with all doors opening into and out of the vestibule equipped with self-closing devices. If the space is larger than 3,000 SF
Section: 2021 IECC C402.5.9
10. Calculations for the minimum number of required plumbing fixtures, for both required and provided, shall be submitted.
Section: 2014 State of Illinois Plumbing Code, Appendix A

FIRE PREVENTION COMMENTS:

11. Provide a drawing in compliance with the access route requirement. One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet 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.
Section: 2018 IFC Appendix D D105.3
12. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.
Section: 2018 IFC Appendix D D105.4
13. An autoturn diagram is required to confirm fire apparatus access.
Section: 2018 IFC 503.2.4 and Appendix D D103.3
14. Fire department connections (FDC) shall be located on the street side of buildings, 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 and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.
Section: 2018 IFC 912.2.1 as amended
15. A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
Section: 2018 IFC 506.1
16. Signs shall be posted on both sides of an approach of any fire lane stating "NO PARKING – FIRE LANE". Signs shall have arrows indicating the area of parking restriction.
Section: 2018 IFC 503.3



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

**Plan Commission
8/27/2025**

Item: 1455 W. Cellular Dr. - Amazon Additional Buildings - PC25-015
Amendment to PUD Ordinance 04-028 to allow more than one building on a single lot, Variation

Department: Planning & Community Development

Item Description:

Requested Action

1. Amendment to the Planned Unit Development Ordinance 04-028 to allow more than one building on a single lot.

Variations Required

1. Variation from Chapter 28, Section 6.12-1.3 to waive the requirement for a traffic and parking study.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed amendment to Planned Unit Development Ordinance 88-060 to allow multiple buildings on a single lot, 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 and parking study

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

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

ATTACHMENTS:

1. Staff Report 1455 W Cellular Drive
2. Legal Notice
3. Aerial
4. CPRC Minutes_3-12-25
5. Legal Description
6. Overall Site Plan
7. Architectural Drawings

8. Photometrics
9. Final Engineering - AVI
10. Final Engineering-FSC
11. Fire Truck Exhibit
12. Tree Mitigation Plan
13. Goodyear Fluids on Site at FSC
14. Round 1 Review Comments
15. Response to Round 1 Comments



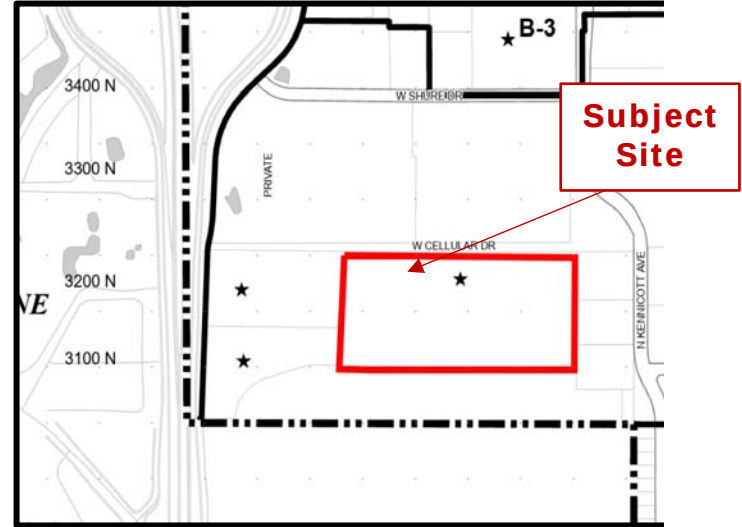
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

PC File Number: PC25-015
Project Title: Amazon Additional Buildings
Address: 1455 Cellular Dr.
PINs: 03-07-100-015-0000

To: Plan Commission
Prepared By: Rachel Hitzemann, Development Planner
Meeting Date: August 27, 2025
Date Prepared: August 21, 2025

Petitioner: Jared Kenyon
Address: 4201 Winfield Rd., Suite 600
 Warrenville, IL 60555

Existing Zoning: M-1, Manufacturing District
Comprehensive Plan: Research and Development, Manufacturing, Warehouse



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1, Research, Development and Light Manufacturing District	Manufacturing/ Warehouse/ Industrial	Research, Development, Manufacturing and Warehousing
South	M-1, Research, Development and Light Manufacturing District	Manufacturing/ Warehouse/ Industrial	Research, Development, Manufacturing and Warehousing
East	M-1, Research, Development and Light Manufacturing District	Office Park Buildings	Research, Development, Manufacturing and Warehousing
West	M-1, Research, Development and Light Manufacturing District	Office Park Buildings	Research, Development, Manufacturing and Warehousing

Requested Action:

1. Amendment to the Planned Unit Development Ordinance 04-028 to allow more than one building on a single lot.

Variations Required:

1. Variation from Chapter 28, Section 6.12-1.3 to waive the requirement for a traffic and parking study

Project Background:

The subject site is approximately 882,669.38 square feet (20.26 acres). The site was originally used as part of Motorola's campus, which received a PUD approval in 1988 (88-060). Amazon purchased the property and has been operating a warehouse hub.

With the expansion of Amazon's delivery fleet, the petitioner would like to construct two additional buildings on the site to facilitate repair of their fleet.

Zoning and Comprehensive Plan

The property is located in the M-1, Research, Development and Light Manufacturing District. The Amazon Facility is used as a Warehouse, which is compatible with the zoning district. The new additional buildings will have uses that are accessory to the principal use, making them acceptable.

Per Chapter 28, Section 9.2 of the Village Code, any development with more than one principal building on a zoning lot or lot of record requires a Planned Unit Development (PUD). Since a PUD for the property is already in place, the petitioner is requesting a PUD amendment to add two accessory buildings on the lot. While the buildings are accessory to the principal use of the lot, due to their size, the buildings are considered principal structures for the purpose of the zoning code.

The Comprehensive Plan classifies this property as appropriate for "Research and Development, Manufacturing, Warehouse" uses. The proposed uses are accessory to the Amazon warehouse, which is compatible with the Comprehensive Plan designation.

Building, Site and Landscaping

The proposed Automated Vehicle Inspection (AVI) Building is 1,742-sf in size and located on the east side of the main building. This building houses a scanner that scans the vehicles as they pass thru.

The proposed Fleet Service Center (FSC) building proposed is a 4,959-sf building and located on the west side of the main building. This is similar to a Jiffy Lube light. The 20-acre site can easily accommodate the additional buildings.

Both buildings are utilitarian in design using vertical metal paneling in the design. The Design Planner reviewed the Plans and provided an administrative approval.

Parking and Traffic

Access to the site is provided by two curb cuts along Cellular Dr. Additionally, there is a third curb cut on Cellular Dr. that is solely used as a loading docks entrance. Access to the site will remain unchanged.

As a Warehouse/ Storage use, the required parking is one space for each two employees plus one space for each vehicle used in the conduct of the enterprise. Amazon employs 158 people and has a fleet of 412 delivery vehicles. The current site provides 185 employee parking stalls and 526 delivery vehicle spaces. The proposed buildings will result in a loss of 26 vehicle spaces. With a surplus of 106 employee parking spaces and 88 delivery vehicle spaces for a total of a 194-space surplus. The petitioner has requested a variance from chapter 28, Section 6.12-1.3 to waive the required traffic and parking study. The petitioner provided responses to the four variation criteria below, which be found within the packet.

- 1. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- 2. 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.**
- 3. The proposed variation is in harmony with the spirit and intent of this Chapter.**

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

Staff reviewed the responses and due to the access to the site being unchanged, and the surplus of parking spaces, the SDC is supportive of this request.

The code required off-street parking for this proposal is shown in the table below:

Table 1 – Off-Street Parking Requirements

Use	Parking Ratio	Required Parking	Current Parking	Proposed Parking
Employees	1 space per 2 Employees	79	185	185
Delivery Vehicle Parking	1 space per vehicle	412	526	500
Total		491	711	685
SURPLUS / DEFICIT			220	194

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed amendment to Planned Unit Development Ordinance 88-060 to allow multiple buildings on a single lot, 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 and parking study

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

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

August 27 2025

Michael Lysicatos, Assistant Director of Planning and Community Development

cc: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON August 27, 2025 AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 25-015, a request for a Planned Unit Development (PUD) Amendment to allow additional buildings on a single lot with the following variations to Chapter 28; Section 6.12-1.3 to waive the requirement for a traffic and parking study. The subject property is located at 1455 Cellular Dr., in Arlington Heights, Illinois. The PIN for the subject property is 03-07-100-015. The subject property is legally described as follows:

THAT PART OF LOT 1 IN ARLINGTON HEIGHTS INDUSTRIAL AND RESEARCH CENTER-UNIT NUMBER 6, BEING A SUBDIVISION OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 22, 1972 AS DOCUMENT NUMBER 22024211, IN THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AND THAT PART OF THE SOUTH 969.60 FEET OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 11 DEGREES 17 MINUTES 16 SECONDS EAST, 36.44 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, 21145.46 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 09 SECONDS EAST, 372.77 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, 72.20 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONVEX SOUTHWESTERLY HAVING A RADIUS OF 390.00 FEET, A DISTANCE OF 200.55 FEET; THENCE SOUTHEASTERLY ON A CURVE CONVEX NORTHEASTERLY HAVING A RADIUS OF 310.00 FEET, A DISTANCE OF 319.49 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 53 MINUTES 30 SECONDS ALONG THE SOUTH LINE OF SAID LOT 1, 339.84 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST, 637.23 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 30 SECONDS WEST, 1373.86 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 49 SECONDS EAST, 637.61 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 53 MINUTES 31 SECONDS WEST, 821.07 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY ILLINOIS

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

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

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

Jay Cherwin, Chair

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald Aug. 12, 2025 (301210)

CERTIFICATE OF PUBLICATION

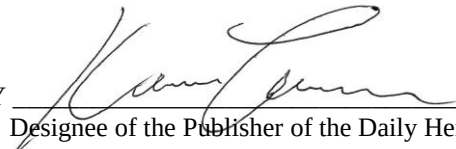
Paddock Publications, Inc.

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.

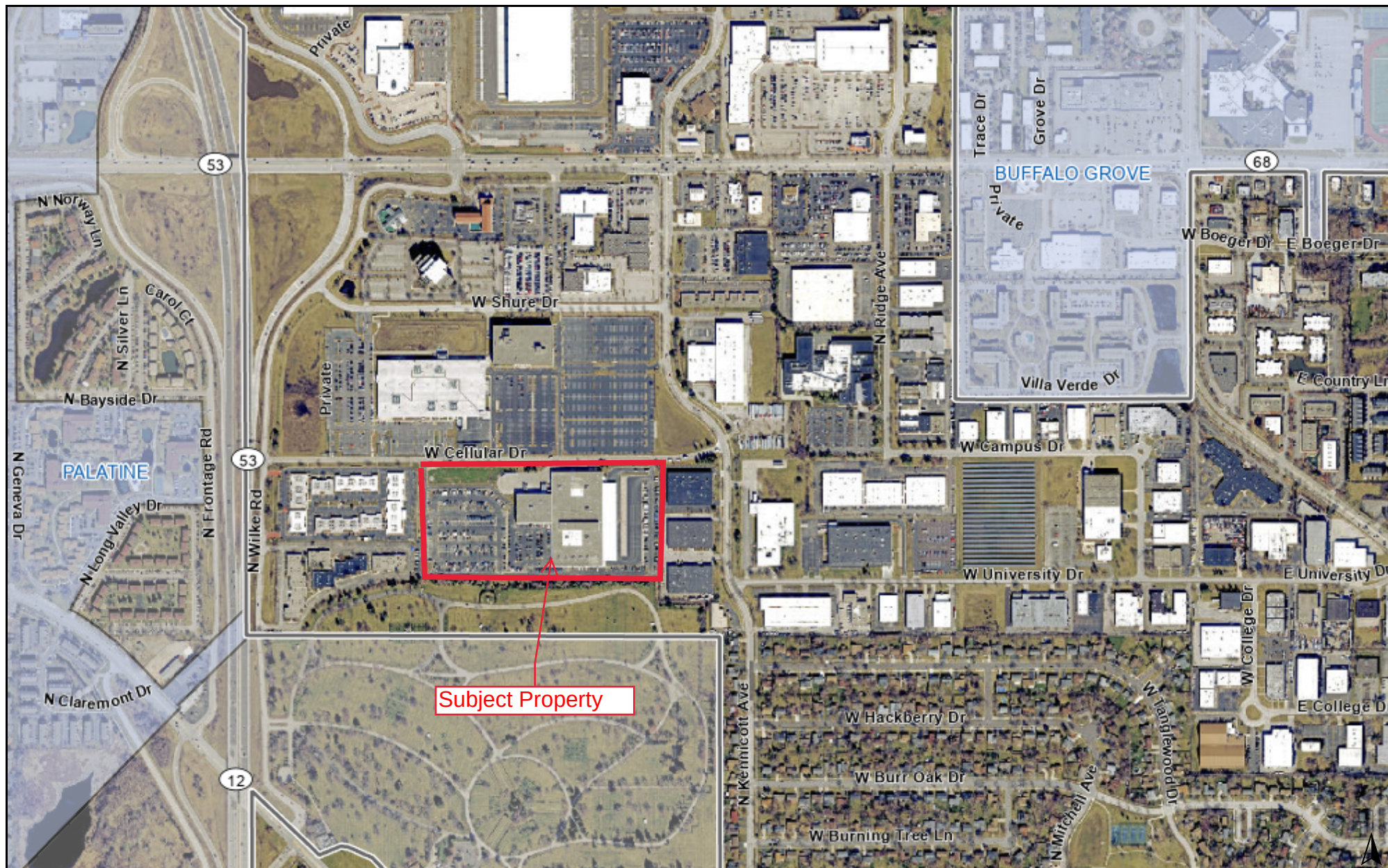
I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08/12/2025 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 # 301210





Subject Property

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Print Date: 8/21/2025

Notes

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

APPROVED

MINUTES OF THE MEETING OF CONCEPTUAL PLAN REVIEW COMMITTEE COMMUNITY ROOM, VILLAGE OF ARLINGTON HEIGHTS MARCH 12, 2025 AT 6:30 P.M.

MEMBERS PRESENT:

Bruce Green, Chair
Lynn Jensen
Jay Cherwin

MEMBERS ABSENT:

John Sigalos

STAFF PRESENT: Rachel Hitzemann, Michael Lysicatos

ALSO PRESENT:

Jared Kenyon, Petitioner
Brandon Jafari, Petitioner
Raavi Sravan, Petitioner

Call to Order

Chairman Green called the meeting to order at 6:30 p.m.

Approval of Minutes –

The meeting minutes of February 26, 2025 meeting were reviewed.

LYNN JENSEN MOVED AND JAY CHERWIN SECONDED A MOTION TO APPROVE THE FEBRUARY 26, 2025 MEETING MINUTES. ALL CPRC MEMBERS VOTED IN FAVOR OF THE MOTION.

NEW BUSINESS

T1874 – Amazon Facility Accessory Buildings, 1455 W. Cellular Drive

Project Background: The subject site is approximately 882,669.38 square feet (20.26 acres). The site was originally used as part of Motorola's campus, which received a PUD approval in 1988. Amazon purchased the property and have been operating a warehouse hub. With the expansion of Amazon's delivery fleet, the petitioner would like to construct two additional buildings on the site to facilitate repair of their fleet.

Jared Kenyon, Civil Project Manager shared that they would like to add two accessory buildings to their growing business's existing property. The first building would be a pass through for the fleet vehicles to pass safety inspection before heading out on the road. The second building would be a fleet service center.

Ms. Hitzemann reviewed the staff report summarizing the project background. Zoned M-1 manufacturing district, warehouse and delivery services. The requested action is a PUD amendment to Ordinance 88-060 to have more than one principal structure on the lot. While they are accessory to the use, the structures are too large to be considered accessory structures. The site is 20 acres. They are removing some parking spaces, so we are requesting just a parking survey to note how many cars are there over a three-day period, to verify if that will impact any of the parking to the site. The fire department would like additional details on any chemicals in a liquid form that are stored in either facility, and if they have any electrical charging in either facility.

Commissioner Cherwin asked that there be a plan in place for any vehicle maintenance such as a stand-alone business be run with best practices in place. He also inquired about the

APPROVED

distance to any residences in the area, should the noise be a concern. Based on the discussion the doors back up to Kennicott, and the work is being done on the interior of the building, and would be padded.

Commissioner Green believes this is a great project for Amazon. The 3 Commissions gave verbal approval to move forward with their Plan Commission application.

T1750 – 1501-1505 S. Arlington Heights Road

Project Background: The subject property is located on the east side of S. Arlington Heights Rd., south of E. Noyes St. and just north of the proposed Full Circle Development. The property is roughly 4.55 acres in size and is currently a vacant parcel. The petitioner is proposing to rezone the property from the existing R-1 zone to the R-6 district. In addition, they would like to consolidate the property and build a 41-unit upscale townhome development.

Mr. Sarvan stated that they are interested in building high end townhomes, three bedrooms with elevator, rooftop deck, and first floor options.

Ms. Hitzemann reviewed the staff report summarizing the project background. Zoned R-1 family dwelling district. Both the zoning and the comprehensive plan will be amended, and will include a preliminary and final plat of subdivision. A PUD for the 41-townhome development rezoning from R-1 to R-6. With the comprehensive plan from offices only to multi-family. We also expect a request for several variations for yard setbacks, including the interior and rear yard, with the plan that's currently proposed. The 41-unit upscale townhome development will need to be reviewed by the Design Commission prior to going to the Plan Commission, and to the Housing Commission for inclusionary housing. This proposal meets the requirements for the R-6 district, however, staff would prefer it to potentially be in R-5 with inclusionary housing, there is a density bonus that could get you to that R-5 with the proposed 41 units. Otherwise, the petitioner may ask for a reduction in the unit count.

The engineering department would like to see the sidewalk along south Arlington Heights Road removed and replaced, as well as an easement. There are traffic concerns along south Arlington Heights Road with the cross-access agreement with the property to south, which is Full Circle and then potentially to the north, there is a detention pond which provides cross access and we would like to see the petitioner work with the owner to see if you can get to Noyes Ave. Another option to reduce the traffic on south Arlington Heights Road, as the police are requesting, a right in right out. Access between all three of those properties is preferred by staff. The engineering department is looking for the sewer main to serve both this property and Full Circle at the expense of either party. With this property being on Arlington Heights Road, it will require an IDOT permit.

Commissioner Jensen inquired with the petitioner regarding the 36 conditions that staff have listed for the project.

Mr. Jafari addressed the sewer work that needs to be done to the south, there will need to be an agreement as to who pays for what, and who goes first and who goes second. He will be researching the benefit of R-6 vs R-5. No issues at this time addressing the conditions outlined by the Village.

Ms. Hitzemann addressed that the exact set backs are not clear at this time.

APPROVED

Commissioner Cherwin expressed that there has been a lot going on in this area the past couple of years, and likes the concept of the townhomes. Erroring on the side of caution, the project to the south just got approved, and believes that the neighbors in the area are going to be very opinionated. This is very dense for this area. Supports residential in this area, but he believes it will be a lot of residences in this area, you may have to be reduce the density. If that happens, will it be financially viable.

Commissioner Green shared similar comments, the setbacks are going to come into play with the neighbors. The variations and densities are higher than what we would like to see here, perhaps there is a better site for what you want to build. Believes the product is good, and the elevators are a bonus.

Mr. Jafari inquired about contacting the neighborhood to get them involved.

Commissioner Cherwin explained how speaking with them and working on the setbacks is good information before submitting the Plan Commission application.

Commissioner Green believes it is a good project, and of there is a niche there is a spot for this. Is this site the right one?

PUBLIC COMMENT

An unidentified man spoke, stating "I would suggest you approve of this project at the 41-units. Housing is needed in AH. This looks like a great project and fits well there. The reason for the resistance last time, we all know, was because it was a supportive housing project. There is a bias against that here, and so that's why the neighborhood was so against it. This one, I think the will probably be different because it's not supported. Thank you."

An unidentified woman inquired about the 2016 N Walnut/Ridge item on the agenda. Mr. Lysicatos confirmed that it was listed for approval of minutes from the February 26 meeting. No other updates.

Adjournment

LYNN JENSEN MOVED AND JAY CHERWIN SECONDED A MOTION TO ADJOURN. ALL MEMBERS VOTED IN FAVOR OF THE MOTION.

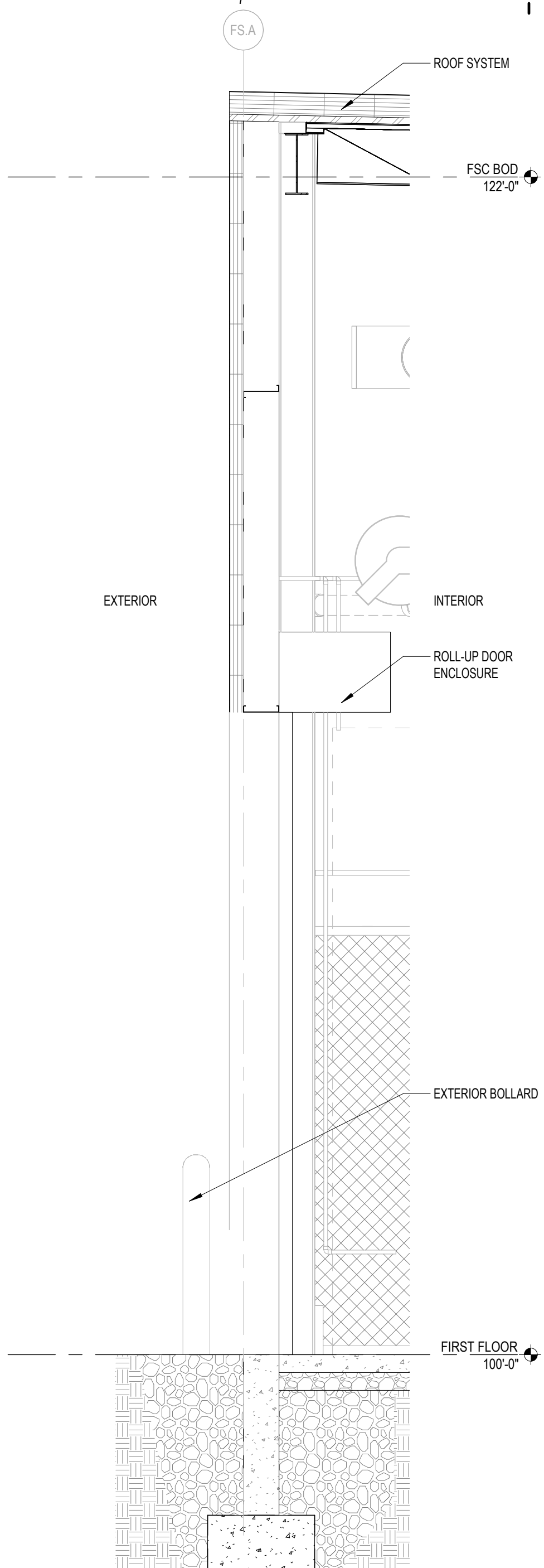
The meeting adjourned at 6:58 p.m.

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

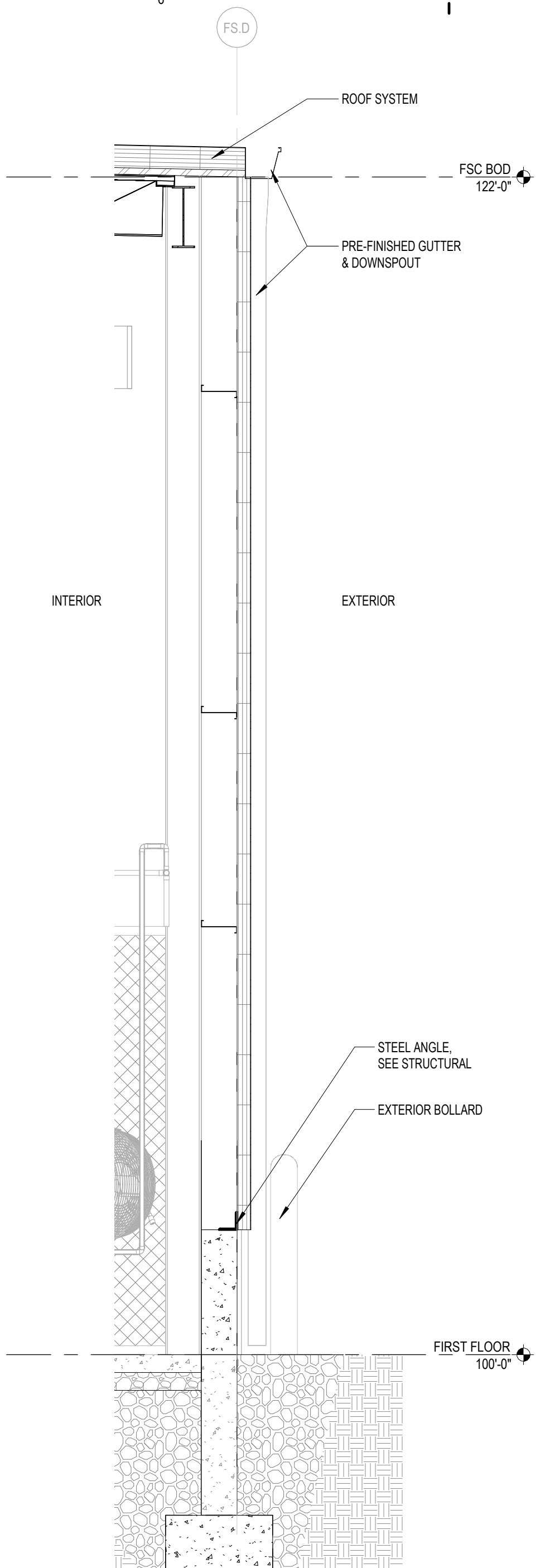
THAT PART OF LOT 1 IN ARLINGTON HEIGHTS INDUSTRIAL AND RESEARCH CENTER-UNIT NUMBER 6, BEING A SUBDIVISION OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 22, 1972 AS DOCUMENT NUMBER 22024211, IN THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AND THAT PART OF THE SOUTH 969.60 FEET OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 11 DEGREES 17 MINUTES 16 SECONDS EAST, 36.44 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, 21145.46 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 09 SECONDS EAST, 372.77 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, 72.20 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONVEX SOUTHWESTERLY HAVING A RADIUS OF 390.00 FEET, A DISTANCE OF 200.55 FEET; THENCE SOUTHEASTERLY ON A CURVE CONVEX NORTHEASTERLY HAVING A RADIUS OF 310.00 FEET, A DISTANCE OF 319.49 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 53 MINUTES 30 SECONDS ALONG THE SOUTH LINE OF SAID LOT 1, 339.84 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST, 637.23 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 30 SECONDS WEST, 1373.86 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 49 SECONDS EAST, 637.61 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 53 MINUTES 31 SECONDS WEST, 821.07 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY ILLINOIS

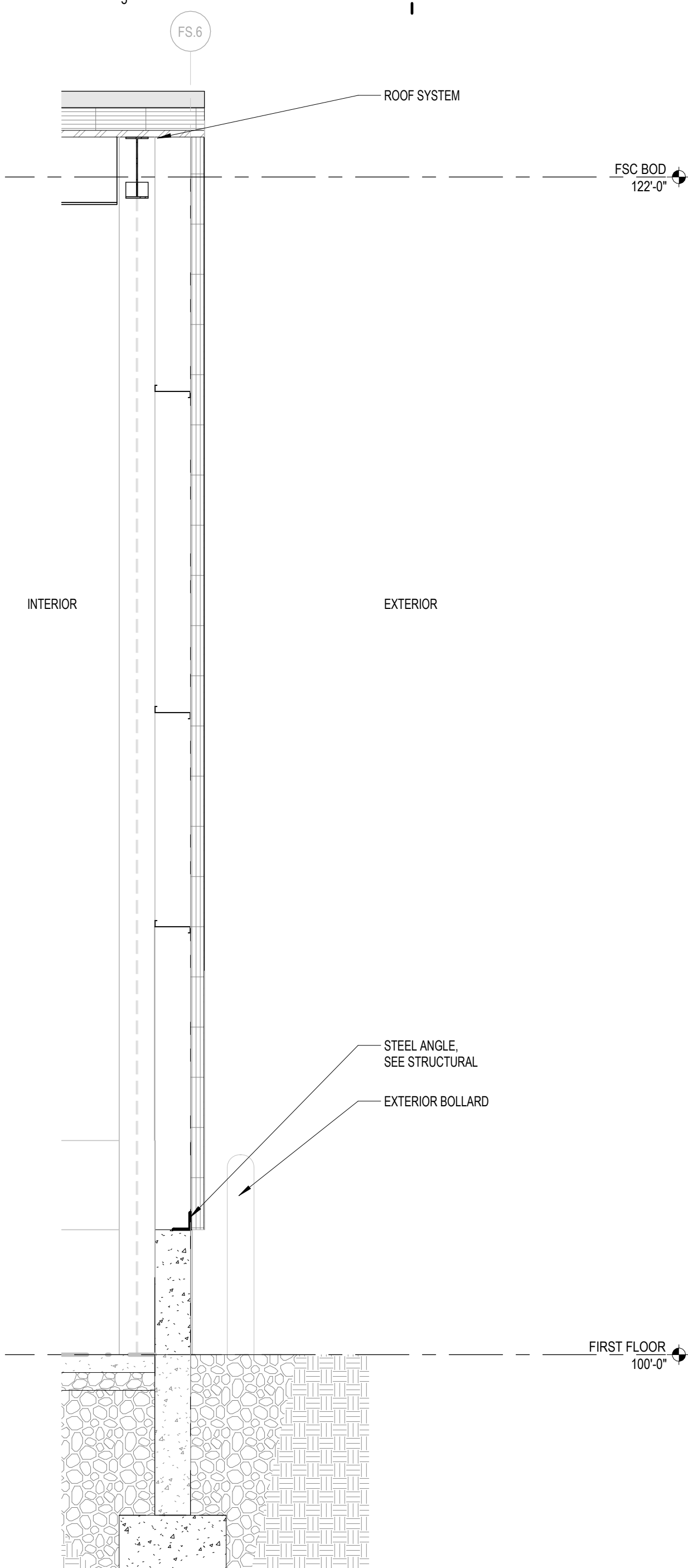
7
6
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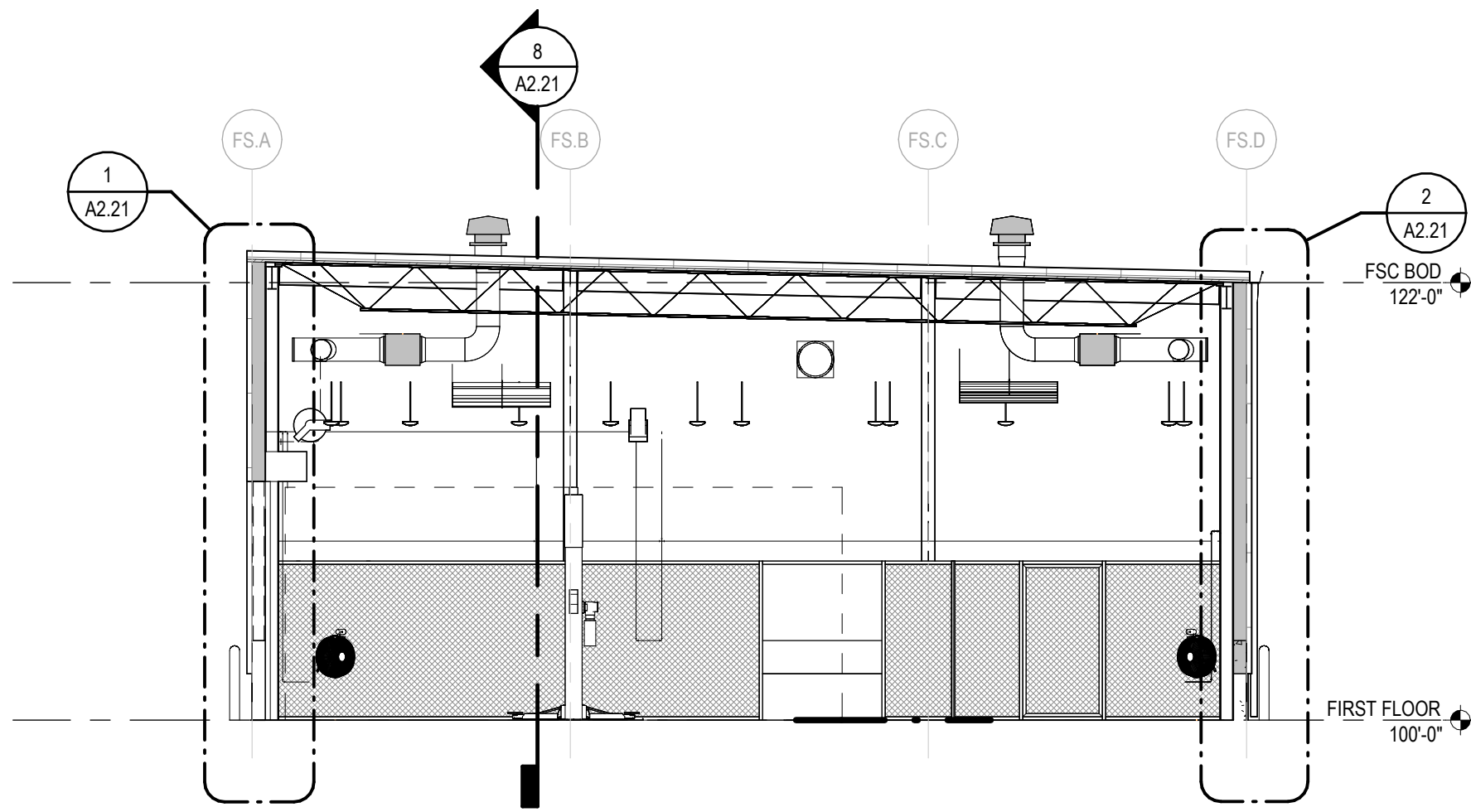
1 FSC - EXTERIOR WALL SECTION A
1/2" = 1'-0"



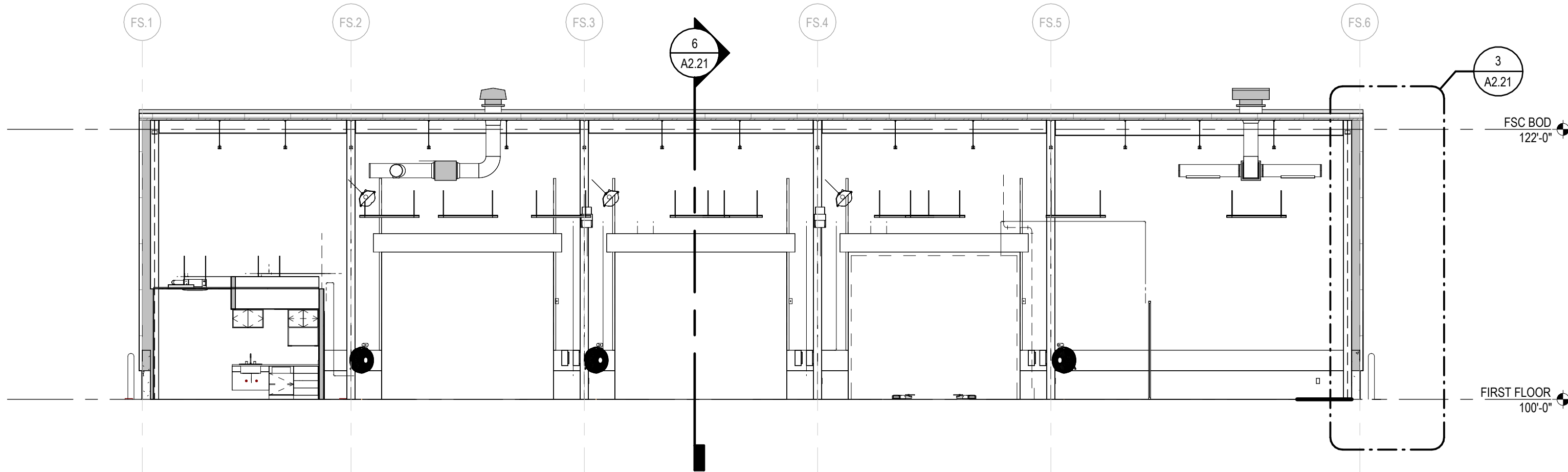
2 FSC - EXTERIOR WALL SECTION B
1/2" = 1'-0"



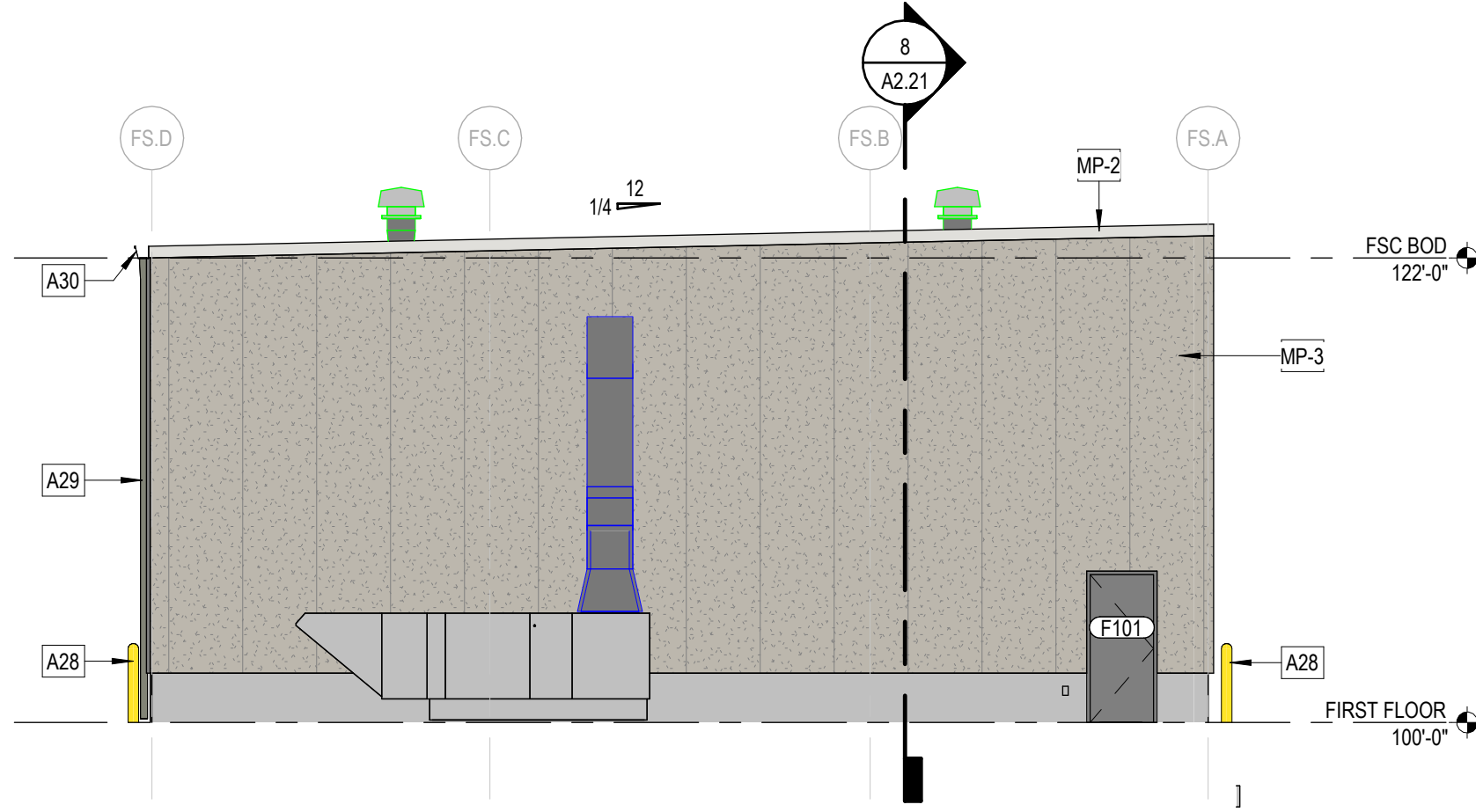
3 FSC - EXTERIOR WALL SECTION C
1/2" = 1'-0"



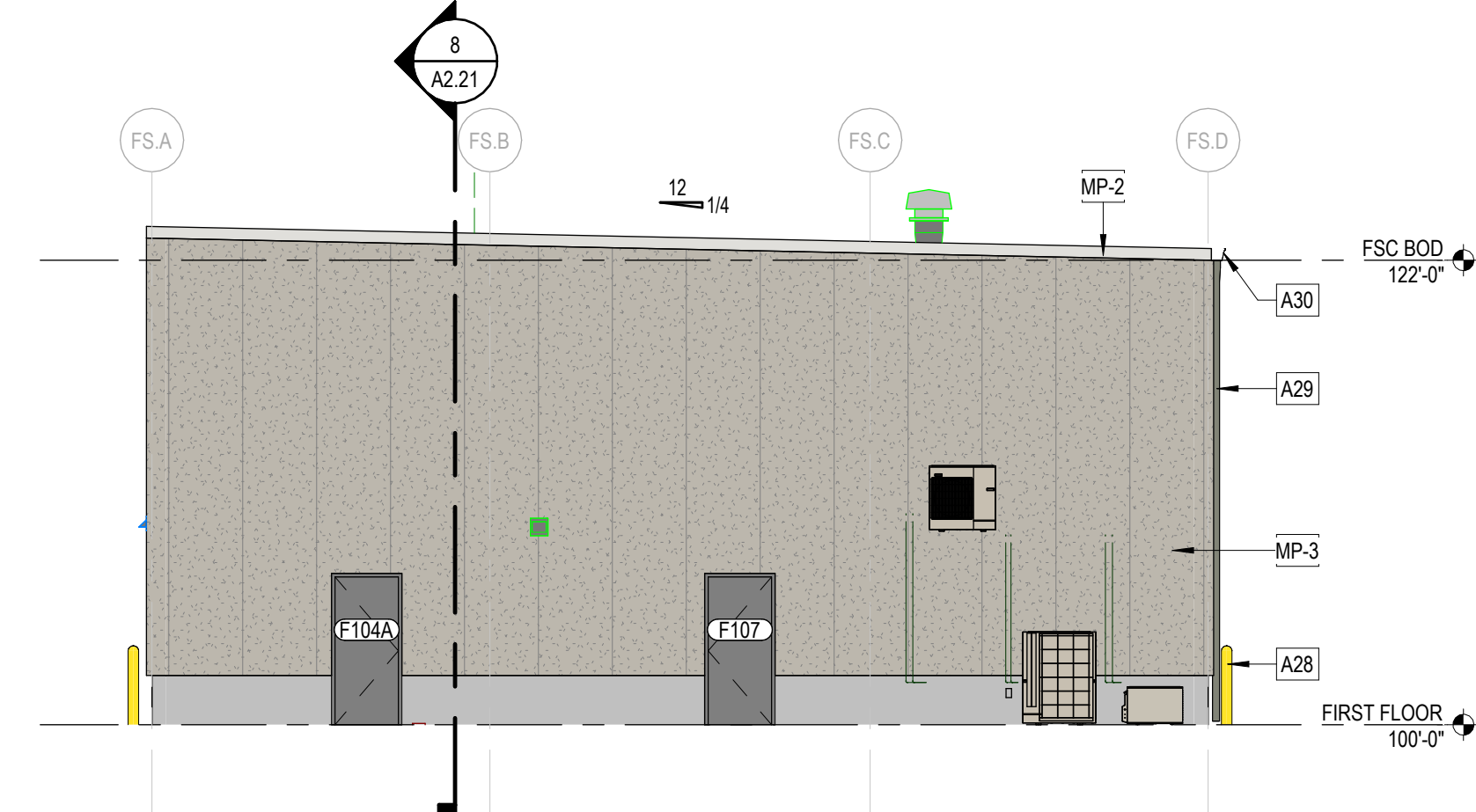
6 FSC - SECTION B
1/8" = 1'-0"



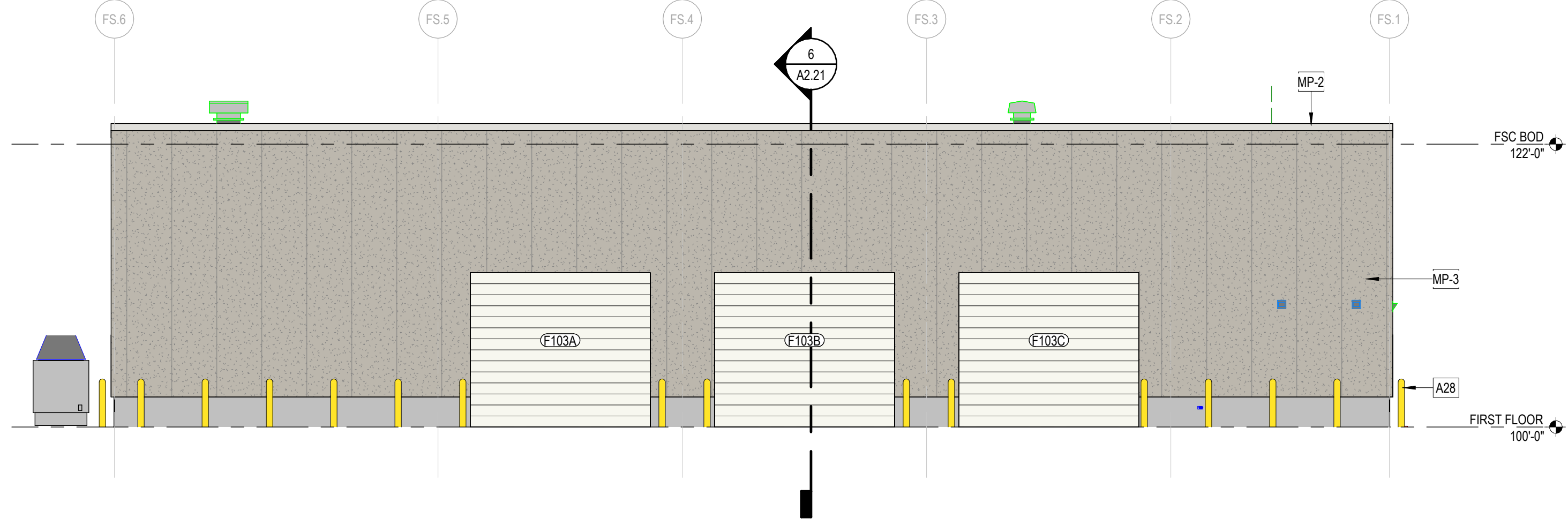
8 FSC - SECTION A
1/8" = 1'-0"



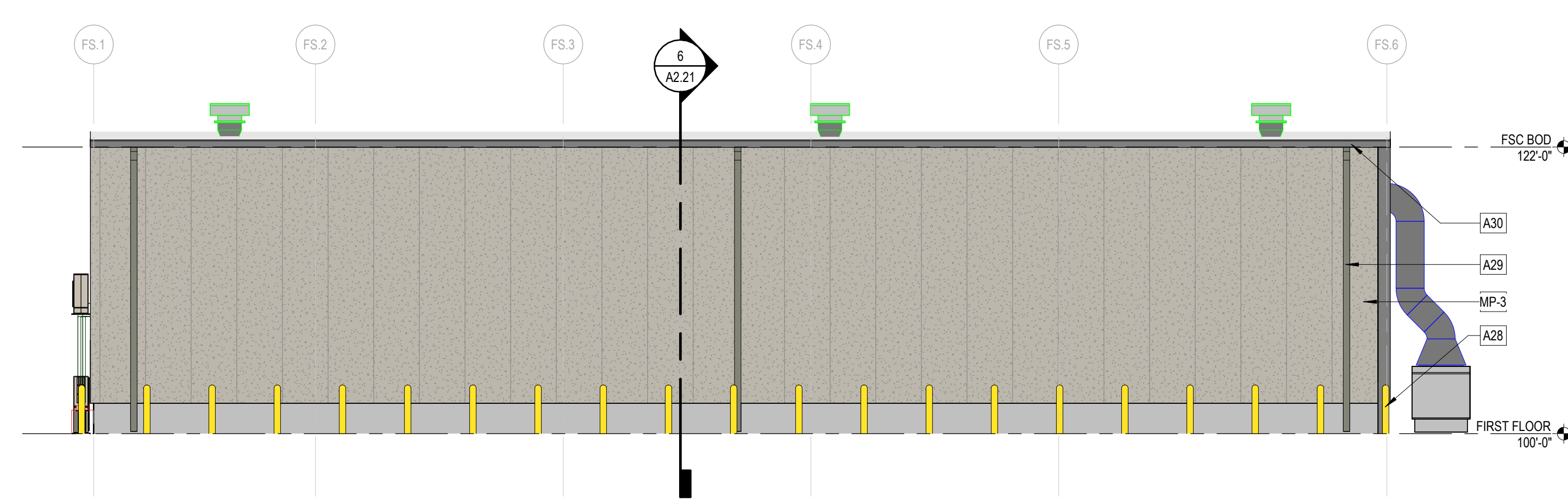
4 FLEET SERVICE SHOP EAST ELEVATION
1/8" = 1'-0"



5 FLEET SERVICE SHOP WEST ELEVATION
1/8" = 1'-0"



7 FLEET SERVICE SHOP NORTH ELEVATION
1/8" = 1'-0"



9 FLEET SERVICE SHOP SOUTH ELEVATION
1/8" = 1'-0"

FSC EXTERIOR MATERIALS LEGEND

(PT-2) SHERWIN WILLIAMS SW 7066 - GRAY MATTERS	(MP-2) METAL PANEL, COLOR TO MATCH PAC-CLAD GRAPHITE
(PT-4) MANUFACTURER'S STANDARD WHITE	(MP-3) METAL PANEL, TUFF-WALL STUCCO LOOK BY METL-SPAN

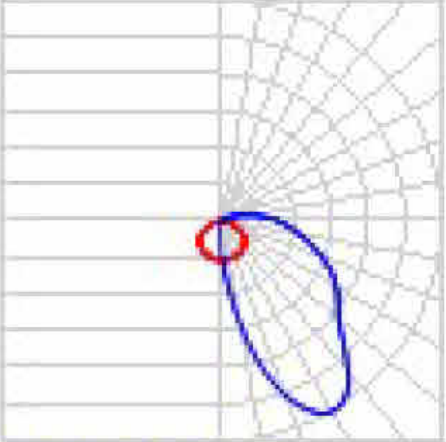
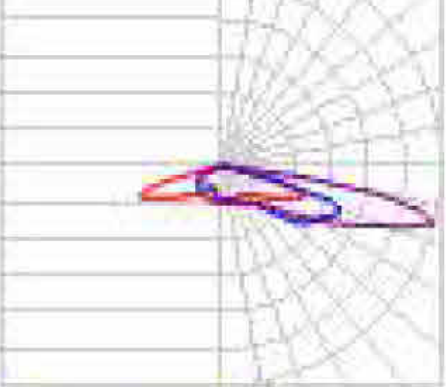
BUILDING ELEMENTS	COLOR
EXTERIOR METAL PANELS	MP-3
METAL COPING	MP-2
METAL DOWNSPOUT AND GUTTERS	MP-2
HOLLOW METAL DOORS AND FRAMES	PT-2
OVERHEAD DOOR	PT-4

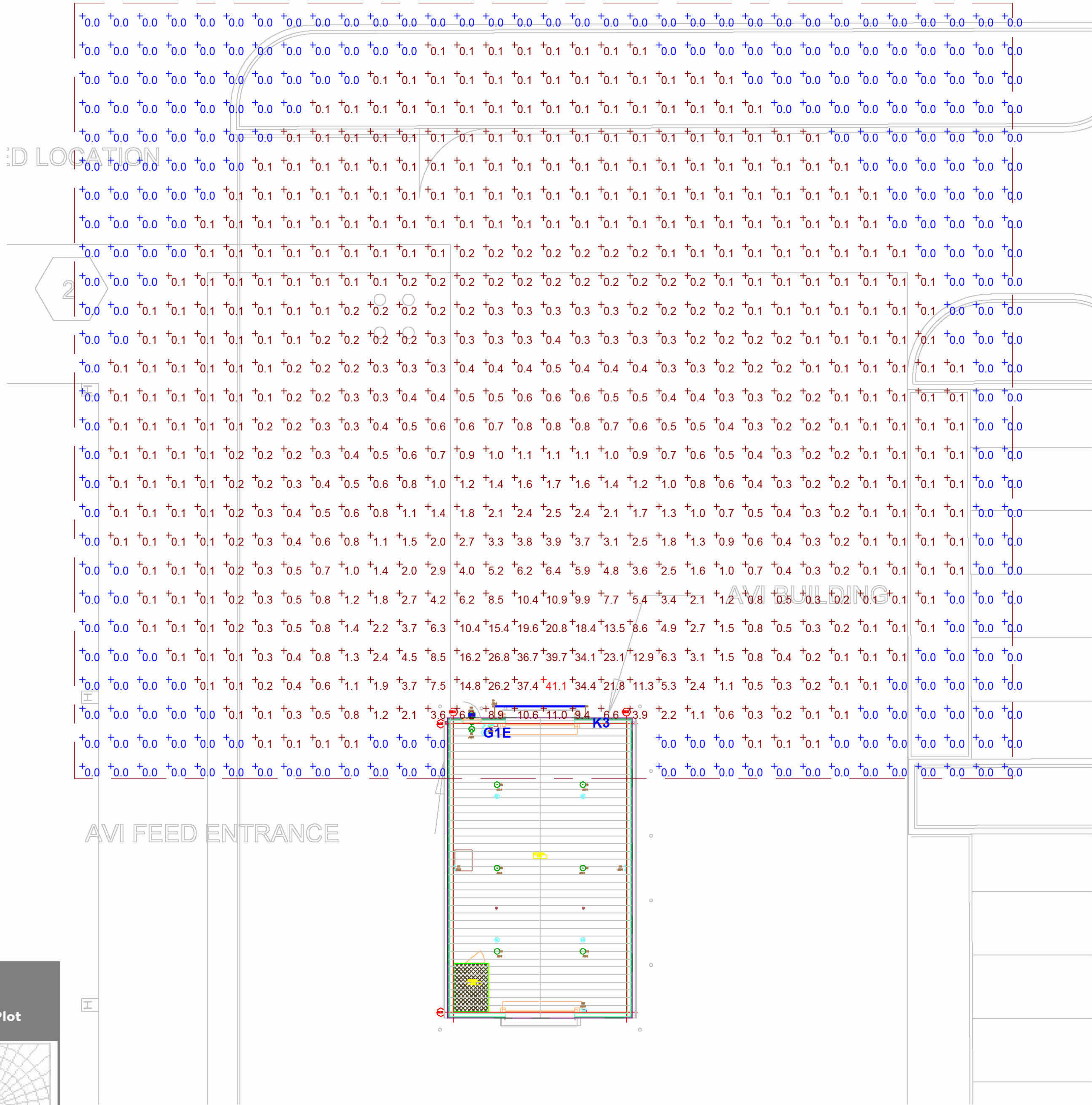
KEYNOTES

NUMBER	NOTE
A28	6" EXTERIOR BOLLARD
A29	PREFINISHED METAL DOWNSPOUT
A30	PREFINISHED 8" METAL GUTTER, COLOR TO MATCH MP-1

A
B
C
D
E

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
AVI	+	1.0 fc	41.1 fc	0.0 fc	N/A	N/A

Schedule									
Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	K3	8	S175-H-2-*-*-*-*-* 940-00 (Lighting the Wall)	White formed aluminum housing, clear patterned glass lens enclosure, outdoor rated	1	3160	1	26	 Max: 2136cd
	G1E	1	DSXW1 P1 30K T4M	2000 3000K 70CRI Type 4 Medium	1	1821	1	12.37	 Max: 1395cd



Drawing name: K:\GIS_LDE\1688001L_Progressive_DLN3_1455 W Cellular Drive_Arlington Heights_IL\2 Design\CAD\PlanSheets\00.0 Cover Sheet.dwg COVER SHEET Jul 23, 2025 6:59pm by: David Golubok
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

FINAL ENGINEERING PLANS

DLN3 - AVI

1455 WEST SHURE DRIVE

ARLINGTON HEIGHTS, IL 60004



UTILITY AND GOVERNING AGENCY CONTACTS

PLANNING DEPARTMENT
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL 60005
TEL: (847) 368-5200
CONTACT: CHARLES PERKINS

SANITARY/STORM/WATER SERVICE
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL 60005
TEL: (847) 368-5250
EMAIL: ENGINEERING@VAH.COM
CONTACT: MIKE PAGONES, PE

NATURAL GAS COMPANY
NICOR GAS
TEL: (847) 598-4011
EMAIL: FSHAH@SOUTHERNCO.COM
CONTACT: FORAM SHAH

POWER COMPANY
COMED
TEL: (630) 576-7094
EMAIL: HENRY.PIERCE@COMED.COM
CONTACT: HENRY PIERCE

TELEPHONE
AT&T
TEL: (630) 573-5663
EMAIL: RK1561@ATT.COM
CONTACT: RAY KASPER

PROJECT TEAM

ARCHITECT
PROGRESSIVE COMPANIES
CONTACT: JEFF OWENS
TEL: (616) 447-3392
EMAIL: JOWENS@WEARPROGRESSIVE.COM

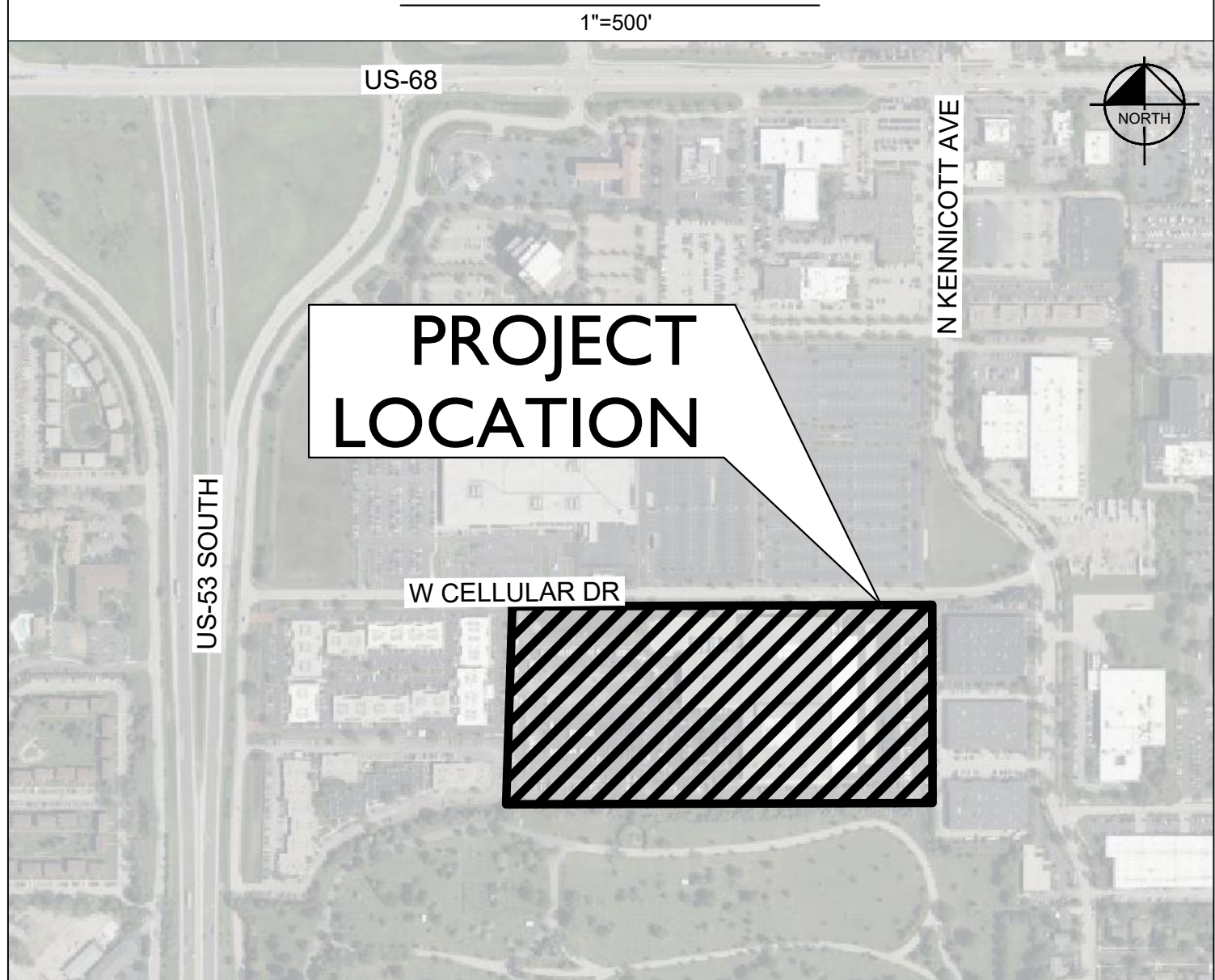
SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
CONTACT: BRAD STROHL
TEL: (331) 209-0476
EMAIL: BRAD.STROHL@KIMLEY-HORN.COM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
CONTACT: JARED KENYON, PE
TEL: (630) 481-7329
EMAIL: JARED.KENYON@KIMLEY-HORN.COM

LEGAL DESCRIPTION

THAT PART OF THE SOUTH 969.60 FEET OF THE NORTH QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF SAID SOUTH 969.60 FEET, 820.00 FEET EAST OF THE EAST LINE OF FRONTAGE ROAD, AT THE NORTHEAST CORNER OF ARLINGTON RIDGE WEST, RECORDED AS DOCUMENT NUMBER 25290181; THENCE SOUTHERLY ALONG THE EAST LINE OF THE SAID ARLINGTON RIDGE WEST AND THE SOUTHERLY EXTENSION THEREOF, 637.61 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID SOUTH 969.60 FEET, 1373.86 FEET TO A POINT ON THE WESTERLY LINE OF C/S SUBDIVISION, RECORDED AS DOCUMENT NUMBER 25851185; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID C/S SUBDIVION 627.23 FEET TO THE NORTH LINE OF SAID SOUTH 969.60 FEET OF THE NORTHWEST QUARTER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTH 969.60 FEET, 1353.18 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

LOCATION MAP



BENCHMARKS

BASIS OF BEARINGS:

ALL BEARINGS SHOWN ARE BASED ON GRID NORTH OF THE ILLINOIS COORDINATE SYSTEM OF 1983, EAST ZONE (1201), NORTH AMERICAN DATUM OF 1983.

REFERENCE DATUM:

NORTH AMERICAN VERTICAL DATUM 1988

SITE BENCHMARKS:

SBM #1 SQUARE CUT ON WESTERN EDGE OF LIGHT POLE BASE, LOCATED SOUTH SIDE OF CELLULAR DRIVE, WEST SIDE OF EASTERNMOST DRIVEWAY ENTRANCE.
ELEVATION=736.78

SBM #2 LOCATED ON SOUTHEASTERN BURY BOLT ON FIRE HYDRANT 110' SOUTH OF CELLULAR DRIVE AND 123' EAST OF BUILDING
ELEVATION=739.55

SBM #3 SQUARE CUT ON EASTERN EDGE OF LIGHT POLE BASE, 71' ON SOUTH SIDE OF CELLULAR DRIVE, 277' WEST FROM NORTH WESTERN CORNER OF WAREHOUSE BUILDING..
ELEVATION=738.16

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C1.0	OVERALL EXISTING CONDITIONS & DEMOLITION PLAN
C1.1	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN
C3.0	EROSION CONTROL PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	DETAILS
C6.1	DETAILS
L0.0	OVERALL TREE MITIGATION PLAN
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS AND SPECIFICATIONS

PROFESSIONAL ENGINEER'S CERTIFICATION

I, JARED KENYON, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF PROGRESSIVE COMPANIES BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 20TH DAY OF DECEMBER, A.D., 2024.

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-059479
MY LICENSE EXPIRES ON NOVEMBER 30, 2025
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006



Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-481-7329
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: DAG
DRAWN BY: DAG
CHECKED BY: JJK

COVER SHEET

1455 W. CELLULAR DRIVE
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE:
12-20-2024
KHA PROJECT NO.
168880013
SHEET NUMBER

C0.0



WARNING: CONTRACTOR TO
VERIFY PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.



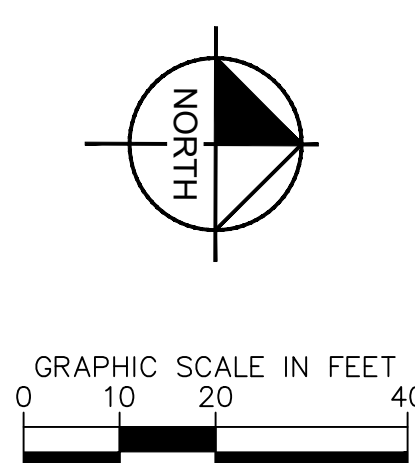
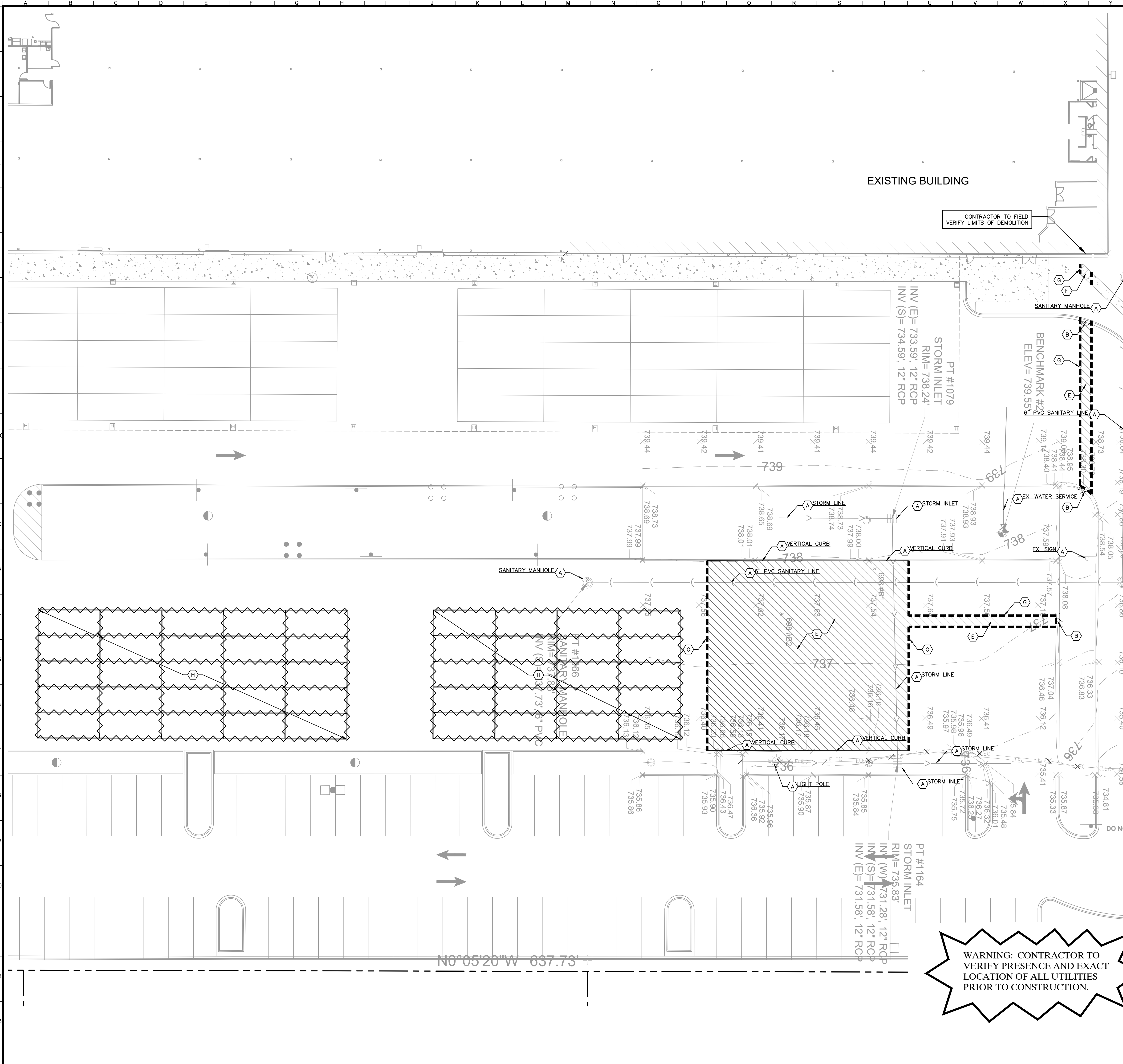
DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE. CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF UTILITIES AND PROTECTING EXISTING UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH F-A-I OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BAKED/FILL WITH ENGINEERED FILL OR SELECTED MATERIALS AND/OR AS APPROVED BY THE GEOTECHNICAL ENGINEER. TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GRADE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD ALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OTHER UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE PROJECT. ALL EXISTING STRUCTURES TO BE REMOVED SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SLOIR TO PROTECT AND CONSIST OF SAND, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATERIAL. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE ALL MATERIALS IN HORIZONTAL LAYERS AND COMPACT EACH LAYER TO DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

DEMOLITION LEGEND

(A)		ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
(B)	////	CURB REMOVAL
(C)	X · X ·	UTILITY REMOVAL
(D)	XX	ITEM TO BE REMOVED
(E)	▨	FULL-DEPTH ASPHALT PAVEMENT REMOVAL
(F)	▩	CONCRETE REMOVAL
(G)	---	SAWCUT LINE
(H)	~~~~	STRIPING REMOVAL
(I)	▬▬	HEAVY DUTY CONCRETE REMOVAL

OVERALL EXISTING CONDITIONS & DEMOLITION PLAN



**Call
Before
You Dig**
JULIE
1-800-892-0123

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THE PROJECT. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF THE VARIOUS UTILITIES COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY TO LOCATE AND MARK UTILITIES BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY SIGNS, DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONSTRUCTION OF LIGHT POLES AND RELOCATION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER BEFORE ANY DEMOLITION. IF THE CITY CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DECONNECTION, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GRADE SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO ADJACENT CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE DEMOLITION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL, COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
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- 37

DEMOLITION LEGEND

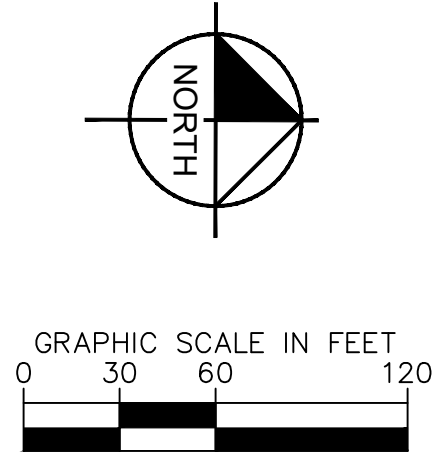
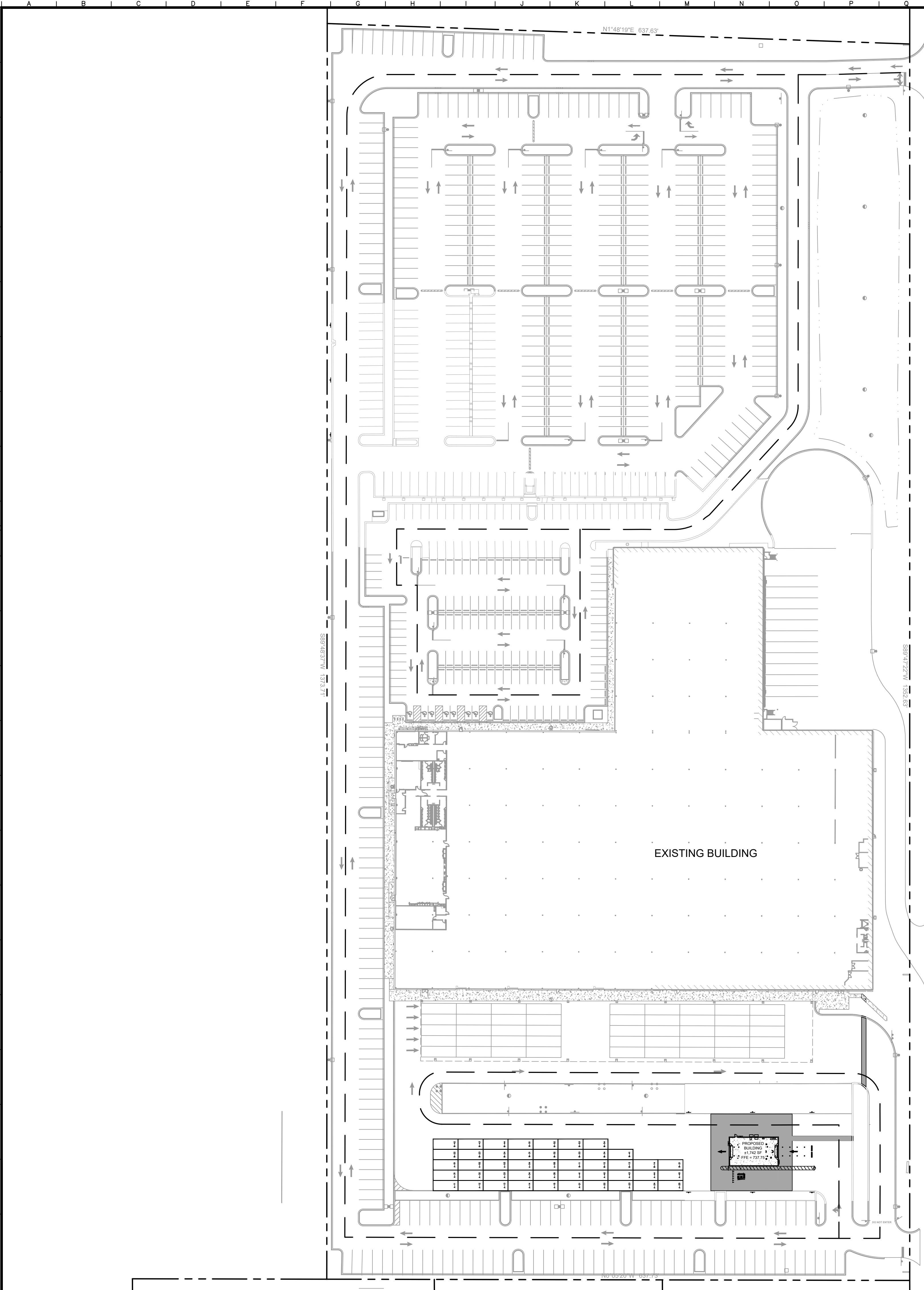
- | | |
|-----|---|
| (A) | ITEM TO REMAIN, PROTECT DURING CONSTRUCTION |
| (B) | //// CURB REMOVAL |
| (C) | · X · X · UTILITY REMOVAL |
| (D) |  ITEM TO BE REMOVED |
| (E) |  FULL-DEPTH ASPHALT PAVEMENT REMOVAL |
| (F) |  CONCRETE REMOVAL |
| (G) | — — — SAWCUT LINE |
| (H) |  STRIPING REMOVAL |

**WARNING: CONTRACTOR TO
VERIFY PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.**

[illegible]

Drawing name: K:\GIS_LDE\16880013_Progressive_DUA3_1455 W Cellular Drive_Arlington Heights_IL\2 Design\CAD\PlanSheets\021 Site Plan.dwg C2.0 - AM by David Golubok

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GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

PAVING AND CURB LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER

LEGEND

FIRE APPARATUS ACCESS ROAD

Kimley»Horn

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4201 WINTER ROAD, SUITE 600
ARLINGTON HEIGHTS, IL 60004
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED
DESIGNED BY:	DAG
DRAWN BY:	DAG
CHECKED BY:	JKK

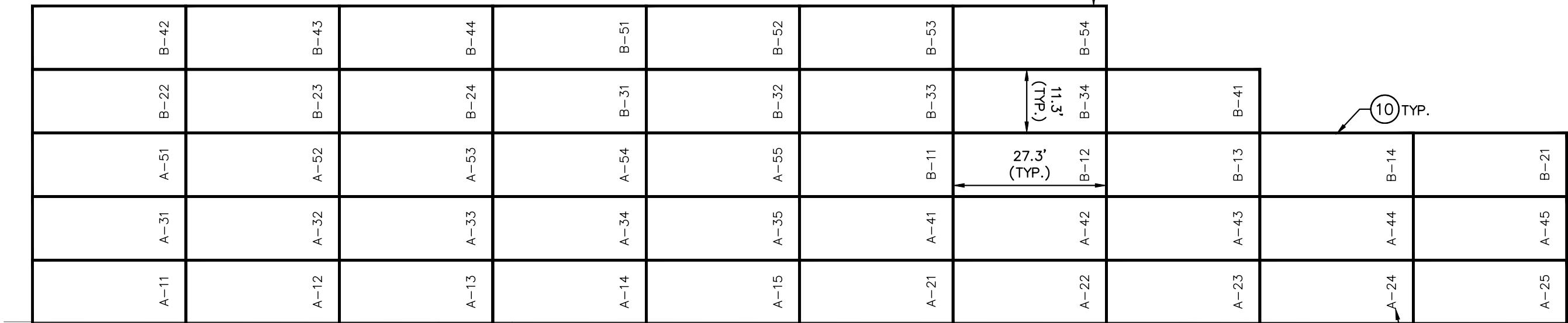
**OVERALL SITE
PLAN**

1455 W. CELLULAR DRIVE
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE:
12-20-2024
KHA PROJECT NO.
16880013
SHEET NUMBER

C2.0

Drawing name: K:\CHS\DEV\1688001\Progressive_DMS3_1455 W Cellular Drive Arlington Heights IL\2 Design\CAO\PlanSheets\C2.1 Site Plan.dwg
 C2.1 - A17
 Date: 07/23/2025
 Time: 7:00pm
 User: Dede Goleub
 Reason: Improper reliance on this document without proper authorization and attestation by Kimley-Horn and Associates, Inc. shall be deemed to be a violation of the terms of the license agreement between Kimley-Horn and Associates, Inc. and the user.



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- ① CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- ② CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
- ③ BOLLARD, TYP. (SEE DETAILS)
- ④ FLEXIBLE LANE DELINEATOR, TYP. (SEE ARCHITECTURAL PLAN FOR DETAILS)
- ⑤ CONCRETE SIDEWALK (SEE DETAILS)

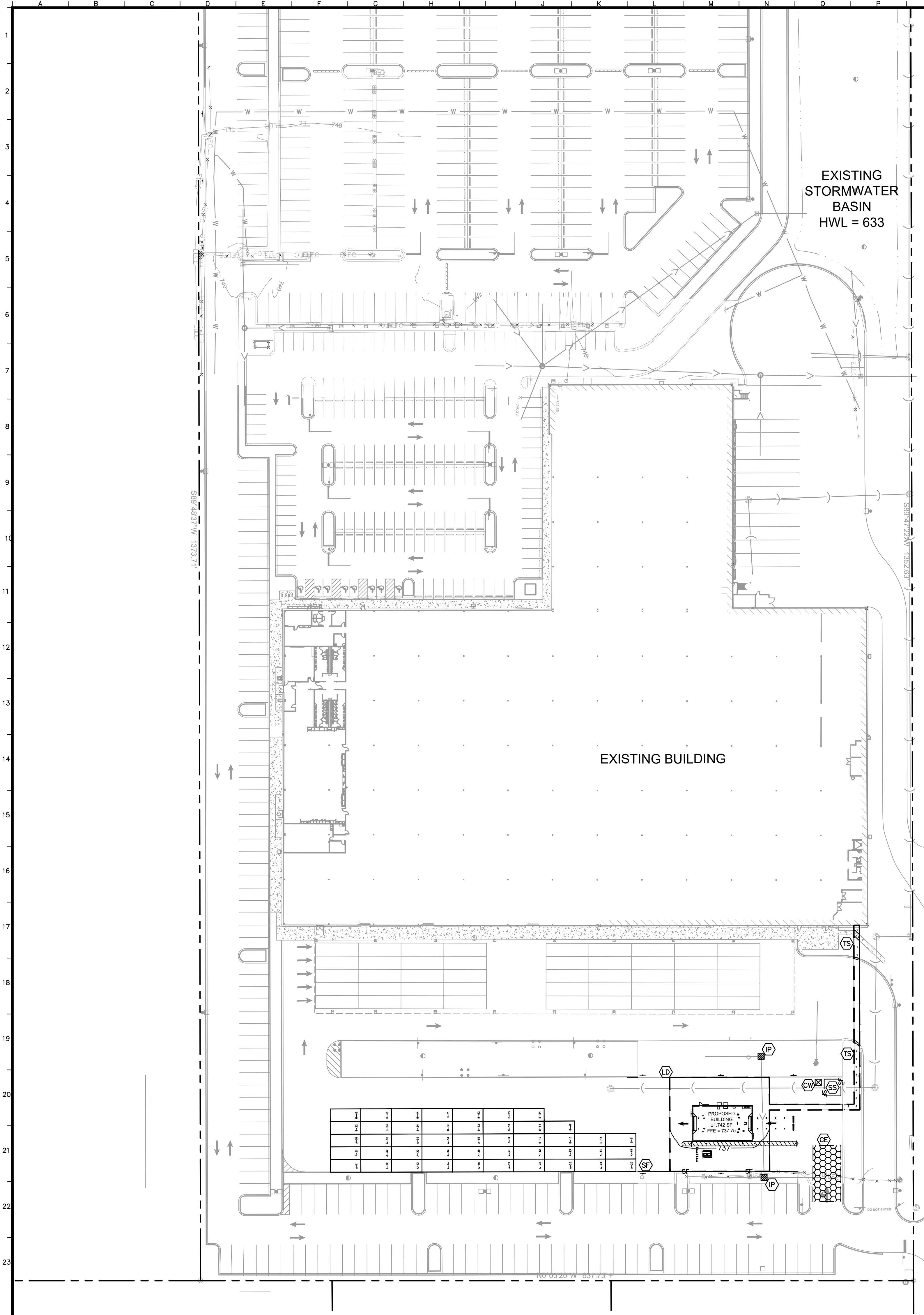
- 1 PG-5 STRIPING (SEE DETAILS)
- 2 PG-10 STRIPING (SEE DETAILS)
- 3 YIELD PAVEMENT MARKINGS (SEE DETAILS)
- 4 ALTERNATE 2 SPEED BUMP AND PG-16 BUMP STRIPING (SEE DETAILS)
- 5 S-2 'DO NOT ENTER' SIGN (SEE DETAILS)
- 6 S-3c SIGN (SEE DETAILS)
- 7 'YIELD' SIGN (SEE DETAILS)
- 8 S-3(MOD) SIGN (SEE DETAILS)
- 9 AS-28 SIGN (SEE DETAILS)
- 10 VAN QUEUEING STRIPING
- 11 PG-30 STRIPING (SEE DETAILS)
- 12 S-14L (SEE DETAILS)
- 13 S-14R (SEE DETAILS)
- 14 FIRE LANE SIGNAGE (MUTCD R8-31)

 HEAVY DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

 CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

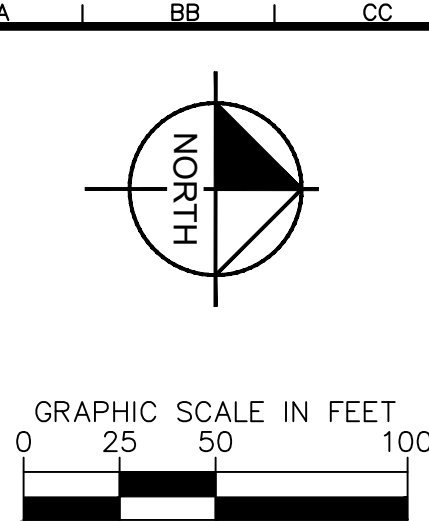
 STANDARD PITCH CONCRETE CURB AND GUTTER

Kimley»»Horn

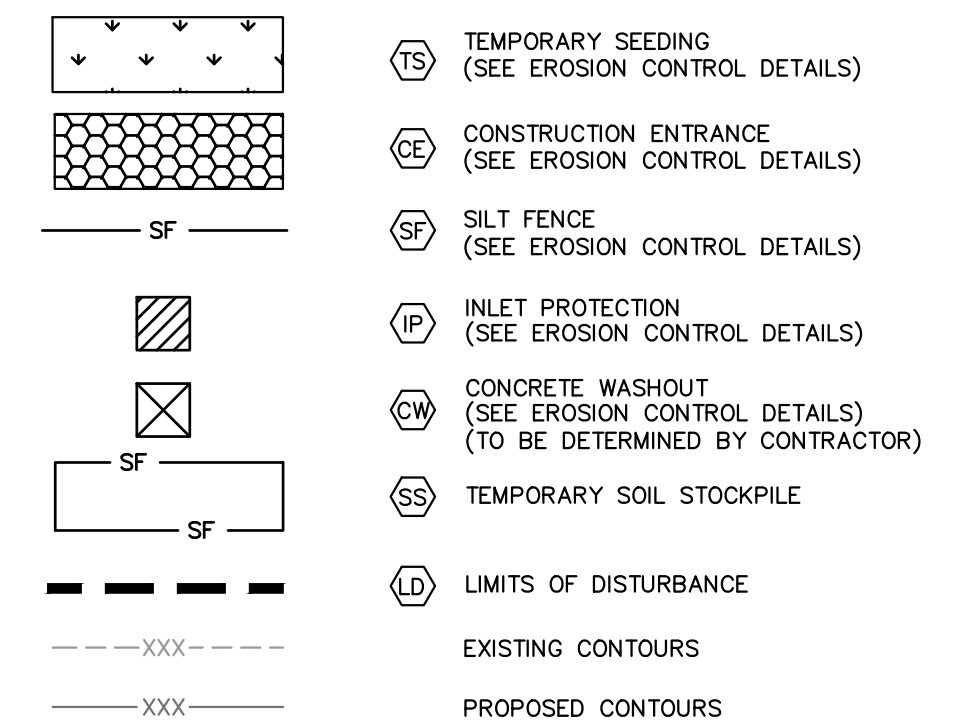


I. ROUGH GRADING	CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.
II. UTILITY INSTALLATION	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.
III. PAVING	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
IV. FINAL GRADING/SOIL STABILIZATION/ LANDSCAPING	ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.



EROSION CONTROL LEGEND

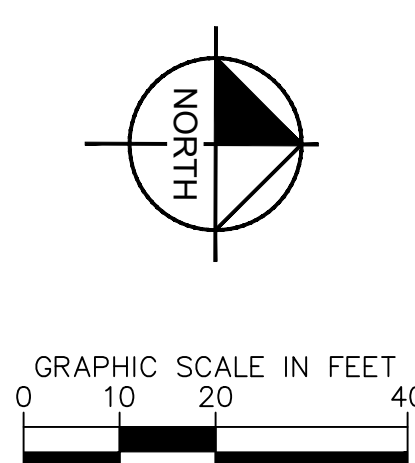
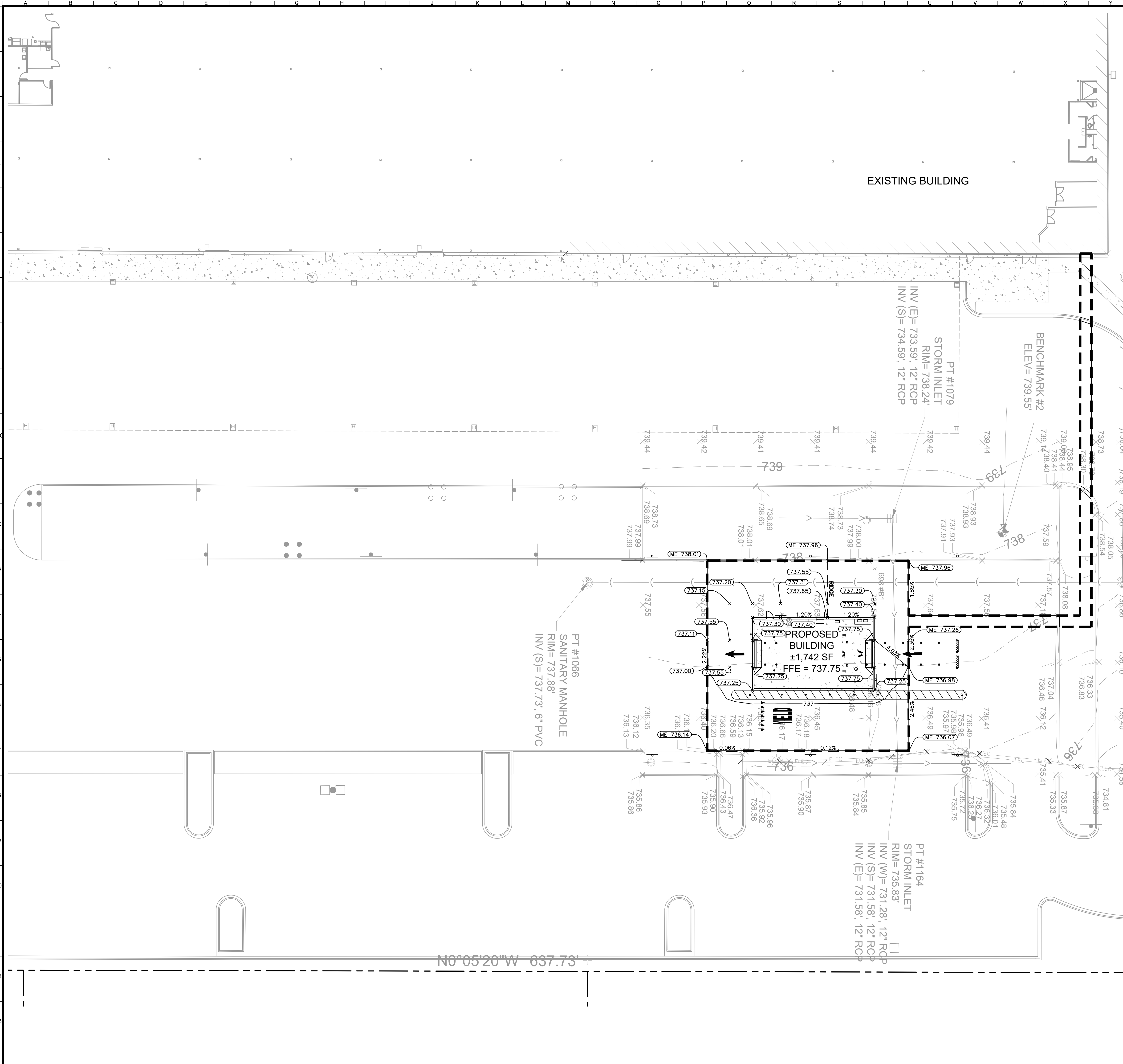


EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE, SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DESIGN DIVISION OF THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONSTRUCTION ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RETURNED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE STAKE. REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OF MOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MAINTENANCE PRACTICES. LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFF-SITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES MUST NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SECC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SECC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST BE TREATED AT A DEDICATED SITE STABILIZATION MEASURE DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE DRAINAGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
 - 20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - 20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS), STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

C3.0	SHEET NUMBER	KHA PROJECT NO. 168880013	ORIGINAL ISSUE: 12-20-2024	1455 W. CELLULAR DRIVE ARLINGTON HEIGHTS, IL 60004	EROSION CONTROL PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

-

GRADING PLAN

1455 W. CELLULAR DRIVE
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE:
12-20-2024
HA PROJECT NO.
168880013
SHEET NUMBER

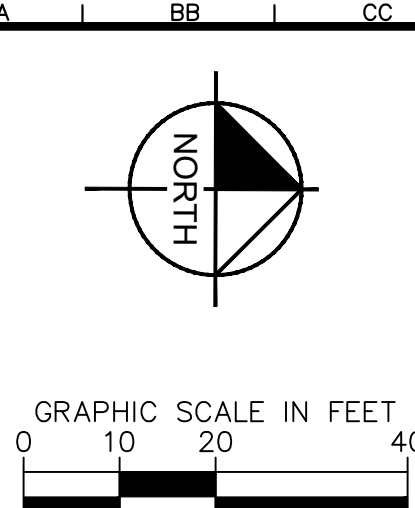
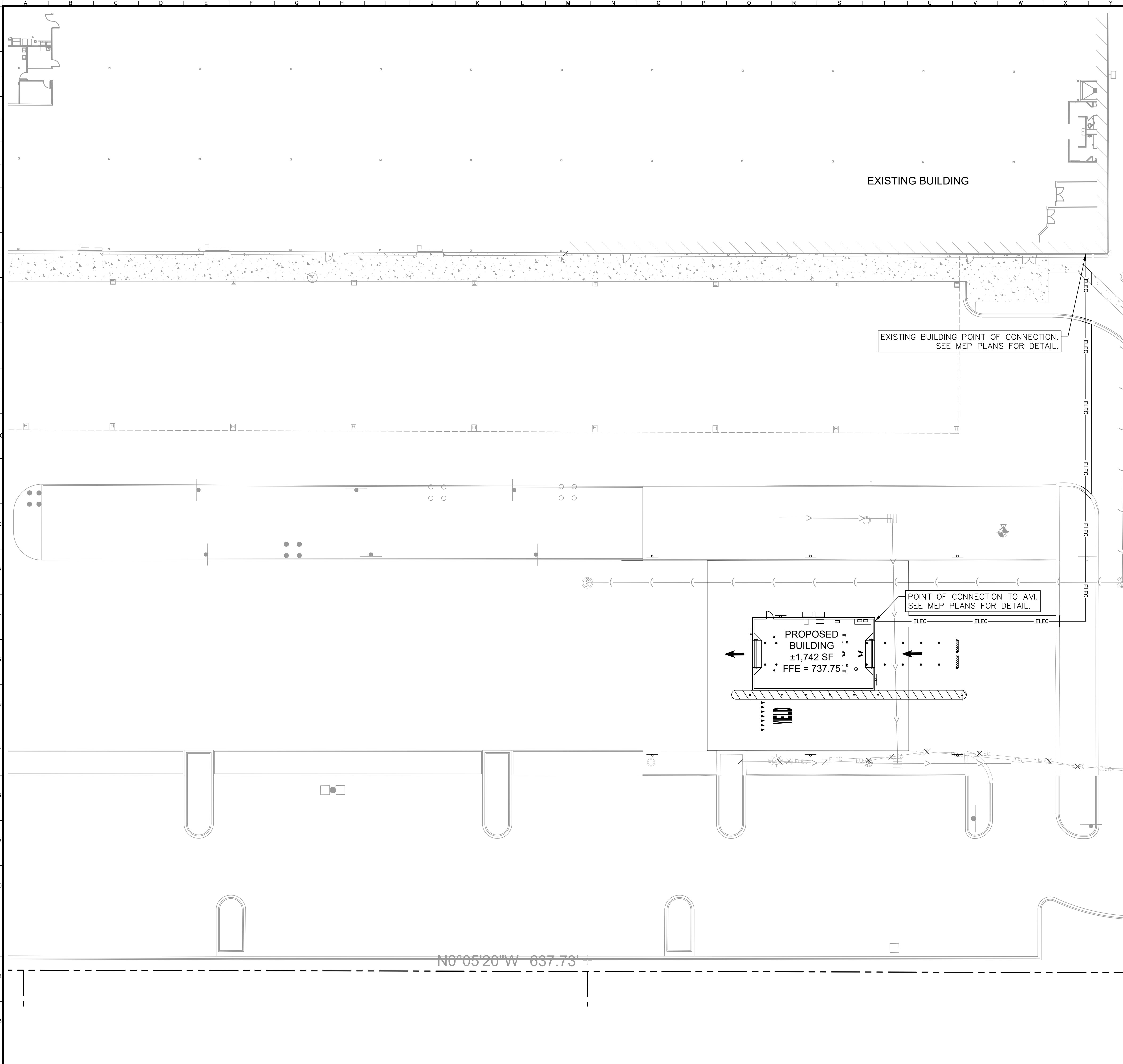
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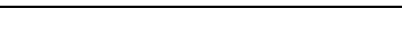
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WARRVILLE, IL 60555
PHONE: 630-487-5550
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Drawing name: K:\CHS\DEV\168900\12 Design\061_PlanSheet\061_Utility_Plan.dwg
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UTILITY LEGEND

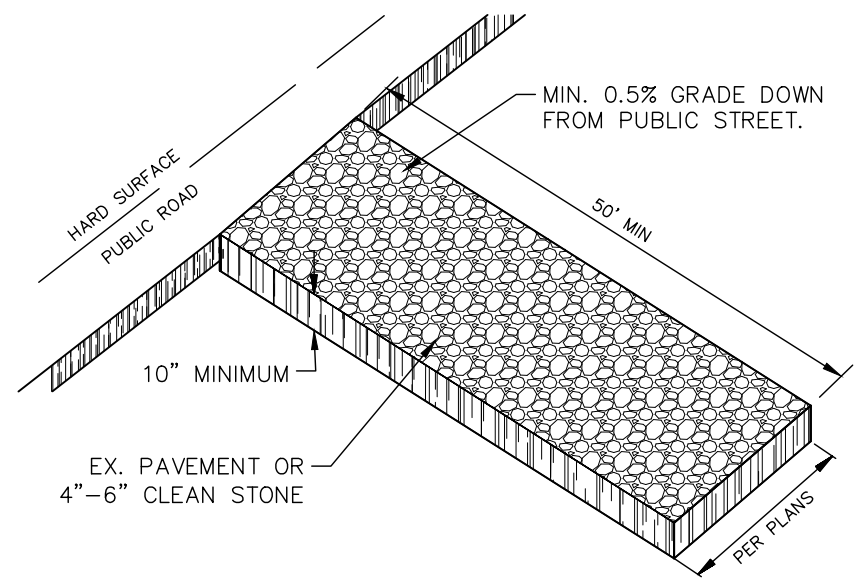
	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. UNDERGROUND ELECTRIC LINE
	EX. LIGHT POLE
	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT

UTILITY NOTES

1. ALL WATER LINES $\geq 3"$ SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFlict OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. UTILITY CONNECTION TERMINATE 5' FROM BUILDING ENVELOPE. SEE ARCHITECT AND MEP PLANS FOR CONTINUATION.

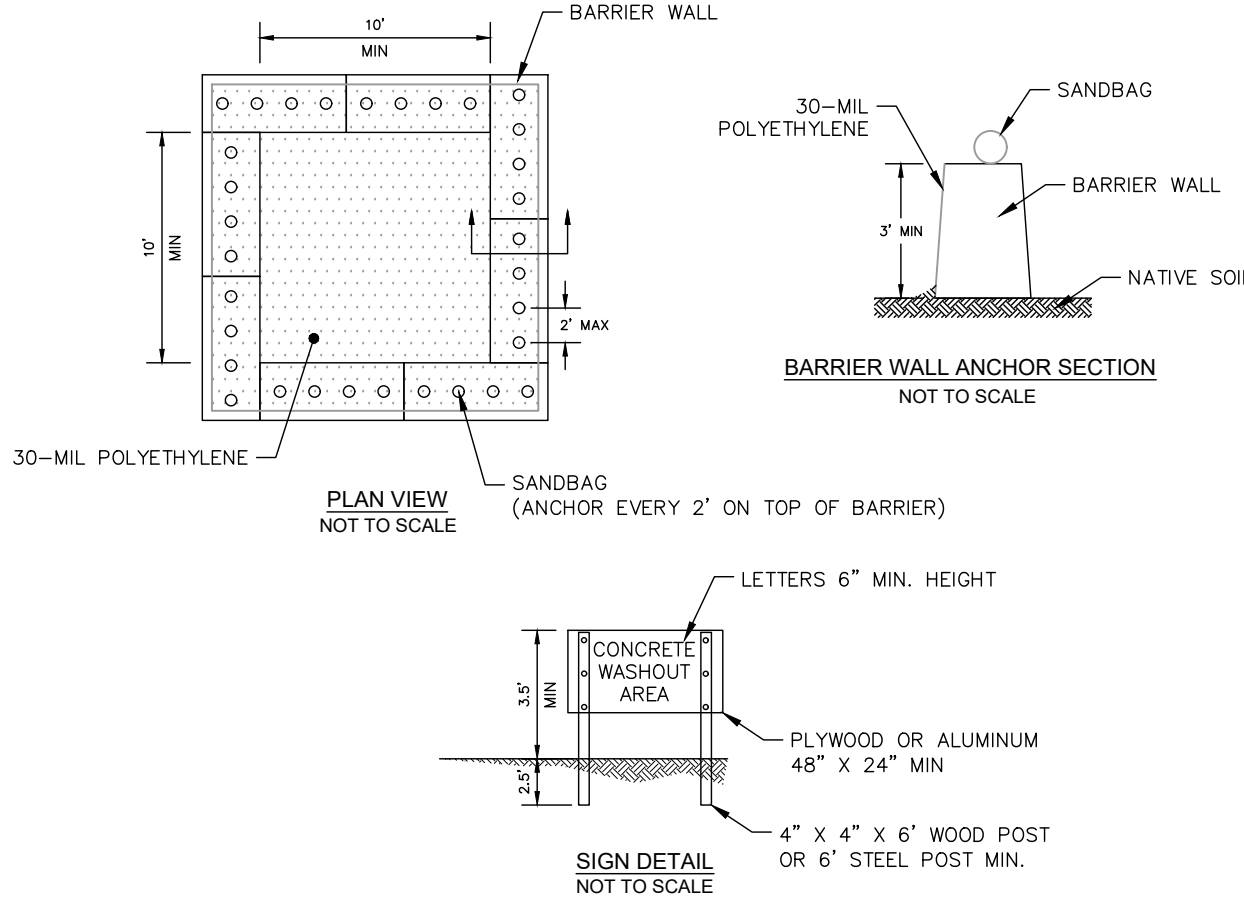
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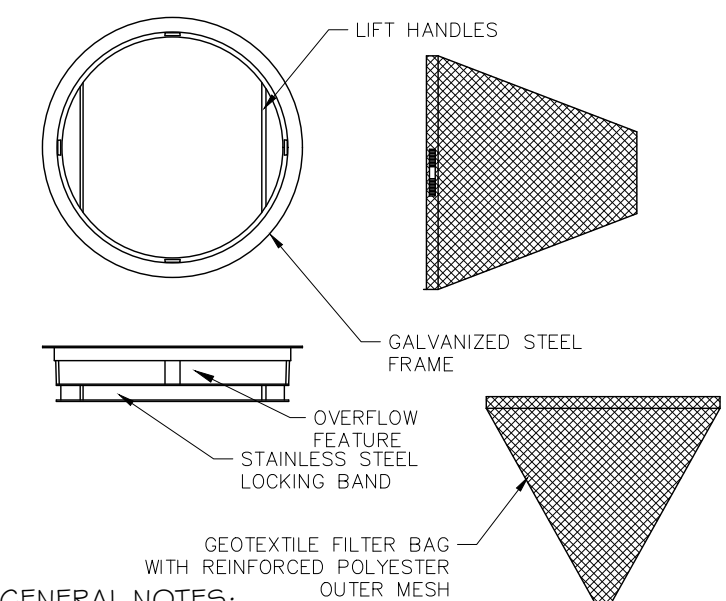
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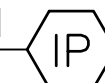
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INLET PROTECTION

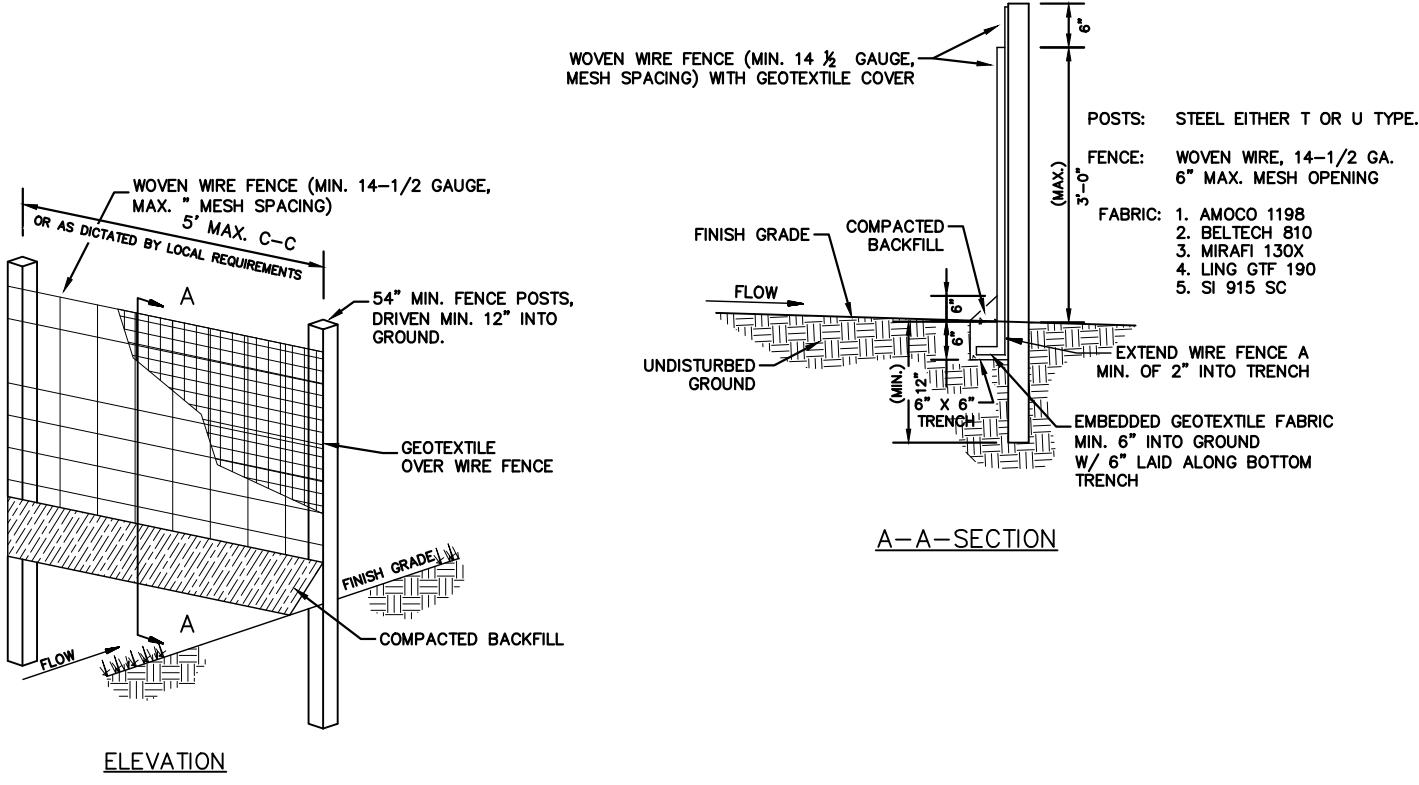
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STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B									B		
TEMPORARY SEEDING			C				D					
SODDING			E									
MULCHING	F		**									

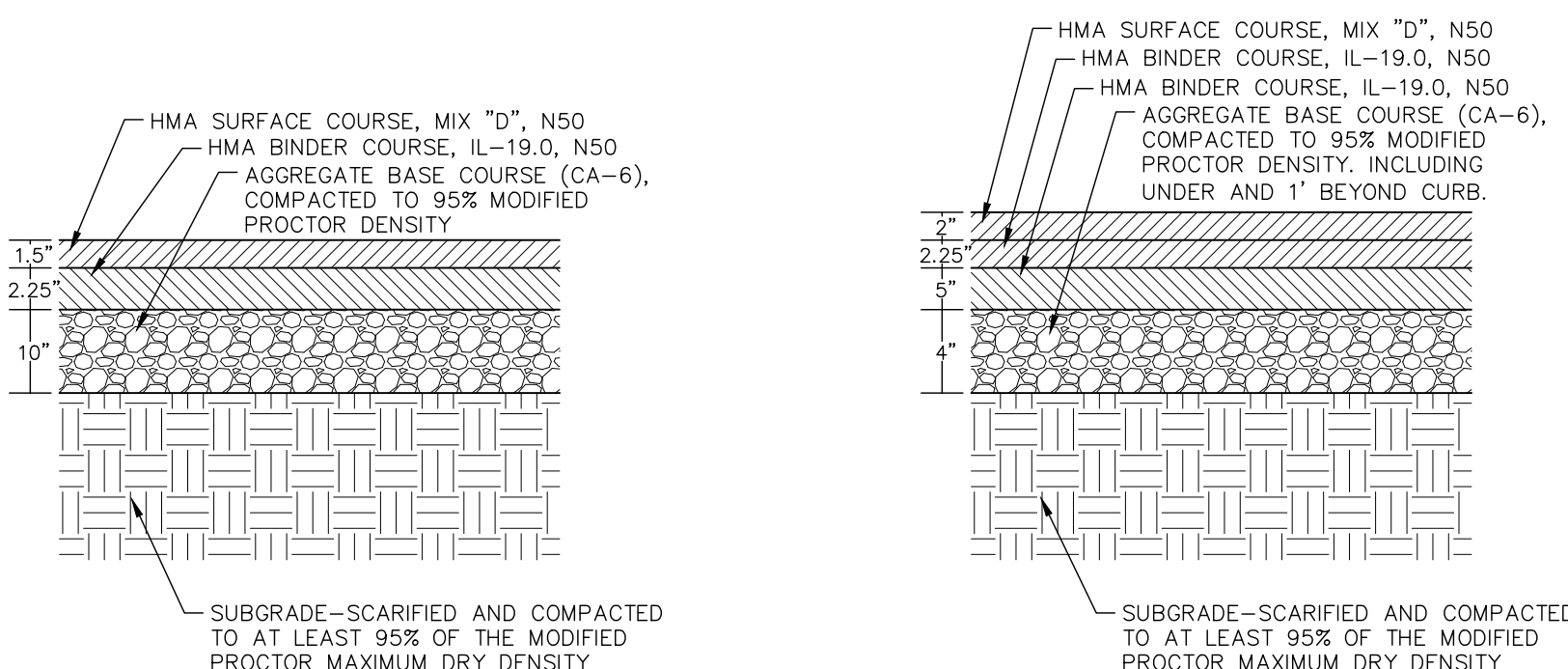
- A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE
- C SPRING OATS 100 LBS/ACRE
- D WHEAT OR CEREAL RYE 150 LBS/ACRE
- E SOD
- F STRAW MULCH 2 TONS/ACRE
- * WATERING NEEDED DURING JUNE AND JULY
- ** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SEEDING CHART



SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT

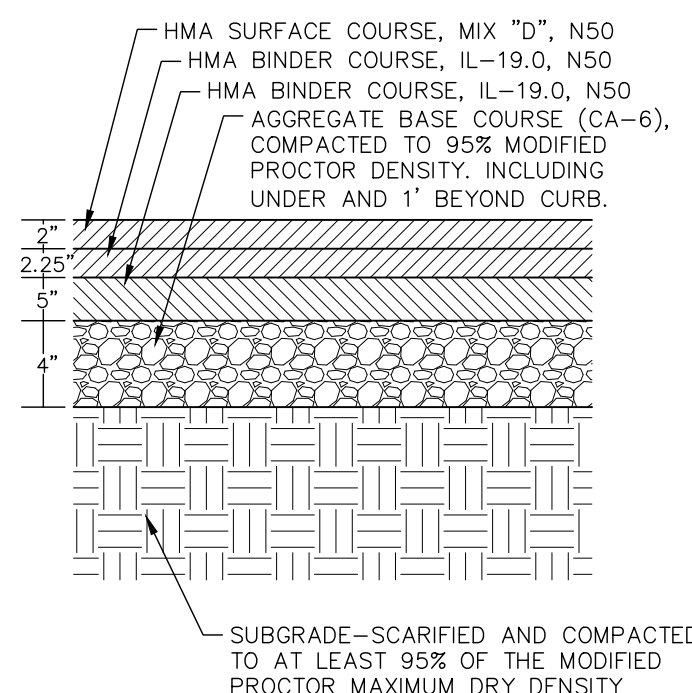
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STANDARD DUTY ASPHALT PAVEMENT SECTION

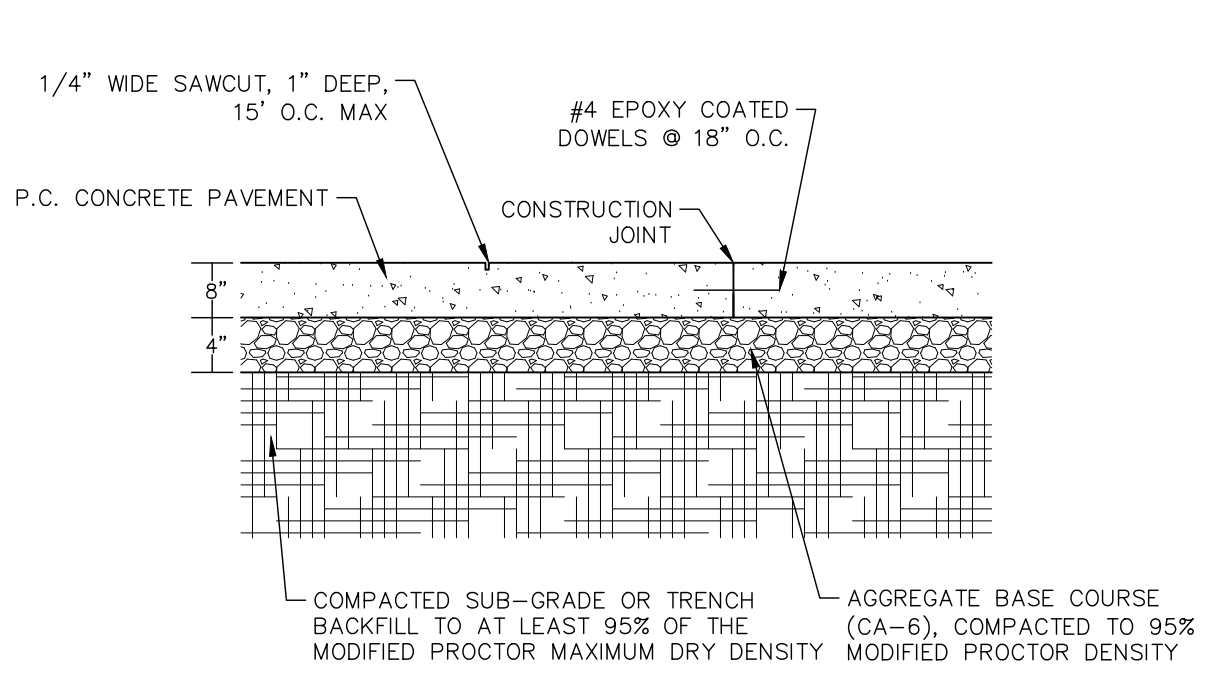
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10/19/20



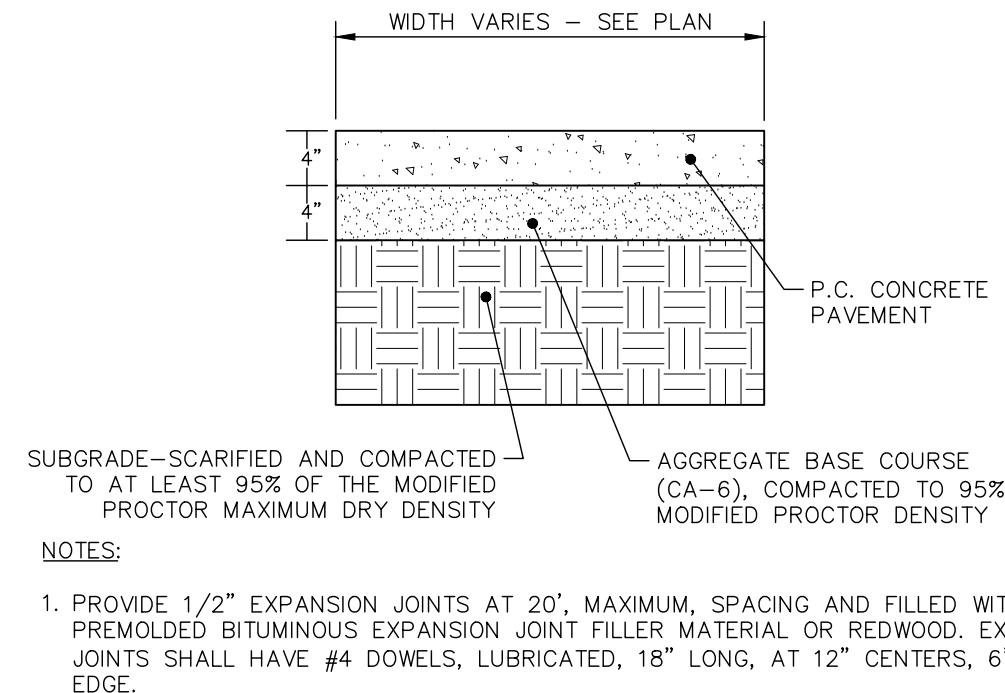
HEAVY DUTY ASPHALT PAVEMENT SECTION

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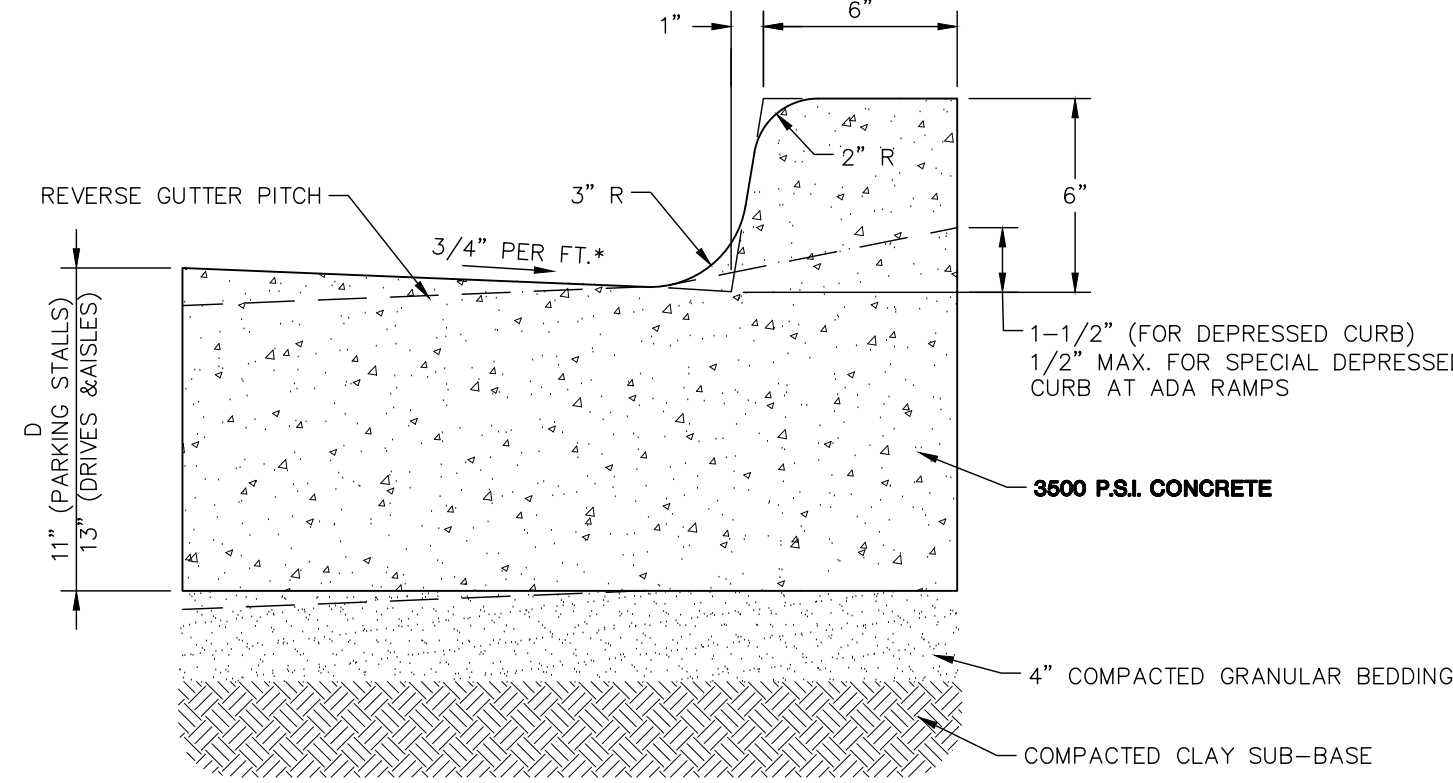
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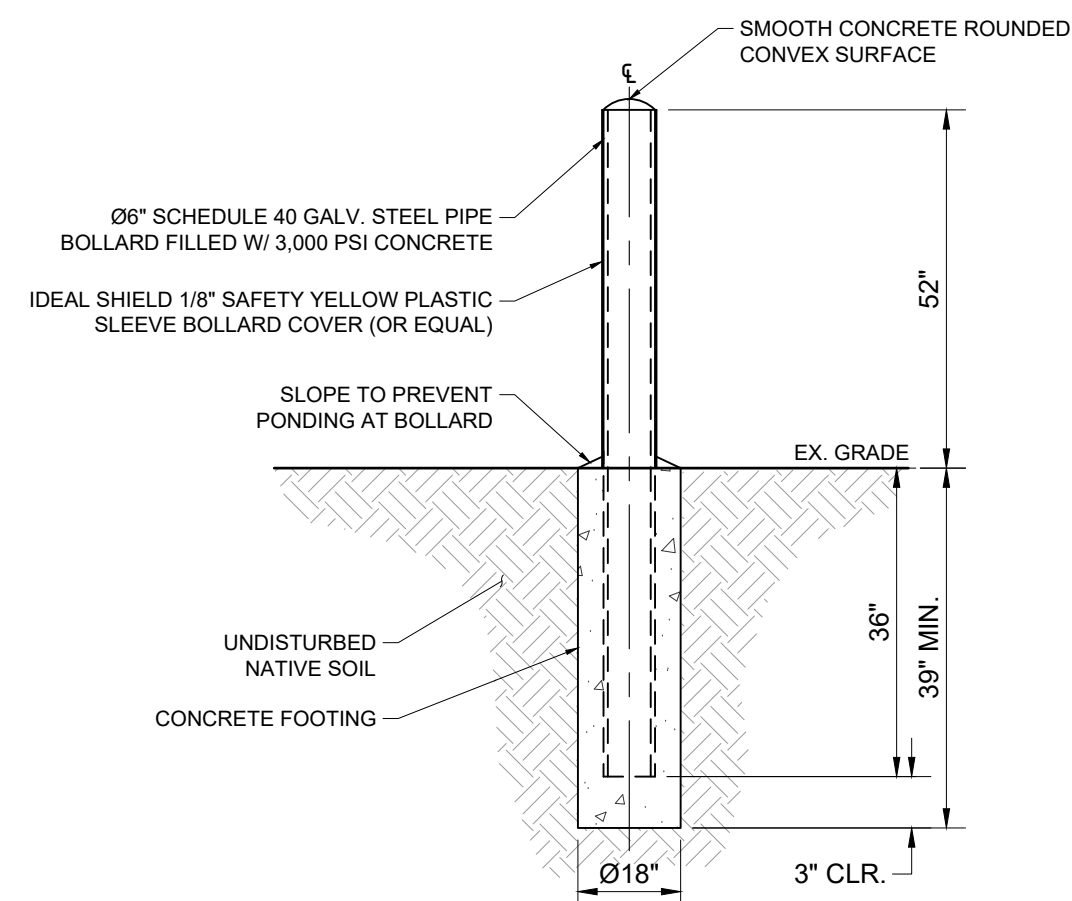
CONCRETE SIDEWALK

N.T.S.



B6.18 CURB & GUTTER

N.T.S.



BOLLARD

N.T.S.

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ARLINGTON HEIGHTS, IL 60004
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: DAG

DRAWN BY: DAG

CHECKED BY: JJK

1455 W. CELLULAR DRIVE
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE:
12-20-2024
KHA PROJECT NO.
168880013
SHEET NUMBER

C6.0

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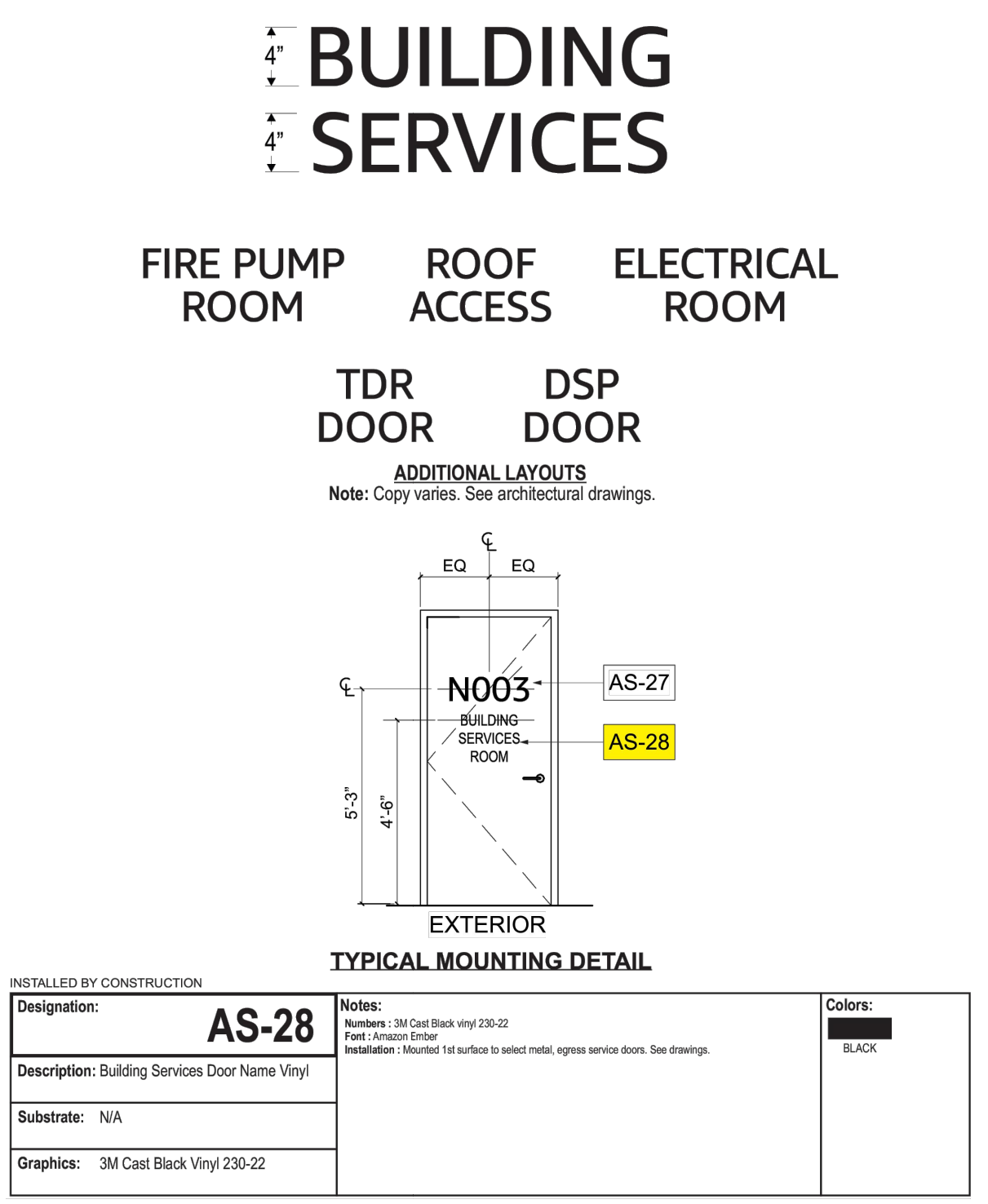
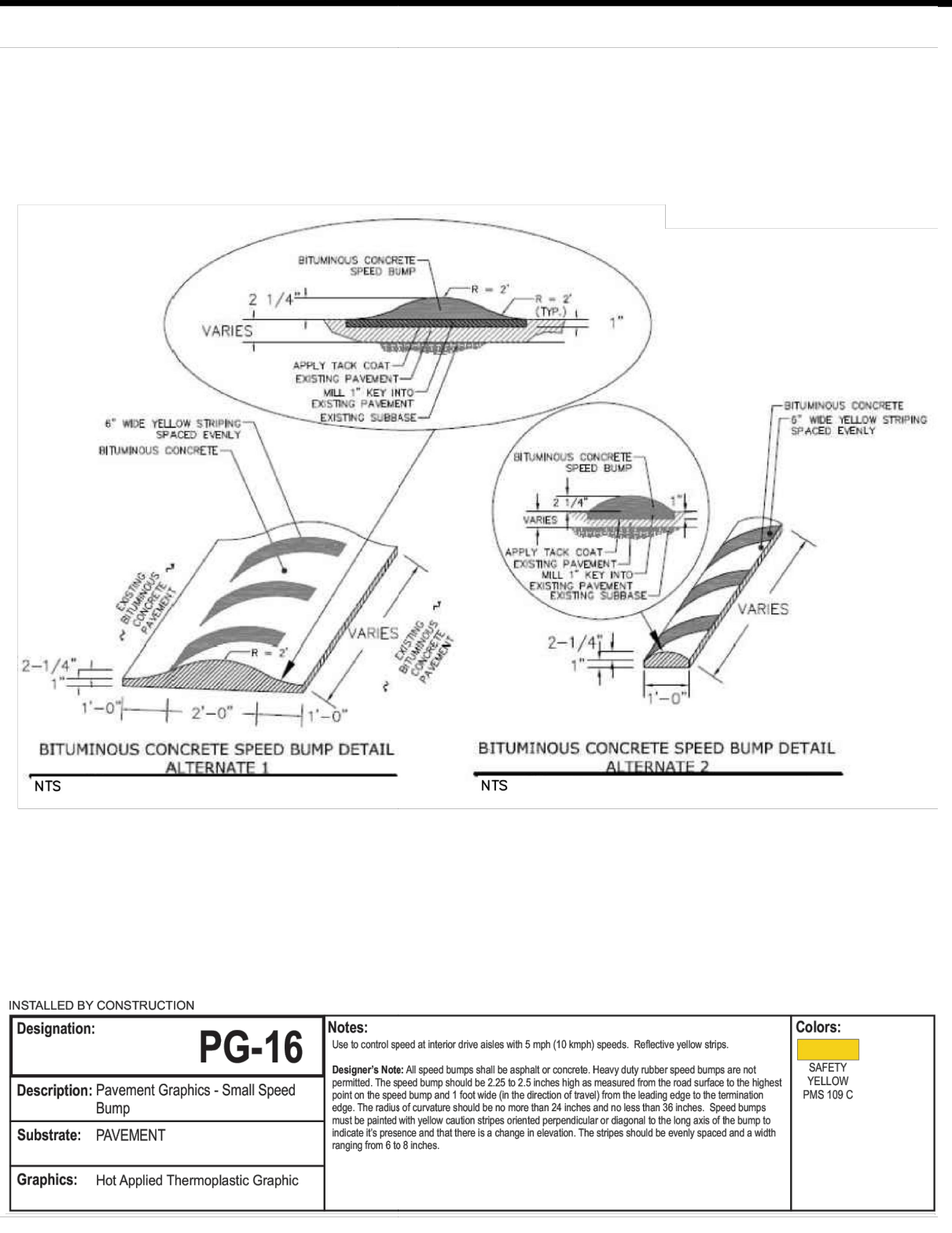
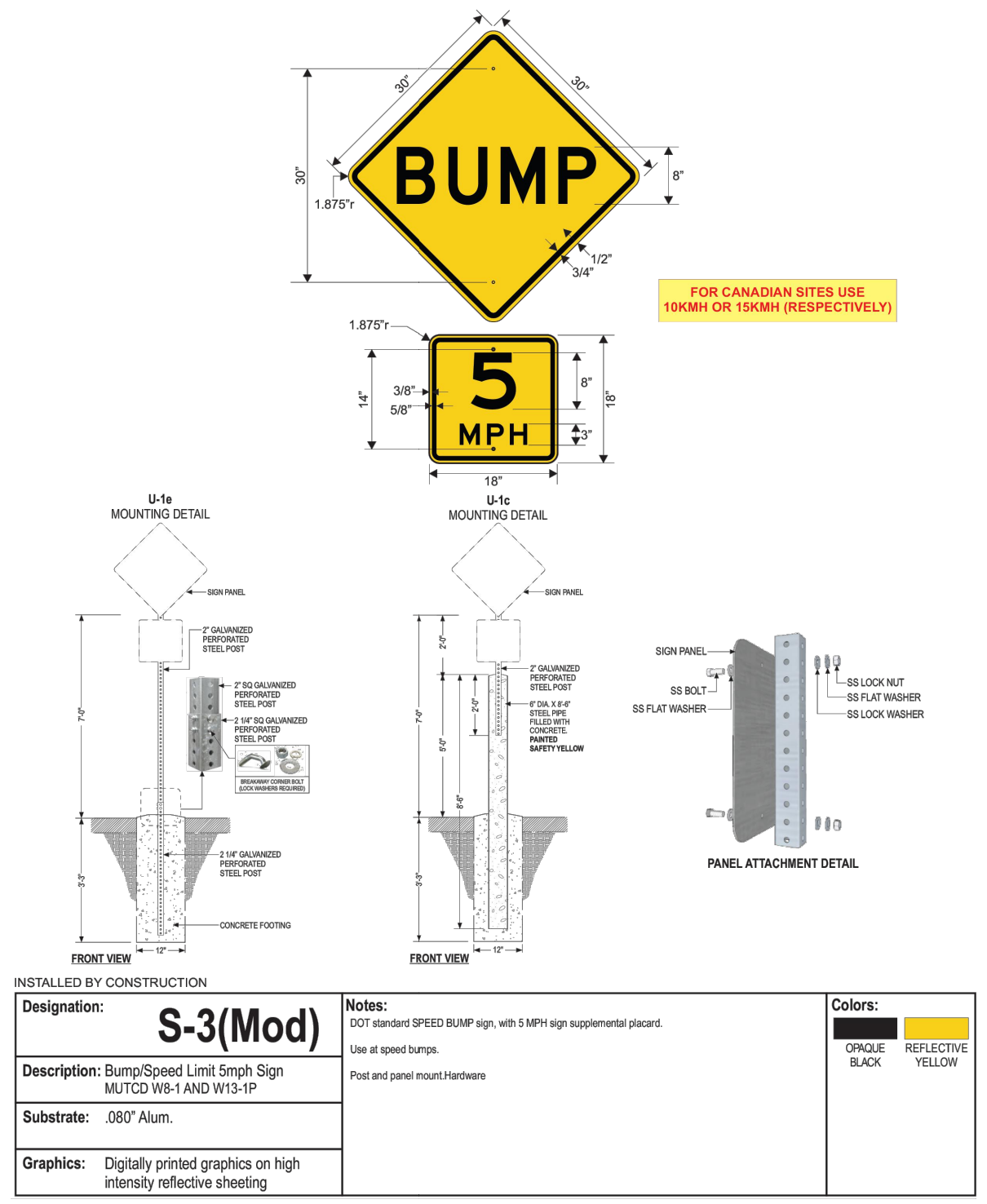
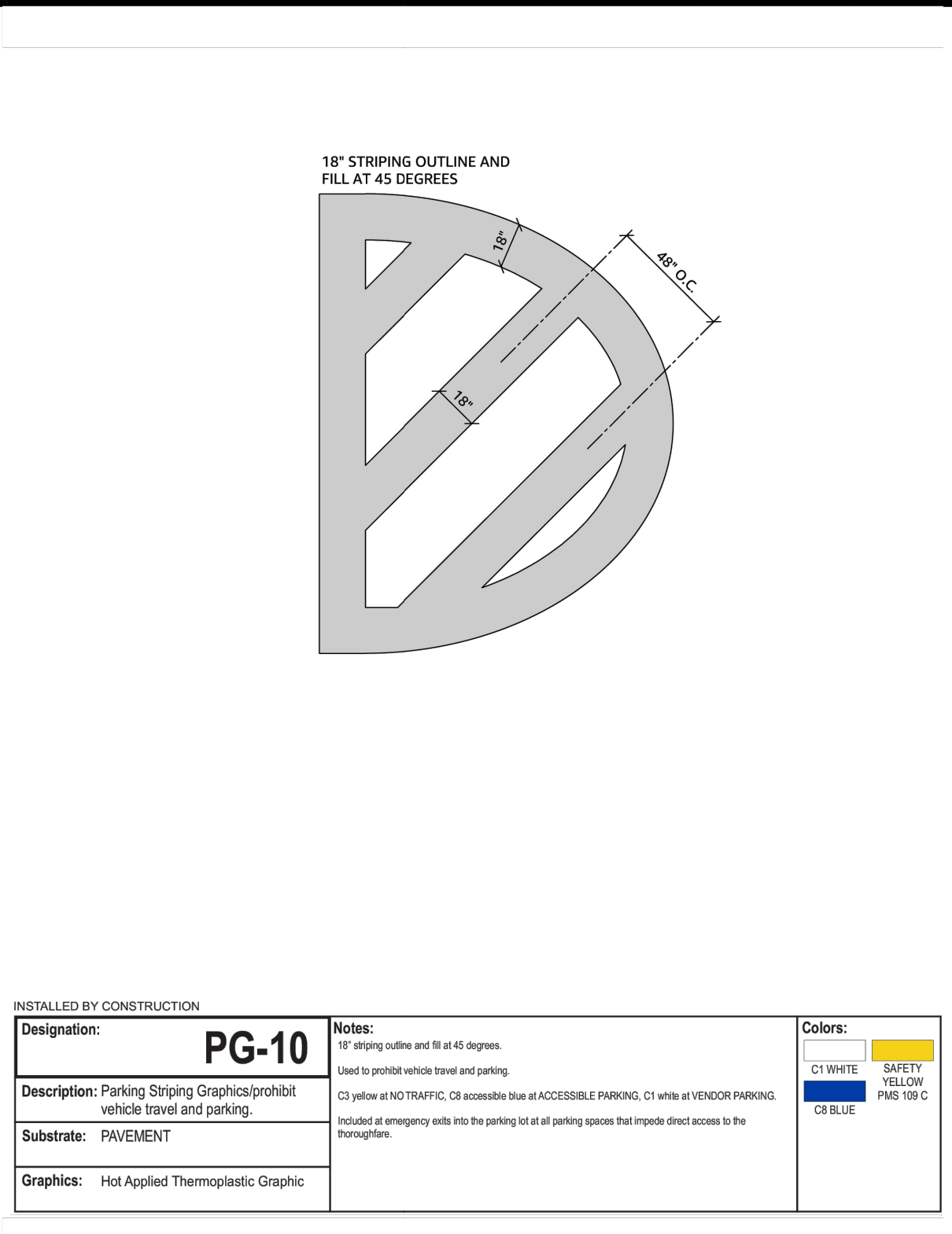
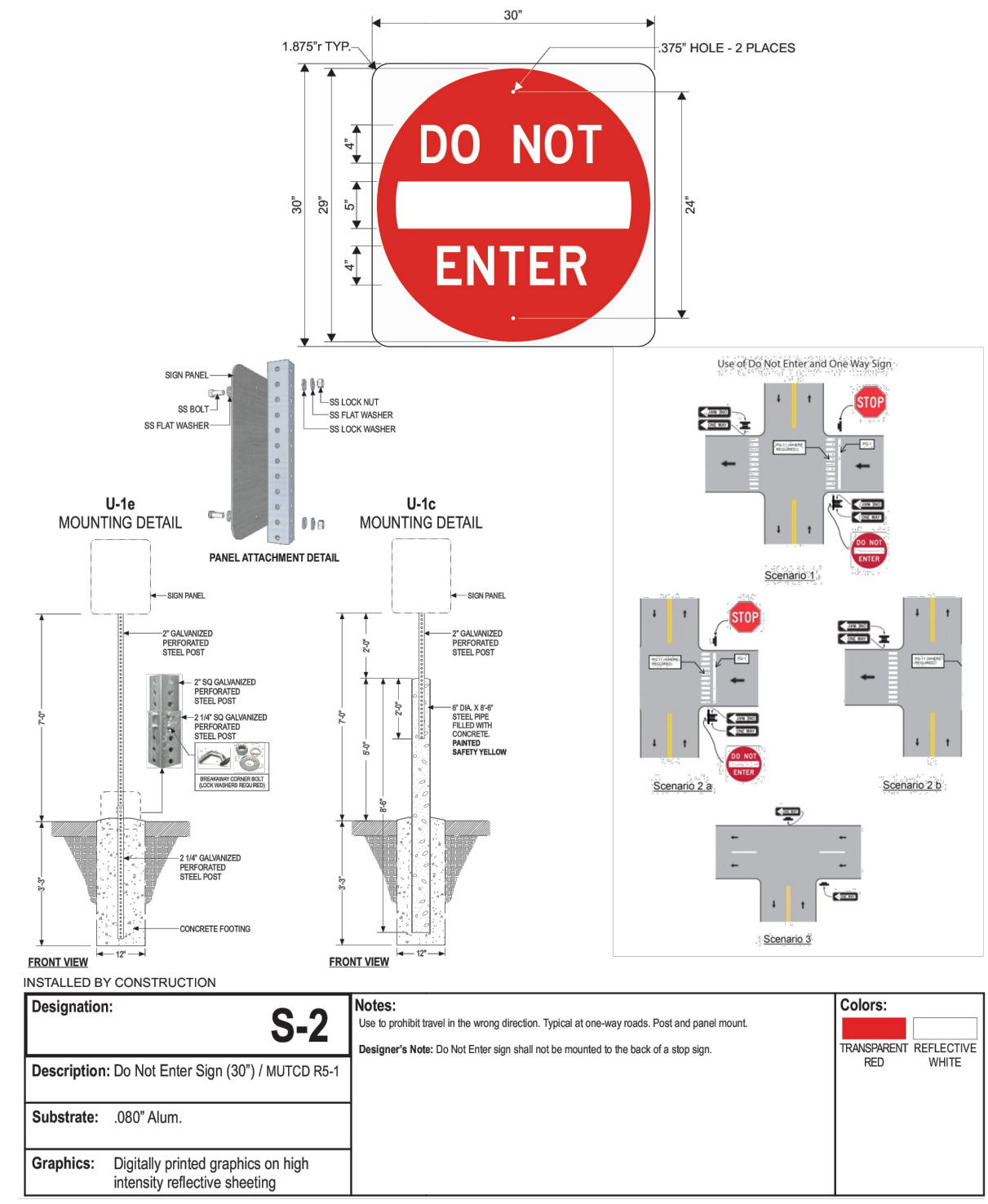
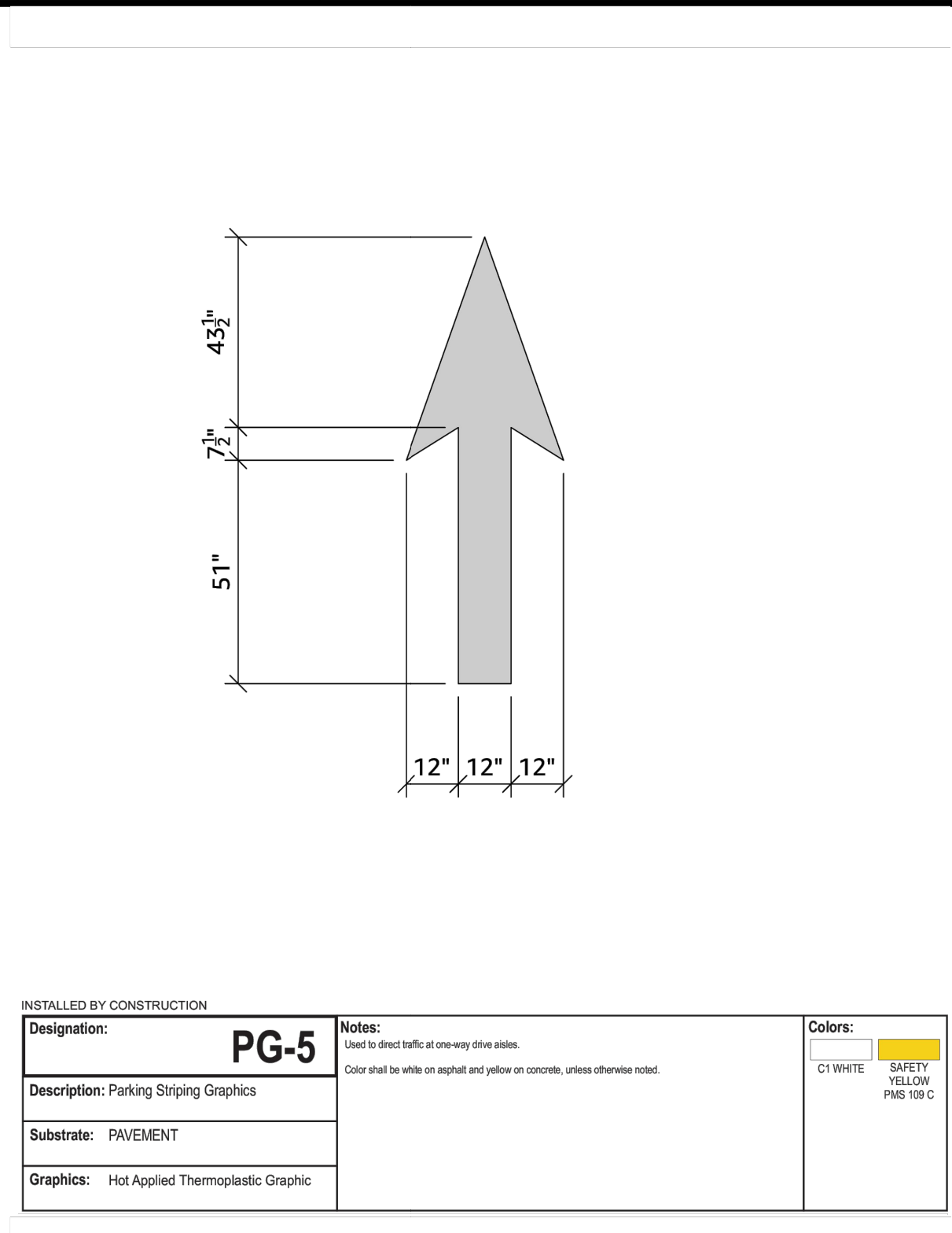
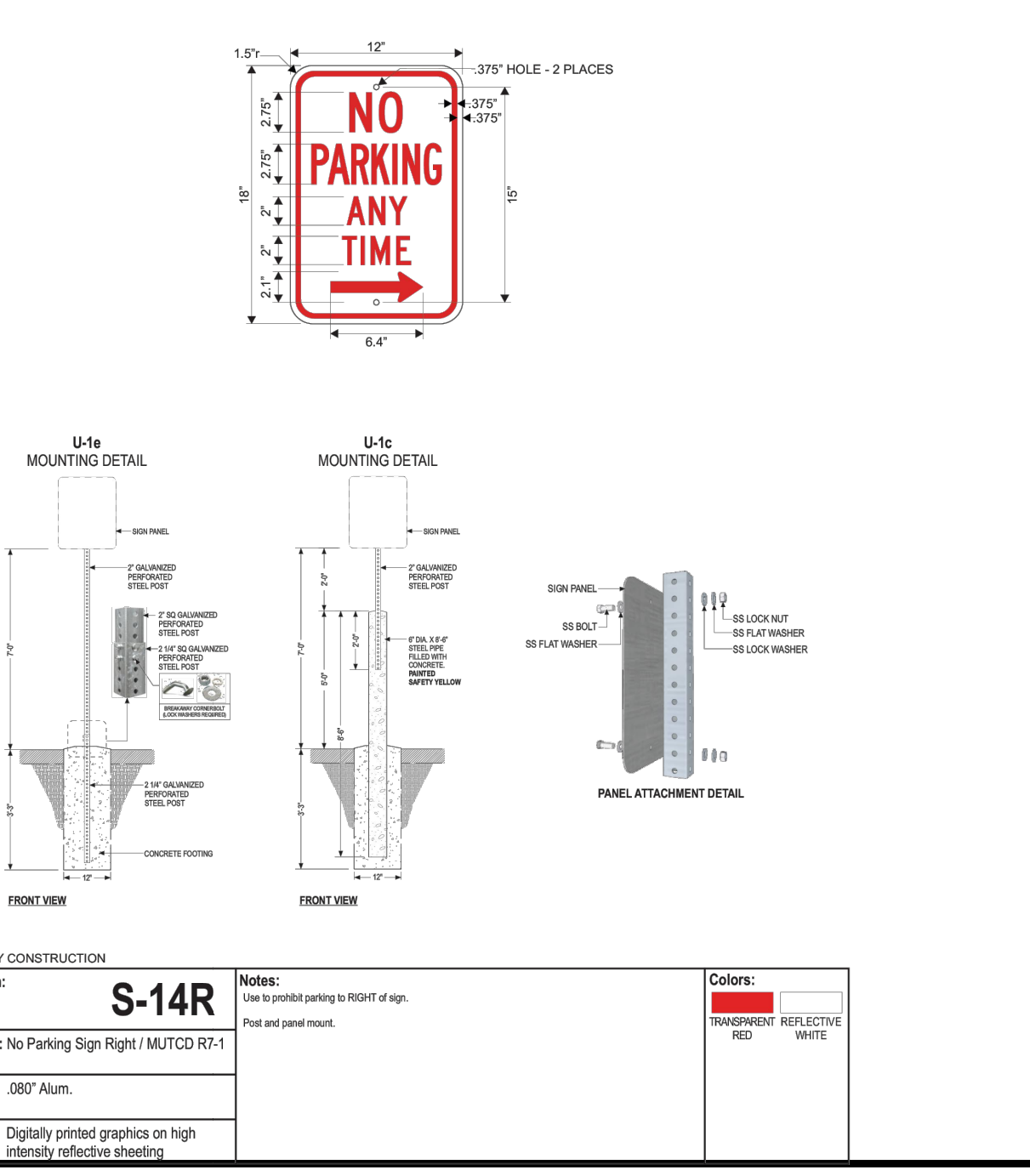
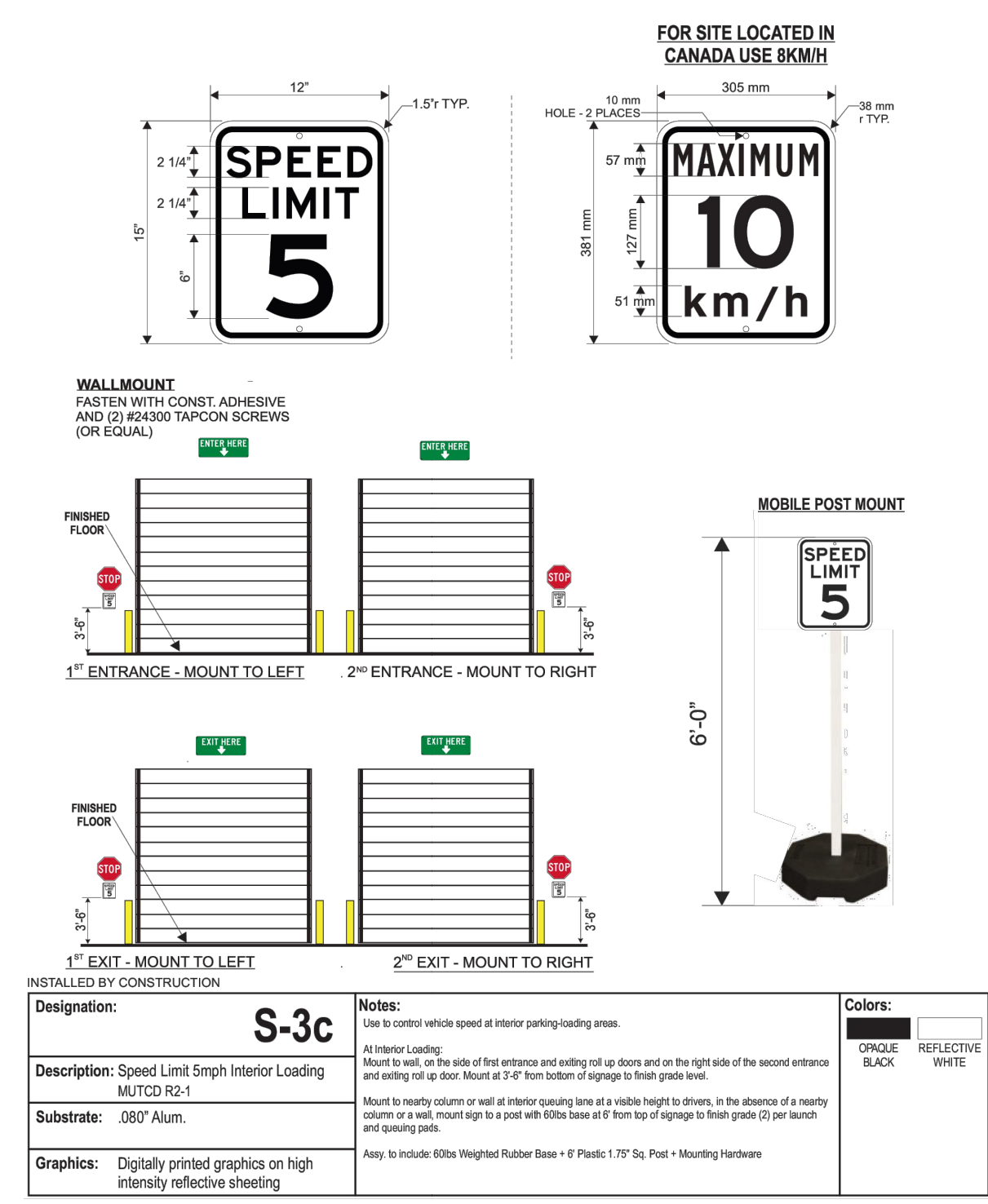
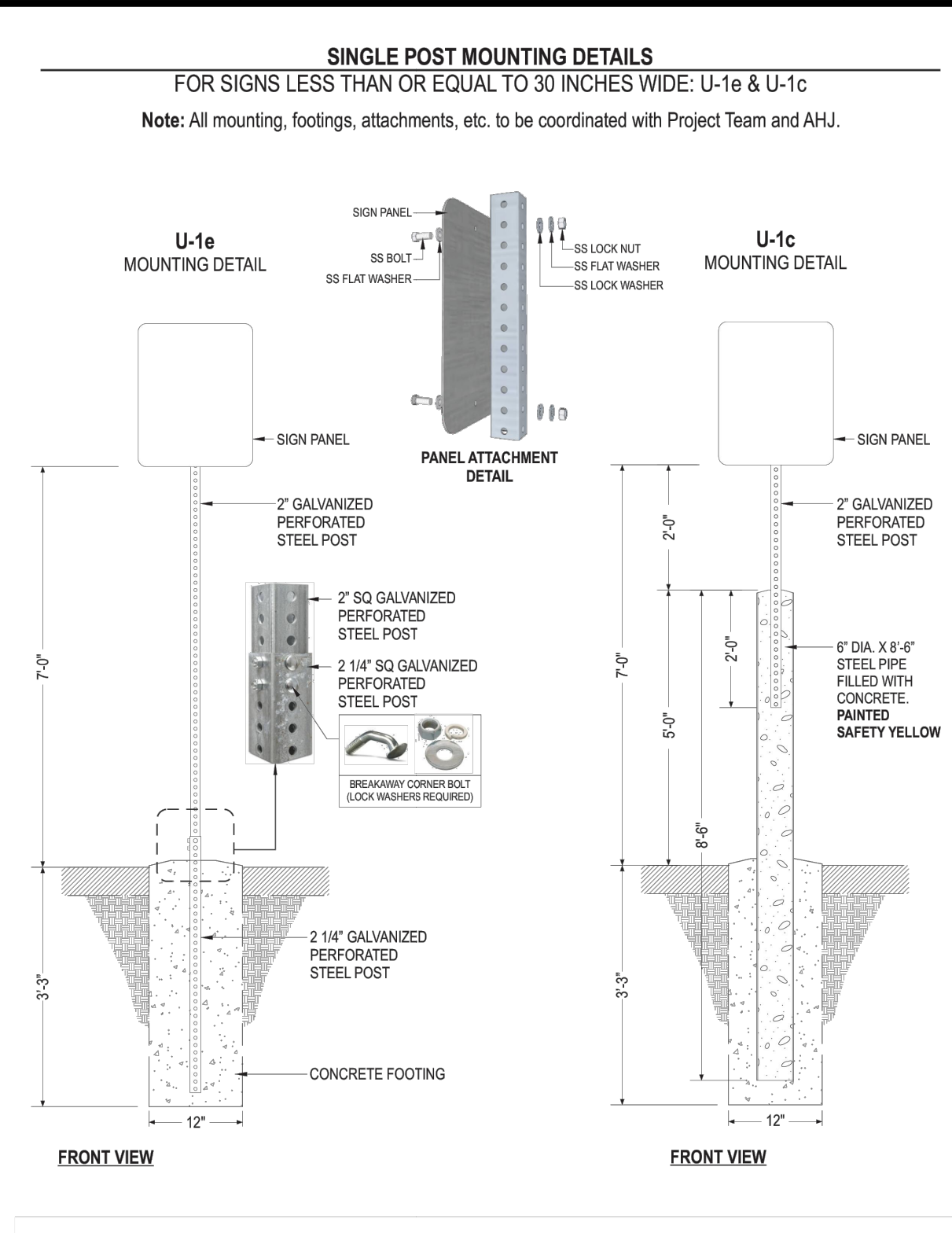
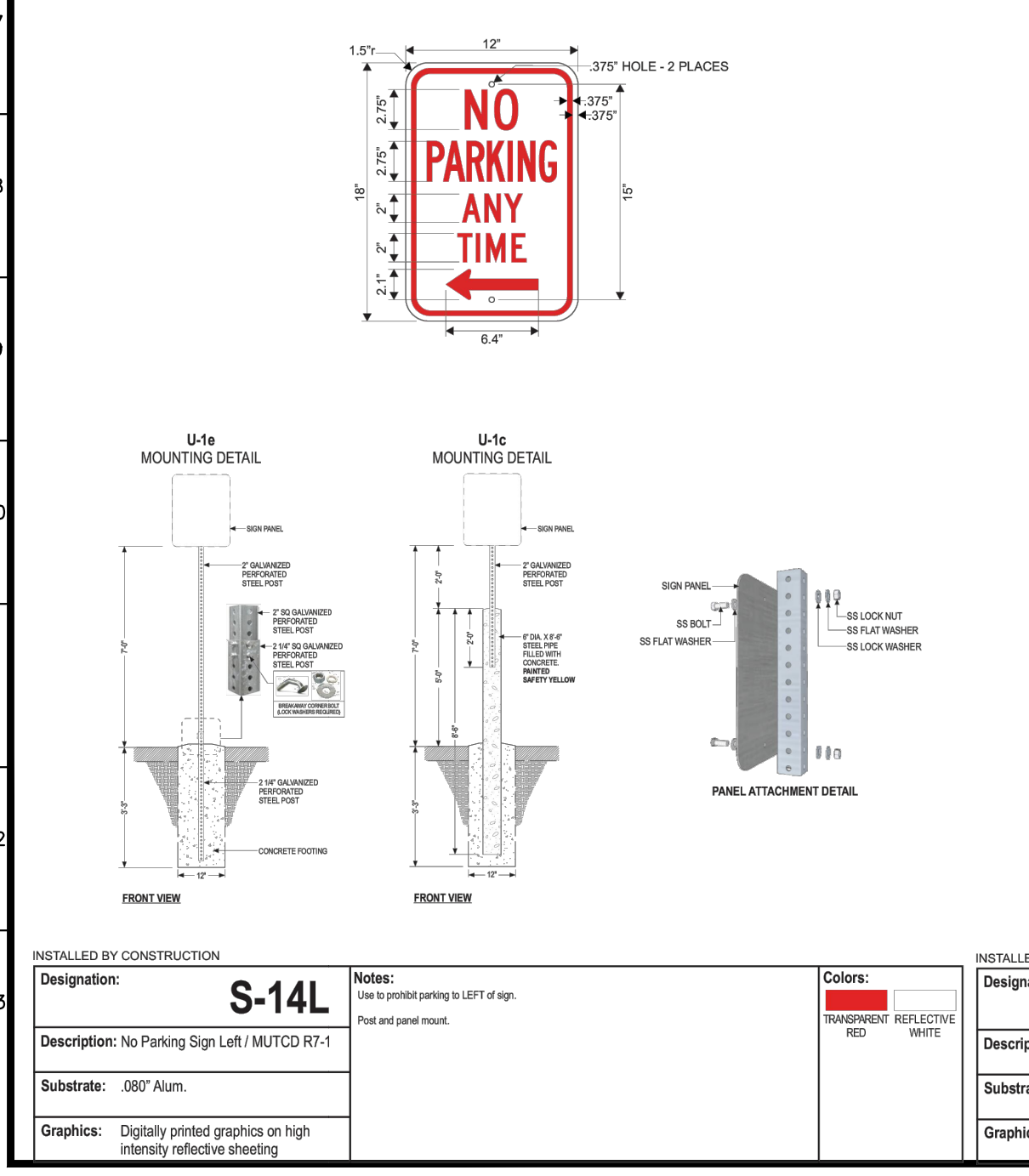
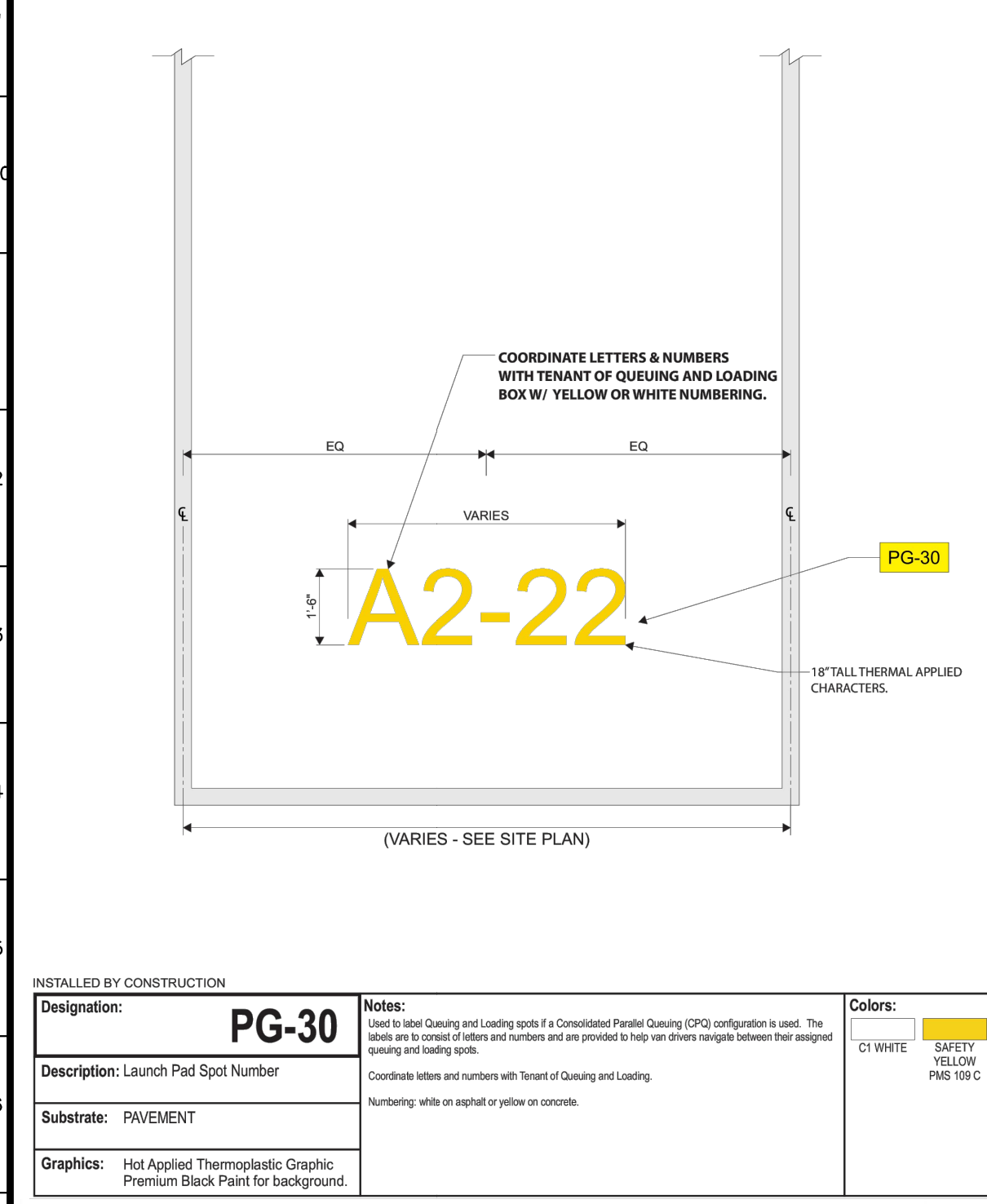
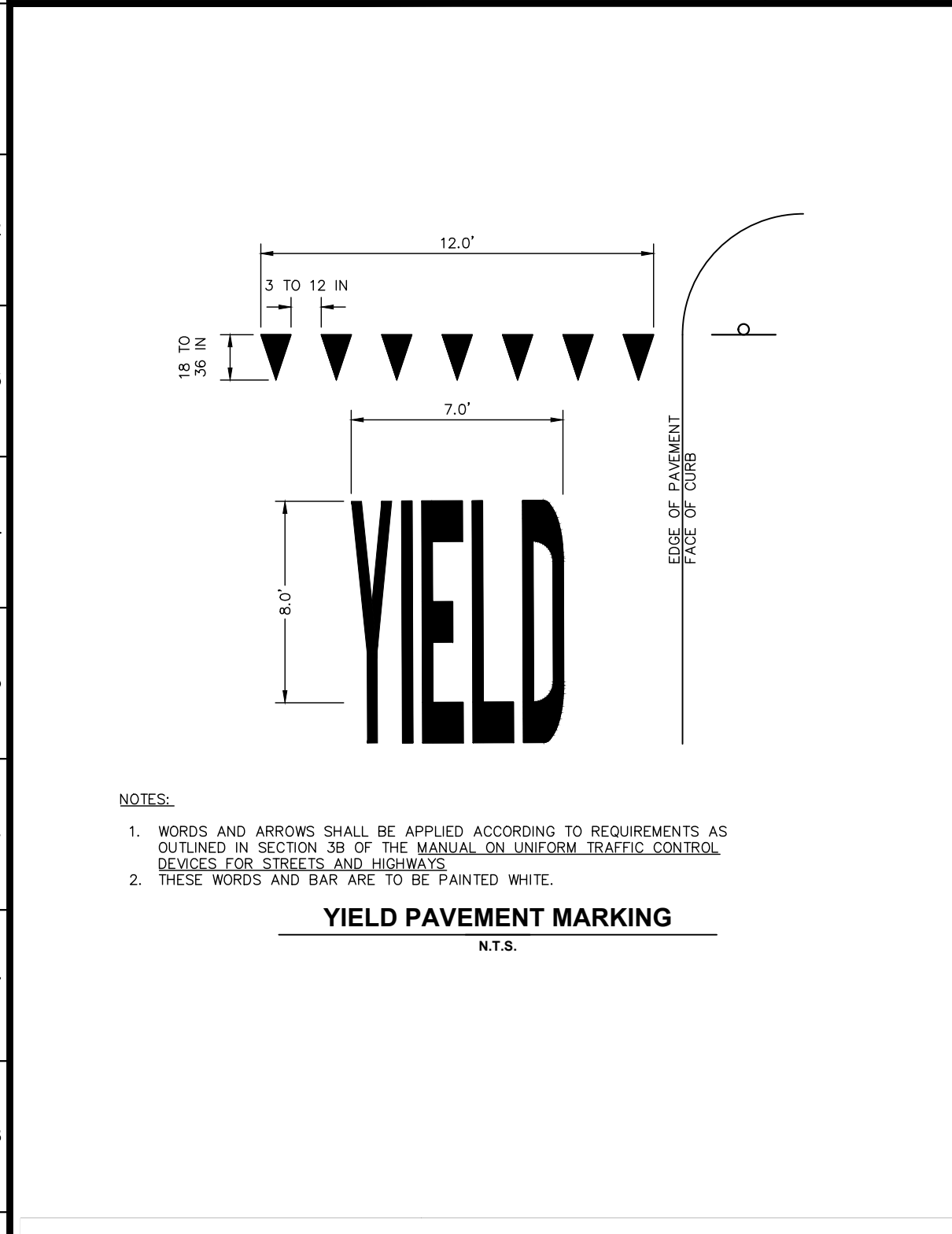
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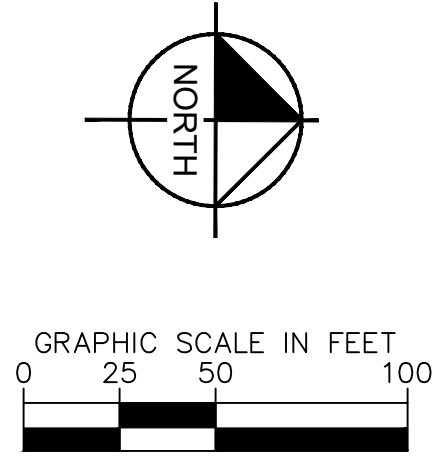
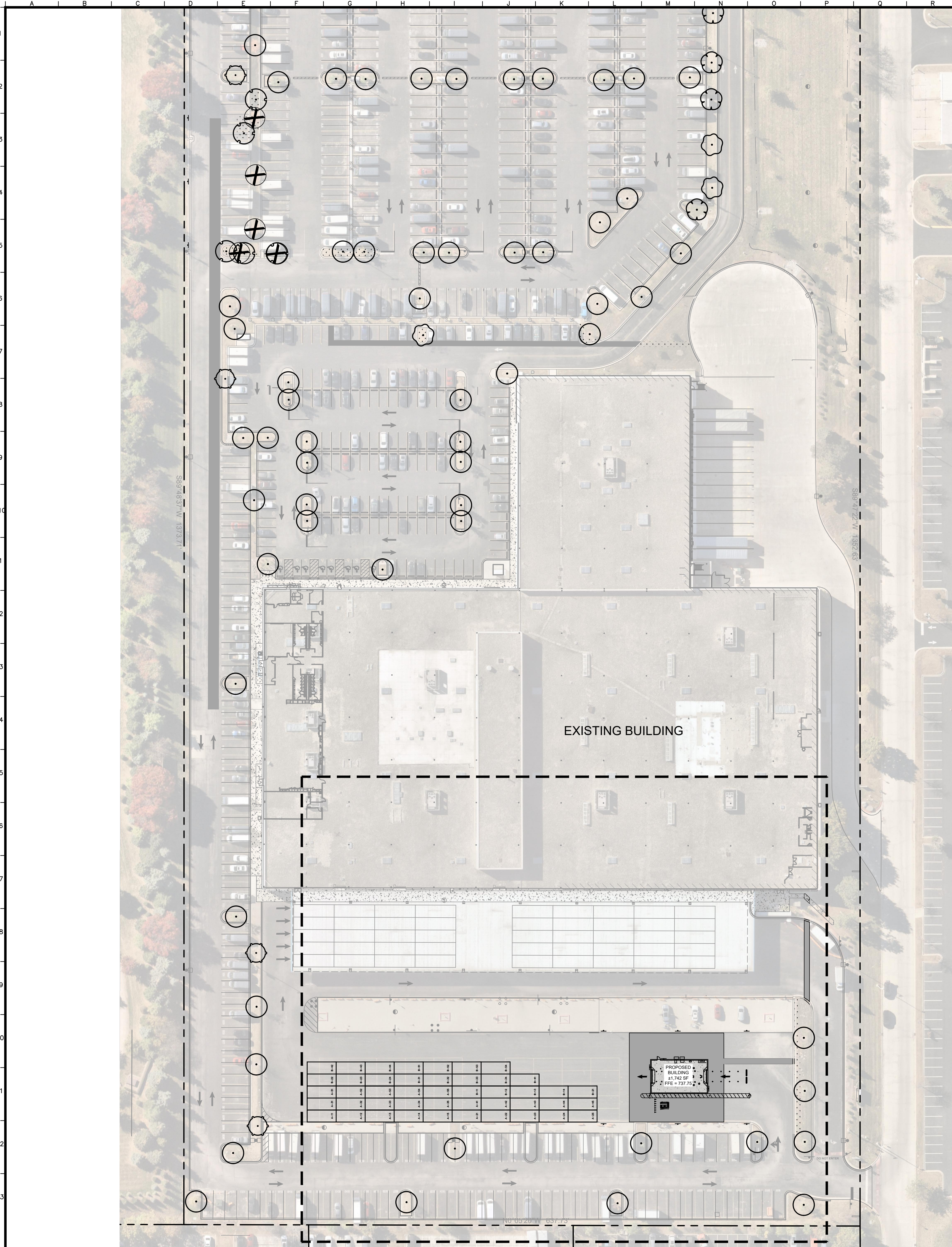
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by: David Golubok
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Scale: AS NOTED
Project: 1455 W. CELLULAR DRIVE
Location: ARLINGTON HEIGHTS, IL 60004
Drawing No: C6.1
Revision: 12-20-2024
KHA PROJECT NO. 168880013
SHEET NUMBER
C6.1



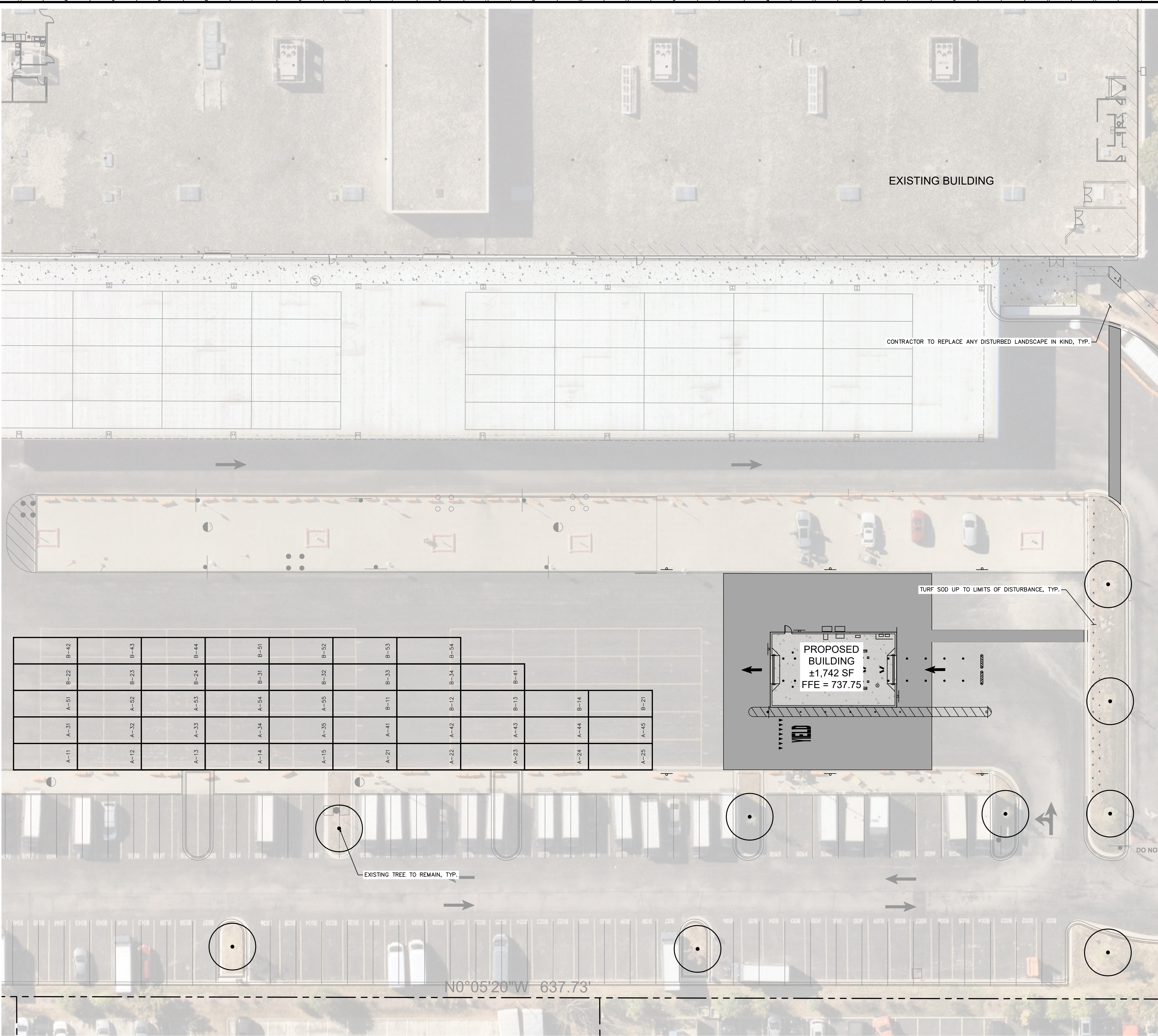
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ARLINGTON HEIGHTS, IL 60004				BY		
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KHA PROJECT NO. 168880013				SHEET NUMBER		
C6.1						

Page 68 of 156

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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES					
	CO	5	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL. MIN.
	EX	81	EXITING TREE TO REMAIN	-	
	XX	5	EXSITING TREE TO BE REMOVED	-	
	GT	5	GLEDITSIA TRIACANTHOS / HONEY LOCUST	B & B	2.5" CAL. MIN.
	QR	5	QUERCUS RUBRA / NORTHERN RED OAK	B & B	2.5" CAL. MIN.
	UP	5	ULMUS X MORTON GLOSSY / TRIUMPH™ ELM	B & B	2.5" CAL. MIN.
GROUND COVERS					
	TS		TURF SOD		

SCALE:	AS NOTED	DESIGNED BY: DAG	DRAWN BY: DAG	CHECKED BY: JJK
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LANDSCAPE PLAN				
1455 W. CELLULAR DRIVE ARLINGTON HEIGHTS, IL 60004				
ORIGINAL ISSUE: 12-20-2024				
KHA PROJECT NO. 16880013				
SHEET NUMBER				
L1.1				

Drawing name: K:\GIS-LD\16880013_Progressive_DUN3_1455_V Cellular Drive_Arlington Heights_IL\2 Design\CAD\PlantSheets\1.0 Landscape Planting L2.0 Jul 23, 2025 7:02pm by: David Golubok
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TREE PROTECTION

TREE PROTECTION NOTES

1. TREE PROTECTION FENCING IS TO BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITIES. WHERE POSSIBLE TREE PROTECTION FENCING SHOULD BE CONTIGUOUS TO CREATE AN ENVELOPE TO MINIMIZE THE POSSIBILITY OF ROOT ZONE IMPACT OR INTRUSION INTO PRESERVATION AREAS.
2. NO MATERIALS ARE TO BE STORED IN THE TREE PROTECTION AREA, NO CONSTRUCTION ACCESS SHOULD TAKE PLACE WITHIN THE TREE PROTECTION AREA UNLESS PRIOR APPROVAL IS GRANTED BY THE VILLAGE. NO PARKING SHOULD TAKE PLACE IN TREE PROTECTION AREAS.
3. ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
4. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
5. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
6. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
7. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING. WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
8. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
9. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE.
10. FENCING MATERIAL SHALL ENCIRCLE ANY TREE OR SHRUB WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
11. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
12. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE LIMITS OF CONSTRUCTION SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.
13. REFER TO PLANS FOR FENCE STAKING LOCATIONS.

NTS

TRUNK PROTECTION

If for any reason construction equipment is in close proximity to a trunk that is intended for protection, additional critical root zone protection is to be installed for the duration of impact. Either filter fabric covered by 6" of washed gravel OR 6" of mulch covered by an Altuma (or approved equal) mat.

BRANCH PROTECTION

Protect lower branches of tree canopy, provide construction fencing or equal at dripline (min.).

ROOT ZONE PROTECTION

Any root pruning should take place no deeper than the depth of adjacent excavation.

ROOT PROTECTION ZONE

VARIES PER TREE SIZE

EXTENDS FROM DRIPLINE TO DRIPLINE

PLACE SIGNS:

KEEP OUT

TREE PROTECTION AREA

EVERY 50' ATTACHED TO FENCING

TREE PLANTING

NTS

NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

SHREDDED HARDWOOD MULCH

EXCAVATED BACKFILL

TAMPED BACKFILL

SUBGRADE

SECTION 02800 LANDSCAPE

Part 1.00 General

1.01 SCOPE OF WORK

A. This section covers furnishing and installing all landscape plants and nonplant materials covered by the drawings and these specifications. The work shall include materials, labor, equipment and services as described herein and indicated on the drawings. Also, the work shall include the maintenance of all plants and planting areas until acceptance by the Owner, and the fulfillment of all guarantee provisions as herein specified.

1.02 PLANTING LAYOUT

A. Before beginning work, the contractor shall investigate and verify, in the field, the existence and location of all underground utilities and irrigation piping, and take precautions to prevent their disturbance. It shall be the responsibility of the contractor to obtain all such information as it is made available. Plans and specifications of related work may be obtained from the owner.
B. The contractor shall locate all general reference points, take precautions to prevent their disturbance, perform the layout work, be responsible for all lines, elevations and measurements of work executed under the contract, exercise proper precaution to verify figures on drawings before laying out work and be responsible for any error resulting from failure to exercise such precaution. The contractor shall make field measurements for his own work and be responsible for its accuracy.
C. Discrepancies between conditions existing on the site and conditions indicated on the drawings shall be called to the attention of the owner before or at the time plant locations are staked out.
D. In the event of a variation between the plant list and the actual number of plants shown on the plans, the plans shall control.

1.03 HORTICULTURAL STANDARDS

A. Unless otherwise noted, plant material, including collected materials, shall be grade No. 1 or better as outlined under Grades and Standards for Nursery Plants, and shall conform to American Standard for Nursery Stock, ANSI (American National Standards Institute, Inc.) Z60.1-1996 as approved by the American Association of Nurserymen.
B. All plant names shall conform to the names given in Standardized Plant Names, 1942 Edition, prepared by the American Joint Committee on Horticultural Nomenclature. Names of varieties not included therein shall conform generally with names accepted in the nursery trade. All plant materials shall be true to botanical, common and variety names. Botanical name shall have precedence over common name.
C. The landscape architect shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these specifications. Such rejected material shall be removed from the site and acceptable material substituted in its place.

1.04 CERTIFICATES OF INSPECTION

A. All plant material shall be inspected by the Department of Agriculture, as required by state law. Plants of a grade less than that specified in this article titled HORTICULTURE STANDARDS will not be accepted.

Part 2.00 Non-Plant Materials

2.01 SOIL BACKFILL

A. Soil for backfilling planting areas and plant pits shall be the existing surface soil, free of debris, subsoil, objectionable weeds, litter, sods, stiff clay, stones, stumps, roots, trash, toxic substances, mortar, cement or any other material which may be harmful to plant growth or hinder planting operations. Poorly drained soil shall not be used.
B. The contractor shall obtain current agronomic soils report and include soil amendment recommendations on these plans. Soil shall be amended to contain 3% to 5% organic matter.
C. Soil amendments shall be added to the soil in the amount and manner prescribed by soil analysis to obtain a pH of 6.0 to 7.0. Results from soil analysis and a list of the prescribed amendments shall be presented to the owner and verified by the landscape architect prior to being incorporated into the soil.
D. If additional soil is required, it shall be furnished by the contractor and shall be a natural, friable soil representative of productive, well-drained soils in the vicinity. It shall be obtained from well-drained areas which have never been stripped before and shall be free of admixture of subsoil and foreign matter, stones, toxic substances and any material or substance that may be harmful to plant growth.
E. The contractor shall provide the following information on imported topsoil:
1. Specific location from which topsoil will be (or was) stripped.
2. Present owner of that property.
3. Approximate amount of topsoil available.
4. Test results showing topsoil composition and analysis.
F. Soil test shall be performed by a qualified soils laboratory, in accordance with "Methods of Soils Analysis - Agronomy 9" as published by the American Society of Agronomy and shall be performed at the Contractor's expense.
G. Planting soil backfill for raised architectural planters, if applicable, shall consist of 40% potting soil, 40% coarse washed builders sand and 20% horticultural perlite.
H. Areas designated to be planted with flowering annuals, if applicable, shall be planted to a depth of 18" and shall be backfilled with a mixture consisting of 40% peat, 40% D.O.T. (coarse) sand, 10% pine bark (decomposed) and 10% cypress chips.
I. Planting soil backfill for tree wells, if applicable, shall be approved topsoil.
J. Planting area topsoil, if applicable, shall be 25% sphagnum peatmoss, 5% humus and 70% pulverized soil for potting mix, a substitute that is equal to the material or equipment specified and if the contractor is to furnish or use a proposed substitute, he shall, after the award of the contract, make written application to the owner for acceptance of such a substitute. The substituted product or method shall be equal or superior in all respects to the specified product or method, shall perform adequately the duties imposed by the general design, shall be compatible with all other elements of the job, and shall be sufficient to complete the job. The substitution shall not add cost to the contract. Should it be necessary to accept a substitute of a quality less than specified, the unit price shall be used to adjust the contract price downward accordingly. No substitution shall be ordered or installed without the written permission of the owner and governing municipality.

2.02 FERTILIZER

A. Commercial fertilizer shall be 14-14-14 formulation of Osmocote brand, 3-4 month release of which 60% of the nitrogen is in urea-formaldehyde form and shall conform to the applicable state fertilizer laws. Fertilizer shall be uniform in composition, dry and free flowing.

2.03 PRE-EMERGENCE WEED CONTROL

A. Weed control shall be Ronstar 2G as manufactured by Rhodia, Inc., Monmouth Junction, New Jersey 08852 or Pincap (Sinzimine) as manufactured by Gely Agricultural Chemicals, Ardsley, New York 10502, or an approved equal.

2.04 WATER

A. Water will be available for use on site during the landscape installation at no cost to the contractor. Care shall be exercised to assure that water is kept free of harmful chemicals, acids, alkalis, or any substance, which might be harmful to plant growth.

2.05 ANTIDISCICANT

A. Antidiscicant shall be an emulsion type; film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants, such as Dowax by Dow Chemical Co., or Wilt-Pruf by Nylco Products, Inc., or an acceptable equal. The antidiscicant shall be delivered in the manufacturer's fully identified containers and shall be mixed in accordance with manufacturer's instructions.

2.06 BORICIDE

A. Boric acid shall be Lindane as manufactured by Platt, or an approved equal.

2.07 MULCH

A. Wood mulch shall be shredded hardwood mulch at 3" in. depth. Furnish and install mulch to all trees, shrubs, perennials, and groundcover areas. Trees placed in area covered by turf shall receive a 4" wide tree ring with 3" depth shredded hardwood mulch. Submit a mulch sample to owner and landscape architect for review and approval.

2.08 GUYING AND STAKING MATERIAL

A. Stokes for supporting trees shall be as detailed on the drawings or as necessary. Wire for fastening trees to duckbill and turnbuckle shall be galvanized aircraft grade guying cable

as specified in the detail. Wires in contact with trees shall be encased in two-ply reinforced garden hose. Material for wrapping tree trunks shall be burlap, heavy crepe paper, or other acceptable material in strips 6 to 10 inches wide.

2.09 DRAINAGE GRAVEL

A. Where indicated on the drawings, or where soil conditions deem it necessary, the contractor shall install gravel subdrains beneath trees and/or planting areas to aid in soil drainage and percolation. The subdrain shall be constructed as detailed on the drawings, or as directed by the landscape architect. Drainage gravel shall consist of washed, clean gravel 3/4 inch to 2 inches in size.

2.10 SOIL SEPARATION MATS

A. Soil separation mats, if indicated on the drawings, shall be Bidim (gray felt) as manufactured by Monsanto Co., 800 North Lindbergh Road, St. Louis, MO 63166 or approved equal. Mats shall be installed as indicated on the drawings, and edges overlapped a minimum of 4 inches. Care shall be taken to prevent tearing or excessive crushing during the installation process.

Part 3.00 Plant Material

3.01 QUALITY OF PLANT MATERIAL

A. During inspection, as set forth hereinafter, all plant material will be judged, and rejections shall be based upon these standards. All plants shall comply with federal and state law requiring inspection for plant diseases and infestations. Inspection certificates required by law shall be made available to the owner or owner's representative at his/her request.
B. In determining the quality of plant material, the following elements will be valued:
1. Root condition.
2. Plant size (above ground).
3. Insect and disease-free condition.
4. General appearance (color, shape, pruning).
A deficiency in one or more of these areas will be sufficient reason to reject selectively or by lot.
C. The landscape architect shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these specifications. Such rejected material shall be removed from the site and acceptable material substituted in its place.

3.02 SIZE AND MEASUREMENTS

A. Plants shall be measured when branches are in their normal position. Heights and spread dimensions specified refer to the main body of the plant and not to extreme branch tip to tip. The measurements specified are the minimum size acceptable and where pruning is required, these are measurements after pruning. When sizes are indicated as a range, the plant shall have the proper proportion as outlined in Department of Agriculture, Grades and Standards for Nursery Plants Part 1 and 11. Caliper of trees shall be taken 6 inches above the ground level and shall be the determining measurement for nursery trees. Diameter at breast height (DBH) shall be taken 4.5' above the ground level and shall be the determining measurement for established trees.
B. Plants, which have been headed back to conform to the size specified, will not be acceptable. Plants larger than specified may be used if approved by the owner; however, the use of such plants shall not increase the contract price.

3.03 LABEL

A. Plant materials shall have durable, legible labels stating, in weather resistant ink, the correct botanical and common names and size as indicated in the Plant List. Each plant, or sufficient representative samples of each delivered shipment, shall have labels securely attached in a fashion that will not interfere with normal plant growth. Plant materials which have a seasonal bloom shall be tagged with labels indicating the specific variety of that species' botanical and common name.

3.04 COLLECTED PLANTS

A. All plant material shall be nursery grown. Collected plants shall have been grown under climatic conditions similar to those in the locality where they are to be planted. Collected plants must meet the requirements as specified and shall meet all specified grades and standards, unless otherwise qualified in the Plant List or these specifications. Root balls shall be increased in size one third greater in nursery grown plants.

3.05 CONTAINERIZED PLANTS

A. All container grown plants shall be well rooted and established in the container in which they are delivered to the site. The plants shall have been in that container sufficiently long for the fibrous roots to be well together when the plant is removed from the container. Container grown plants found to be root-bound during planting will not be acceptable. Containerized trees have a tendency to dry out quickly. The contractor shall be responsible for hand watering the trees at time of delivery through the time of final acceptance at a rate consistent with the nursery watering schedule to assure that the trees do not go into shock.

3.06 SPECIMEN PLANTS

A. After receiving the Notice to Proceed, the contractor shall locate all plants specified as specimen. The contractor shall notify the owner so they may agree on a time to mutually inspect the selected plants. The owner will inspect and tag those plants, which are acceptable for use. Expenses incurred by the owner for any subsequent inspection of specimen plants, at any time, in addition to the mutually agreed time shall be the responsibility of the contractor.

3.07 SUBSTITUTIONS

A. The use of materials differing in kind, quality or size from those specified will be allowed only if the contractor is convinced that all means of obtaining the specified materials have been exhausted.
B. Where it is indicated that the contractor may furnish or use a substitute that is equal to the material or equipment specified and if the contractor is to furnish or use a proposed substitute, he shall, after the award of the contract, make written application to the owner for acceptance of such a substitute. The substituted product or method shall be equal or superior in all respects to the specified product or method, shall perform adequately the duties imposed by the general design, shall be compatible with all other elements of the job, and shall be sufficient to complete the job. The substitution shall not add cost to the contract. Should it be necessary to accept a substitute of a quality less than specified, the unit price shall be used to adjust the contract price downward accordingly. No substitution shall be ordered or installed without the written permission of the owner and governing municipality.

Part 4.00 Delivery, Storage and Handling

4.01 PLANT MATERIAL

A. The contractor shall exercise care in handling, loading and unloading, storage and transporting of plant material and allied materials to prevent damage. The contractor shall assume full responsibility for protection and safekeeping of products stored on the job.
B. The contractor shall dig and prepare plant material for shipment in a manner that will not damage roots, branches, shape and future development after planting.
C. Trees indicated on the drawings to be planted in conditions and distance of transport to the site would warrant, shall be wireballed. Bottom wired baskets manufactured specifically for use in tree handling may be used.
D. The contractor shall handle all plants so that roots and branches are protected at all times from drying out, heating and from other injury. All plants shall be handled by the ball or container.
E. Before moving plants from the nursery or storage area to the site, they shall be thoroughly sprayed with a solution of antidiscicant. Antidiscicant shall be applied to all collected plants and caks. Two weeks after planting or as specified by the product manufacturer, the material shall be sprayed again with the antidiscicant. The antidiscicant shall be applied using power spray to provide an adequate film over trunks, branches, stems, twigs and foliage.
F. When transporting plants to and at the site, the contractor shall make provisions to protect plants from wind damage by avoiding high-speed highways, transporting in enclosed or partially enclosed vehicles, or covering the plants with burlap or other suitable material. Plants severely damaged by wind will be rejected.
G. Any plant with signs of insects, their eggs or larvae or disease will be rejected and shall be removed from the project site.

H. Only the nursery stock intended for planting on a particular day shall be delivered and stored on the site during the day unless otherwise acceptable to the owner. All plants shall be stored in one location as designated by the owner, protected from wind and kept moist. The roots of all plants that cannot be planted immediately in soil shall be covered with mulch and other suitable material. No plants shall be taken from the temporary storage area for planting on the project until after the tree pits or holes for the plants in the section to be planted have been properly excavated and prepared ready to receive the trees and shrubs.
I. Trees moved by water shall be thoroughly protected from chain marks, girdling or other bark slippage by means of burlap, wood bottoms or other acceptable method.

4.02 NONPLANT MATERIAL

A. Fertilizer shall be delivered to the site in original, unopened containers bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark and conformance to state law. In lieu of containers and provided that it is to be applied at the time of delivery, fertilizer may be furnished in bulk and a certificate indicating the above information shall accompany each delivery.
B. Pesticide and herbicide materials shall be delivered to the site in the original, unopened containers. Containers that do not have a legible label that identifies the Environmental Protection Agency registration number and the manufacturer's registered uses will be rejected.
C. Storage of materials shall be in the area designated for use by the owner. All materials shall be kept in dry storage and away from contaminants.

Part 5.00 Installation

5.01 PREPARATION BEFORE PLANTING

A. The contractor shall verify that all final grades have been established prior to beginning planting operations. All unsatisfactory grading shall be reported to the owner, and the contractor shall not proceed with this work until the satisfactory conditions have been corrected. When conditions detrimental to plant growth are encountered, such as rubble, fill or adverse drainage conditions, the contractor shall notify the owner for directions.
B. Should undesirable existing vegetation be present on the site at the time of installation, the contractor shall prepare the site for planting by use of chemicals, when used as recommended by the manufacturer, and/or mechanical means acceptable to the owner. Care shall be exercised to avoid any misuse of chemicals, which would create detrimental residual conditions. Care must also be used not to alter final grades, which have been established or cause damage to previously established turf areas.

5.02 SITE PREPARATION

A. If so called for by the owner, all plant locations and the areas of all planting beds shall be staked out on the ground, during and after the material is transplanted. Good horticultural practices should include but not be limited to, all necessary watering, pruning and spraying, wrapping and mulching, straightening of plants which lean or sag and which develop more than a normal amount of settlement such as adjustments to include excavating around and leveling or raising the ball when so directed and all other incidental work necessary for proper maintenance as directed by the Owner until substantial completion and written release.
B. The contractor shall verify the location of underground utilities, and irrigation heads and valves, and provide markers or other suitable protection, where necessary, to prevent damage.

5.03 EXCAVATION OF PLANTING AREAS

A. No tree or shrub pit shall be dug or prepared until their location is acceptable to the owner. Reasonable care shall be exercised to have pits dug and soil prepared prior to moving plants to respective locations for planting to ensure that they will not be unnecessarily exposed to drying elements or to physical damage.
B. Circular pits with vertical sides shall be excavated for all plants. The depth of all plant pits shall be enough to accommodate the ball or roots and the prepared soil in the bottom of the pit. Diameter of pits for trees shall be at least 1 foot greater than the diameter of the ball.
C. Plant beds and pits shall be tested for proper drainage by filling with water twice succession. Conditions permitting the retention of more than 6 inches of water in 1 hour shall be brought to the attention of the owner. A written proposal and cost estimate for correction of such conditions shall be submitted to the owner for acceptance, before proceeding with the work.
D. All tree pits curbed planting islands, tree wells, or in areas, in which the soil has been compacted to an undesirable density, shall be excavated to a depth at least two feet greater than the measured depth and diameter of the ball. The minimum depth and diameter of excavation shall be four feet.
E. In shrub and groundcover beds where soils have been compacted to a density, which is detrimental to plant growth, the contractor shall loosen soils to a depth of 18" minimum to allow root penetration beyond the planting pit.
F. If acceptable for use, existing topsoil in shrub and groundcover beds shall be treated with the specified soil amendments, at rates determined by soil tests. Amendments shall be incorporated into the soil to a depth of 12 inches. Where soil is not acceptable as determined by soil tests, the soil in the entire area shall be removed to a depth of a min. 12 inches and replaced with the specified planting soil.

5.04 PLANTING

A. All plants, except as otherwise specified, shall be centered in their pits, faced for best effect and set plumb for backfilling.
B. All synthetic strings, straps, and wire cages shall be removed from the top of third of the root ball. Synthetic burlap shall be removed completely.
C. Plants shall be removed from cans by cutting two sides of a container with an acceptable can cutter. Sides shall not be cut with a spade. Sides of knockout cans shall not be cut. Plastic containers with slanted sides shall not require cutting. Plants shall be removed from the container carefully, without injury or damage to the plant and its root system.
D. The contractor shall hand water containerized trees from the time of delivery until the time of the final acceptance at a rate consistent with the nursery watering schedule from which the trees were obtained. Trees, which go into shock due to insufficient water, may be rejected.
E. Plants shall be set in the center of the pits and shall be plumb and straight and at such a level that after settlement the root crown will be level with the surrounding grade.
F. Plant holes shall be backfilled with the specified planting mixture placed in layers around the roots or ball. Each layer shall be carefully tamped in place in manner to avoid injury to the roots or ball or disturbing the position of the plant. When approximately two thirds of the plant hole has been backfilled, the hole shall be filled with water and the soil allowed to settle around the roots. Balled and burlapped plants shall have the burlap cut away or folded back from the top of the ball before applying water. After the water has been absorbed, the plant hole shall be filled and tamped lightly to grade. Any subsequent settlement shall be brought to the contractor's attention.
G. Immediately after each tree is backfilled, a shallow basin slightly larger than the pit shall be formed with a ridge of topsoil to facilitate watering. This soil saucer shall be formed in a circle and tamped around each tree so that the saucer will retain water. Where curbing occurs around plant pits, the saucer shall be omitted.

5.05 FERTILIZING

A. Each tree and shrub shall be fertilized by placing the manufacturer's recommended amount around the base of the ball before backfilling.

5.06 STAKING, GUYING AND WRAPPING

A. Staking or guying and wrapping of trees shall be done immediately after they are planted, as necessary. Each plant shall stand plumb after staking or guying has been completed. It shall be the Contractor's responsibility to ensure that all trees are planted and secured in a proper manner. Staking of trees of a 10 foot height or less shall be at the discretion of the Owner. All other trees shall be staked.

5.07 MULCHING

A. Immediately after planting operations are completed, all tree and shrub saucers, and shrub and groundcover beds shall be covered with a 3 inch layer of shredded hardwood mulch. 3 inch depth shall be provided throughout all landscape beds as shown annotated in the drawings.

5.08 PRUNING

A. Each tree and shrub shall be pruned in accordance with standard horticultural practice to preserve the natural character of the plant and in the manner fitting its use in the landscape design. Pruning shall be done with clean, sharp tools and as indicated on the drawings.
B. Approximately one third of the growth of large deciduous trees (those with 2 inch caliper or larger) shall be pruned by removal of superior branches. Main leaders of trees shall not be cut back. Branches shall be thinned out and not merely cut back. Long side branches may be shortened. Shrubbery with extremely heavy tops shall have one fourth to one third of the weaker growth removed by thinning.

5.09 CLEANUP

A. During the course of planting, excess and waste materials shall be continuously and promptly removed daily, towns kept clear, and all reasonable precautions taken to avoid damage to existing structures, plants and grass. After completion of the work, the entire site shall be cleared of excess soil, waste material, debris and all objects that may hinder maintenance and affect the visual appearance of the site.
The Contractor shall clean all roads and walks of dirt film and soil clods. The Contractor shall also pressure clean and broom sweep all asphalt pavement prior to the final lift of asphalt to be laid.

5.10 DISTURBED AREAS

A. All areas outside of the limits of work that are disturbed by the Contractor's construction activities shall be repaired and replanted to its original condition.

Part 6.00 Guarantees

6.01 GUARANTEED PROVING PERIOD

A. There shall be a guarantee period of 1 year for trees and specimen material and 1 year for shrubs. This guarantee period shall start at the final acceptance date. Contractor shall replace any and all plant material, which die during this guarantee proving period. Replacement of plants necessary during the guarantee period shall be the responsibility of the Contractor, except for possible replacements of plants resulting from removal, vandalism, acts of neglect on the part of others, or acts of God. All replacement material shall have the same guarantee time (1 year from installation of replacement for trees and specimen material and 1 year for shrubs).
B. Planting maintenance shall include all necessary watering, cultivation, weeding, pruning and spraying, wrapping and mulching, straightening of plants which lean or sag and which develop more than a normal amount of settlement such as adjustments to include excavating around and leveling or raising the ball when so directed and all other incidental work necessary for proper maintenance as directed by the Owner until substantial completion and written release.
C. Transplanted material (if applicable) shall not be guaranteed, however, good horticultural practices should be used before, during and after the material is transplanted. Good horticultural practices should include but not be limited to, all necessary watering, pruning and spraying, wrapping and mulching, fertilizing, moving, maintaining the same orientation and grade level from the original location, and all other incidental work necessary for proper transplanting.

6.02 FINAL INSPECTION AND ACCEPTANCE

A. The Contractor shall notify the Owner in writing when the work has been completed in accordance with this Contract and request an inspection. The Owner will make the inspection of the work and report findings as to acceptability and completeness. Any work remaining to be done shall be subject to respection before final acceptance. The Contractor will be notified in writing by the Owner of the final acceptance of the work.

6.03 CONTRACTOR'S RESPONSIBILITY AFTER ACCEPTANCE

A. The Owner may elect to assume maintenance of all work, at the time of acceptance, or may elect to contract for maintenance by others for a specified period. Should maintenance after final acceptance be the responsibility of those other than the Contractor, the Contractor shall monitor all work for which he is responsible by guarantee, to assure that maintenance being performed will not jeopardize the condition and quality of the work and materials guaranteed by the Contractor. Any inadequate or damaging maintenance practices shall be reported immediately in writing to the Owner so that appropriate measures may be taken to correct the condition. Failure to so notify the Owner will invalidate any later claim of negligence or malpractice in maintenance.

6.04 ACCEPTANCE AND REPLACEMENT OF PLANT MATERIAL

A. At the expiration of the proving period, an inspection of the plantings will be made by the Owner. Only those plants that are alive and normally healthy will be accepted. Unaccepted material shall be removed and replaced by the Contractor at his own expense, during the next planting season. Material and method of replacement planting shall be the same as specified for the original planting unless otherwise directed. The Contractor shall continue to make replacements until a plant shows vigorous and healthy growth for a period of 1 year from the date of acceptance by the Owner. All such replacements will be inspected for acceptance at the end of the proving period by the Owner.

6.05 REQUIRED MAINTENANCE

A. Landscape contractor shall be responsible for the maintenance and upkeep for 90 days past the final inspection. At that point contact the general manager and determine if the landscape contractor will remain on. If yes, contractor will be responsible for the maintenance and warranty of all landscaping for one full year. If no, the landscape contractor is to walk the site with the general manager, manager, the facilities manager and the new landscaper and they shall agree that all planting is in good shape prior to the new landscaper taking over.

END OF SECTION

LANDSCAPE DETAILS AND SPECIFICATIONS

1455 W. CELLULAR DRIVE
ARLINGTON HEIGHTS, IL 60004

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SHEET NUMBER

L2.0

Drawing name: K:\GIS\DEVELOPMENT\Progressive_DLN3_1455 W Cellular Drive_Arlington Heights_IL\2 Design\CAD\PlanSheets\00.0 Cover Sheet.dwg COVER SHEET - FSC Jul 23, 2025 7:03pm by: DavidDoubok
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FINAL ENGINEERING PLANS

DLN3 - FSC

1455 WEST SHURE DRIVE

ARLINGTON HEIGHTS, IL 60004



UTILITY AND GOVERNING AGENCY CONTACTS

PLANNING DEPARTMENT
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL 60005
TEL: (847) 368-5200
CONTACT: CHARLES PERKINS

SANITARY/STORM/WATER SERVICE
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL 60005
TEL: (847) 368-5250
EMAIL: ENGINEERING@VAH.COM
CONTACT: MIKE PAGONES, PE

NATURAL GAS COMPANY
NICOR GAS
TEL: (847) 598-4011
EMAIL: FSHAH@SOUTHERNCO.COM
CONTACT: FORAM SHAH

POWER COMPANY
COMED
TEL: (630) 576-7094
EMAIL: HENRY.PIERCE@COMED.COM
CONTACT: HENRY PIERCE

TELEPHONE
AT&T
TEL: (630) 573-5663
EMAIL: RK1561@ATT.COM
CONTACT: RAY KASPER

PROJECT TEAM

ARCHITECT
PROGRESSIVE COMPANIES
CONTACT: JEFF OWENS
TEL: (616) 447-3392
EMAIL: JOWENS@WEARPROGRESSIVE.COM

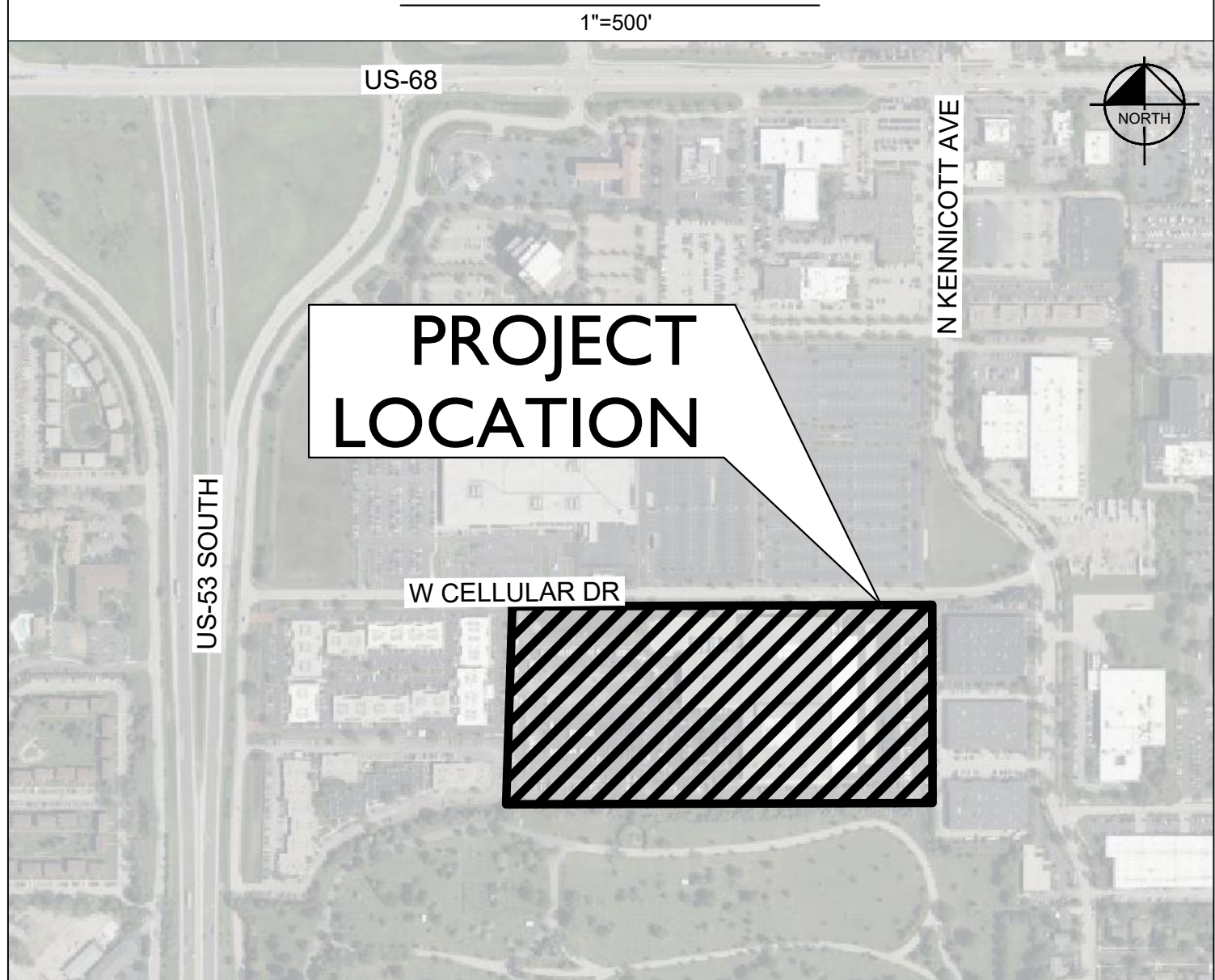
SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
CONTACT: BRAD STROHL
TEL: (331) 209-0476
EMAIL: BRAD.STROHL@KIMLEY-HORN.COM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
CONTACT: JARED KENYON, PE
TEL: (630) 481-7329
EMAIL: JARED.KENYON@KIMLEY-HORN.COM

LEGAL DESCRIPTION

THAT PART OF THE SOUTH 969.60 FEET OF THE NORTH QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF SAID SOUTH 969.60 FEET, 820.00 FEET EAST OF THE EAST LINE OF FRONTAGE ROAD, AT THE NORTHEAST CORNER OF ARLINGTON RIDGE WEST, RECORDED AS DOCUMENT NUMBER 25290181; THENCE SOUTHERLY ALONG THE EAST LINE OF THE SAID ARLINGTON RIDGE WEST AND THE SOUTHERLY EXTENSION THEREOF, 637.61 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID SOUTH 969.60 FEET, 1373.86 FEET TO A POINT ON THE WESTERLY LINE OF C/S SUBDIVISION, RECORDED AS DOCUMENT NUMBER 25851185; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID C/S SUBDIVION 627.23 FEET TO THE NORTH LINE OF SAID SOUTH 969.60 FEET OF THE NORTHWEST QUARTER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTH 969.60 FEET, 1353.18 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

LOCATION MAP



BENCHMARKS

BASIS OF BEARINGS:

ALL BEARINGS SHOWN ARE BASED ON GRID NORTH OF THE ILLINOIS COORDINATE SYSTEM OF 1983, EAST ZONE (1201), NORTH AMERICAN DATUM OF 1983.

REFERENCE DATUM:

NORTH AMERICAN VERTICAL DATUM 1988

SITE BENCHMARKS:

SBM #1 SQUARE CUT ON WESTERN EDGE OF LIGHT POLE BASE, LOCATED SOUTH SIDE OF CELLULAR DRIVE, WEST SIDE OF EASTERNMOST DRIVEWAY ENTRANCE.
ELEVATION=736.78

SBM #2 LOCATED ON SOUTHEASTERN BURY BOLT ON FIRE HYDRANT 110' SOUTH OF CELLULAR DRIVE AND 123' EAST OF BUILDING
ELEVATION=739.55

SBM #3 SQUARE CUT ON EASTERN EDGE OF LIGHT POLE BASE, 71' ON SOUTH SIDE OF CELLULAR DRIVE, 277' WEST FROM NORTH WESTERN CORNER OF WAREHOUSE BUILDING.
ELEVATION=738.16

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C0.2	MWRD NOTES
C1.0	OVERALL EXISTING CONDITIONS & DEMOLITION PLAN
C1.1	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN
C3.0	EROSION CONTROL PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
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C6.0	DETAILS
C6.1	DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN

PROFESSIONAL ENGINEER'S CERTIFICATION

I, JARED KENYON, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF PROGRESSIVE COMPANIES BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 20TH DAY OF DECEMBER, A.D., 2024.

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-059479
MY LICENSE EXPIRES ON NOVEMBER 30, 2025
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006



Date of Expiration: 11-30-25

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-481-7329
WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED	DESIGNED BY: DAG	DRAWN BY: DAG	CHECKED BY: JJK
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COVER SHEET

1455 W. CELLULAR DRIVE
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE:
12-20-2024
KHA PROJECT NO.
168880013
SHEET NUMBER

C0.0

GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINTLE RD SUITE 600
WARRENVILLE, IL 60555
TEL: (312) 209-0476

COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER, ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO COMPLEMENT THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

3. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

- A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY IDOT, LATEST EDITION.
- B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.
- C. "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.
- D. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE MUNICIPALITY, UNLESS OTHERWISE NOTED ON THE PLANS.
- E. THE NATIONAL ELECTRIC CODE.
- F. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATA ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS AND/OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

8. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR WORK, AGREES TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC., THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.

9. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.

11. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

12. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.

13. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

14. NOTIFICATION OF COMMENCING CONSTRUCTION:

14.A. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY ALL TESTING AGENCIES, THE MUNICIPALITY, AND THE OWNER 48-HOURS IN ADVANCE OF CONSTRUCTION.

14.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.

15. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE MUNICIPALITY.

16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

17. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER IDOT SECTION 201.05. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

18. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

19. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

20. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

21. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.

22. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER, BURNING ON THE SITE IS NOT PERMITTED.

23. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL MUST BE OBTAINED PRIOR TO CONSTRUCTION. PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.

24. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. (1-800-892-0123) AND THE MUNICIPALITY FOR UTILITY LOCATIONS.

26. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CUBS, TV, PHONE, ELECTRIC, GAS AND IRRIGATION SEWERAGE. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

27. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

28. ANY FIELD TIES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN LINE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND RECORD KEPT BY THE CONTRACTOR FOR RECORDING THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

29. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND 8-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE SHALL BE OBTAINED FROM ALL ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT.

30. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING LEAKS. THE WATER MAIN SYSTEM WILL BE REPAIRED BY THE CONTRACTOR FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. THE WATER MAIN DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

31. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.

32. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED CRUSHED GRANULAR MATERIAL. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE REPAIRED TO THE FULL DEPTH OF THE TRENCH. MATERIAL DEEPER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.

33. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE FOR THE ITEM PLANS FOR THE SITE. DRAINAGE, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DETERIORATING DRAINAGE STRUCTURES UNDER THE CONTRACTOR'S RESPONSIBILITY IN WRITING BY THE OWNER.

34. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

35. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH IEPA REGULATIONS AND IDOT STANDARDS FOR SOIL

	VILLAGE COMMENTS	7/23 /2025	DAG
A	PER CLIENT	1/13/2025	MEG
A	REVISIONS	DATE	RY
N			



WARNING: CONTRACTOR TO
VERIFY PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.

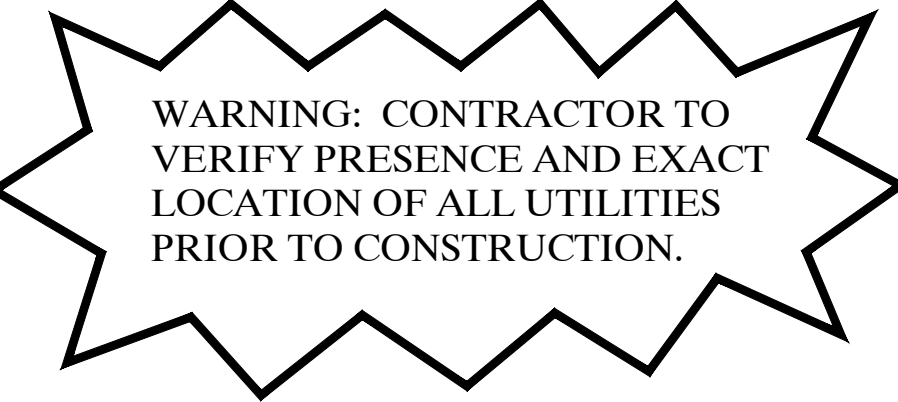


DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH THE LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING DEMOLITION CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, SURVEY DATA TAKEN IN THE PAST. THE CONTRACTOR CANNOT BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNERS TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION SHALL BE AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, AND WHICH ARE KEPT IN SERVICE FOR OTHER STRUCTURES DURING DEMOLITION OPERATIONS, CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF UTILITIES AND SEALS OFF INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY IN GRAVEL SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASSES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL "411" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION. ALL EXISTING DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHOWN BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL, COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. USE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM REMOVAL OF STRUCTURES TO THE FIN LINES AND GRADING SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUIV. USE SATISFACTORY SLOP MATERIALS CONSISTING OF GRAVEL, SAND AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATERIAL. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE ALL MATERIALS IN LAYERS NOT EXCEEDING 12" THICK. EACH LAYER MUST BE COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

DEMOLITION LEGEND

(A)		(B)	//////	ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
(C)	X · X · X	(D)	X X	CURB REMOVAL UTILITY REMOVAL ITEM TO BE REMOVED
(E)		(F)		FULL-DEPTH ASPHALT PAVEMENT REMOVAL CONCRETE REMOVAL
(G)	---	(H)		SAWCUT LINE STRIPING REMOVAL
(I)		HEAVY DUTY CONCRETE REMOVAL		

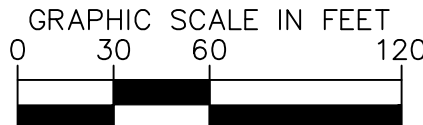


1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE PROJECT. THE CONTRACTOR MUST CALL THE ADJACENT CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON DURING THE PROJECT. THE CONTRACTOR IS TO CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DESIGNATED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS POSSIBLE. BEFORE STARTING CONSTRUCTION THE CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF THE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER BEFORE ANY DEMOLITION WORK AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STANDING OFF. CONTRACTOR SHALL BE RESPONSIBLE TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE COVERED WITH ENGINEERED AUL OR SELECT EXCAVATED MATERIAL AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND IN 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, AND TO ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL EXISTING DAMAGED CABLES/CONDUITS (ELECTRICAL, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY THE CONTRACTOR OF ANY ADDITIONAL UTILITIES. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE CONTRACTOR. TO THE CONTRACTOR, PROTECT EXISTING UTILITIES. IMMEDIATELY, ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED AS ADDITIONAL TO THE CONTRACT PRICE. NOTIFICATION TO THE UTILITY OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. OBTAIN EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND Voids RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL FINISH AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, RUBBISH AND OTHER MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 8" IN LOOSE DEPTH. COMPACT EACH LAYER TO THE CONTRACTOR'S SATISFACTION TO THE SAME OR TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

A		ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
B		CURB REMOVAL
C		UTILITY REMOVAL
D		ITEM TO BE REMOVED
E		FULL-DEPTH ASPHALT PAVEMENT REMOVAL
F		CONCRETE REMOVAL
G		SAWCUT LINE
H		STRIPING REMOVAL
I		HEAVY DUTY CONCRETE REMOVAL

[illegible]

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**Call
Before
You Dig**
JULIE
1-800-892-0123

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3- FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

	<u>STANDARD DUTY ASPHALT PAVEMENT</u> SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	<u>HEAVY DUTY ASPHALT PAVEMENT</u> SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	<u>CONCRETE SIDEWALK</u> SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	<u>HEAVY DUTY CONCRETE PAVEMENT</u> SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	<u>STANDARD PITCH CONCRETE CURB AND GUTTER</u>

FIRE APPARATUS ACCESS ROAD

EXISTING ASSOCIATE STALLS	= 185	SAPCES
EXISTING VAN STALLS	= 526	SPACES
VAN STALLS REMOVED	= 26	SPACES
EXISTING VAN STALLS REMAINING	= 500	SPACES
NET NEW IMPERVIOUS AREA	= 717	SF

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

DESIGNED BY: DAG

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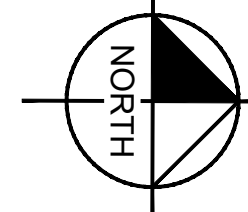
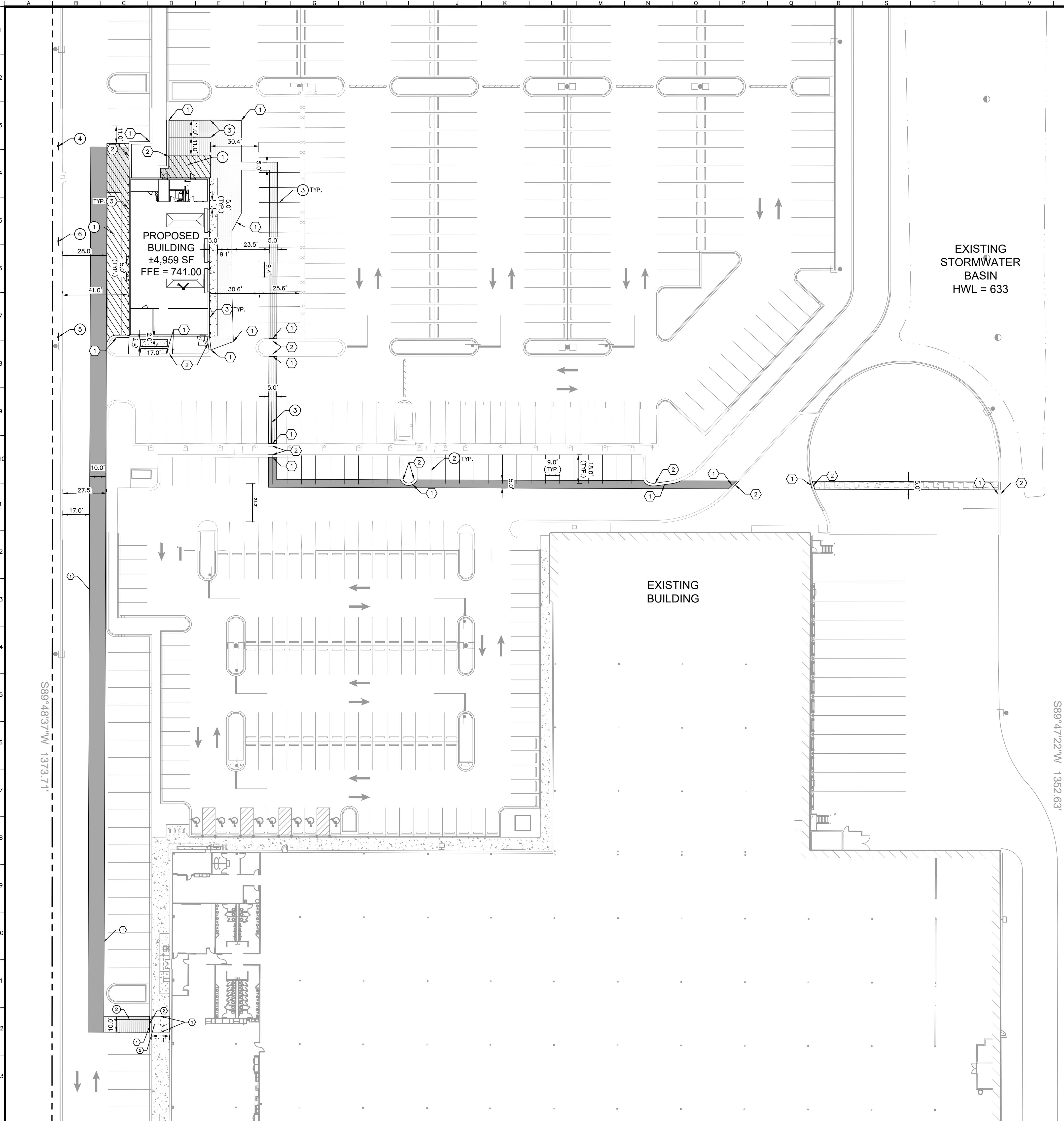
OVERALL SITE PLAN

1455 W. CELLULAR DRIVE
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE:
12-20-2024
KHA PROJECT NO
168880013
SHEET NUMBER

C2.0

Drawing name: K:\CHS\DEV\169800\1, Progressive_DIN3_1455_W Cellular Drive_Arlington Heights_IL_12 Design\CD1_PlanSheet\CD1_Site Plan.dwg C21 = FSC by David Colakubak
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GRAPHIC SCALE IN FEET



GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3- FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
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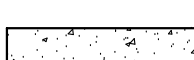
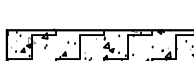
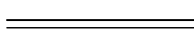
SITE NOTES

- | | |
|---|---|
| 1 | CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP. |
| 2 | CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS) |
| 3 | BOLLARD, TYP. (SEE DETAILS) |
| 4 | FLEXIBLE LANE DELINEATOR, TYP. (SEE ARCHITECTURAL PLAN FOR DETAILS) |
| 5 | CONCRETE SIDEWALK (SEE DETAILS) |

SIGNAGE AND STRIPING NOTES

- ① PG-10 STRIPING (SEE DETAILS)
- ② ASSOCIATE STALL STRIPING
- ③ VAN STALL STRIPING
- ④ S-14L (SEE DETAILS)
- ⑤ S-14R (SEE DETAILS)
- ⑥ FIRE LANE SIGNAGE (MUTCD R8-31)

PAVING AND CURB LEGEND

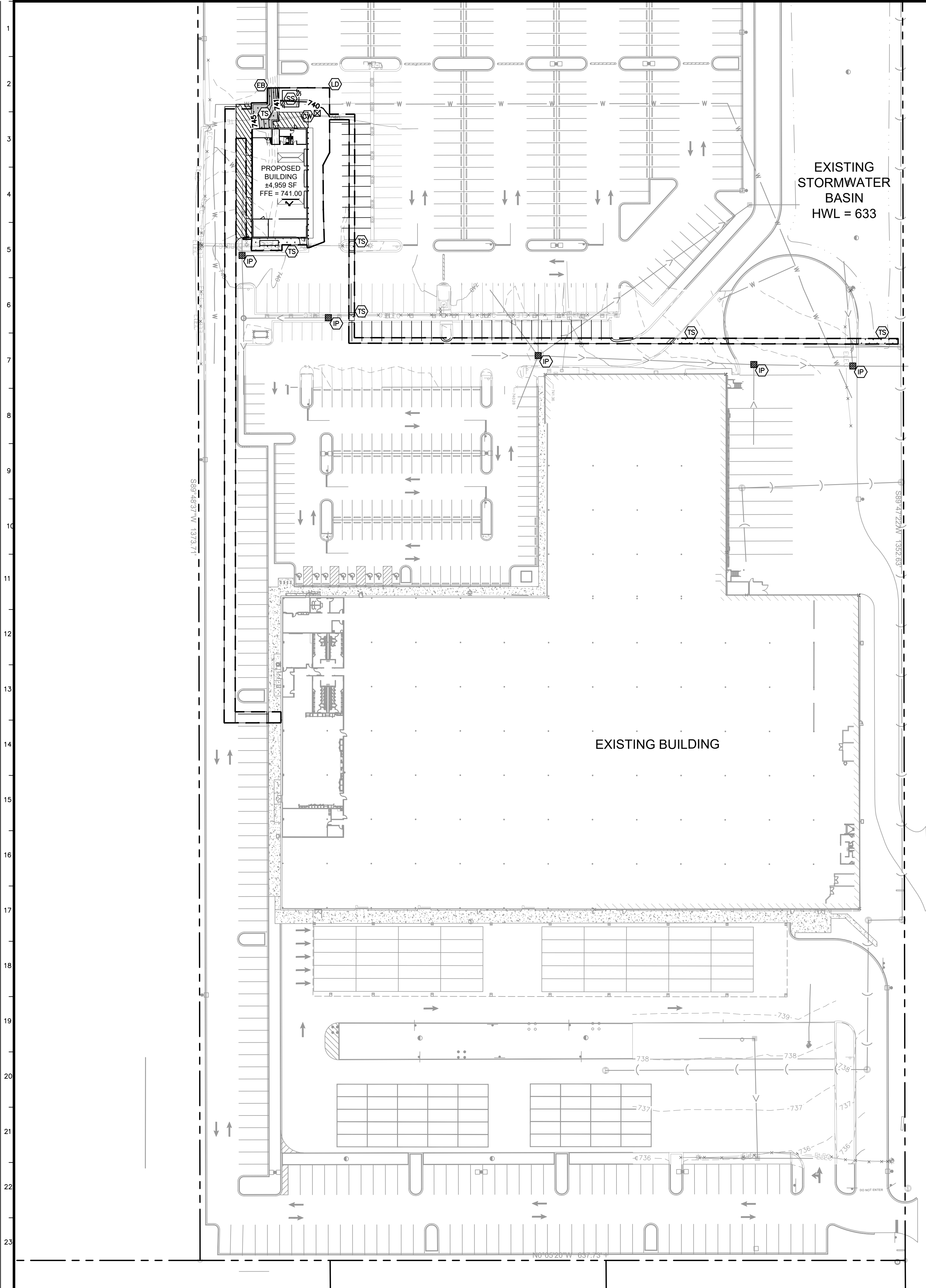
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|---|--|
|  | <p><u>STANDARD DUTY ASPHALT PAVEMENT</u>
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION</p> |
|  | <p><u>HEAVY DUTY ASPHALT PAVEMENT</u>
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION</p> |
|  | <p><u>CONCRETE SIDEWALK</u>
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION</p> |
|  | <p><u>HEAVY DUTY CONCRETE PAVEMENT</u>
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION</p> |
|  | <p>STANDARD PITCH CONCRETE CURB AND GUTTER</p> |

CELLULAR DRIVE

S89°47'22"W 1352.63

1455 W. CELLULAR DRIVE ARLINGTON HEIGHTS, IL 60004		SITE PLAN		SCALE:		Kimley»Horn 9200 WILLOW ROAD AND ASSOCIATES, INC. 1000 WILLOW ROAD, SUITE 400 WARRENVILLE, IL 60055 TEL: 630.381.1100 WWW.KIMLEY-HORN.COM		DESIGNED BY: DAG DRAWN BY: DAG CHECKED BY: JJK		AS NOTED PER CLIENT REVISIONS		7/23/2025 1/13/2025 DATE		DAG MEG BY	
ORIGINAL ISSUE: 12-20-2024		KHA PROJECT NO. 168880013		SHEET NUMBER		C2.1									

Drawing name: K:\GIS_LDE\168880013_Progressive_DUN3_1455 W Cellular Drive_Arlington Heights_IL\2 Design\CAD\PlanSheets\C4.0 Erosion Control Plan.dwg C3.0 - FSC Jul 23, 2025 7:05pm by: David Golubok
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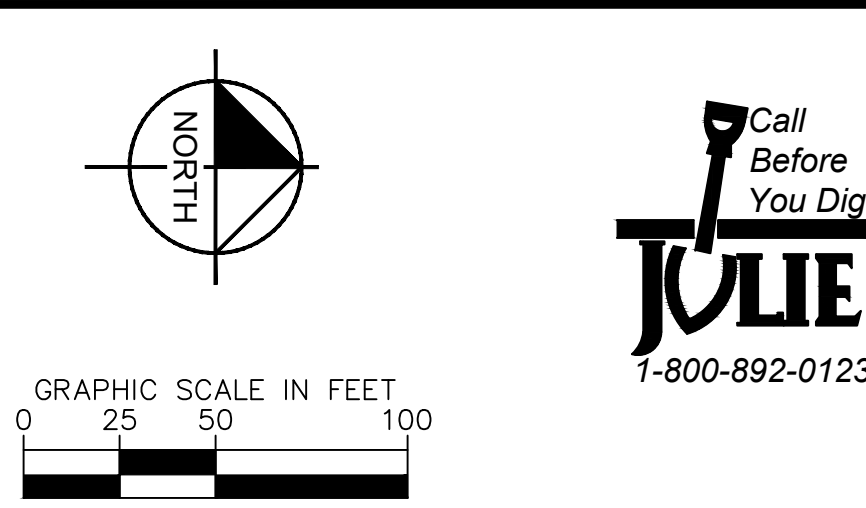


CELLULAR DRIVE

EROSION CONTROL SCHEDULE AND SEQUENCING:

- I. ROUGH GRADING CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.
- II. UTILITY INSTALLATION ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.
- III. PAVING ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
- IV. FINAL GRADING/SOIL LANDSCAPING ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.



EROSION CONTROL LEGEND

- TS TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
- EB TEMPORARY EROSION CONTROL BLANKET (SEE EROSION CONTROL NOTE #7)
- CE CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
- SF SILT FENCE (SEE EROSION CONTROL DETAILS)
- IP INLET PROTECTION (SEE EROSION CONTROL DETAILS)
- CW CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
- SS TEMPORARY SOIL STOCKPILE
- LD LIMITS OF DISTURBANCE
- XXX --- EXISTING CONTOURS
- XXX --- PROPOSED CONTOURS

MWRD SESC NOTES

EXISTING CONDITIONS

THE SITE IS CURRENTLY DEVELOPED WITH AN INDUSTRIAL OFFICE/WAREHOUSE WITH ASSOCIATED PARKING AND UTILITIES.

WETLANDS ARE NOT PRESENT IN THE PROJECT AREA AS THIS SITE AND THE SURROUNDING PROPERTIES ARE FULLY DEVELOPED.

PER THE FEMA MAP, THE PROPERTY IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

EROSION AND SEDIMENT CONTROL PRACTICES

1. SILT FENCE - SILT FENCE IS A SYNTHETIC PERMEABLE MESH FABRIC TYPICALLY INCORPORATING WOODEN SUPPORT STAKES AT INTERVALS SUFFICIENT TO SUPPORT THE FENCE AND WATER AND SEDIMENT RETAINED BY THE FENCE. SILT FENCE IS ALSO AVAILABLE WITH A WIRE MESH BACKING. THE FENCE IS DESIGNED TO RETAIN SEDIMENT-LADEN WATER TO ALLOW SETTLEMENT OF SUSPENDED SOILS BEFORE FILTERING THROUGH THE MESH FABRIC FOR DISCHARGE DOWNSTREAM. SILT FENCE SHALL BE LOCATED TO CAPTURE OVERLAND, LOW-VELOCITY SHEET FLOW. IT SHALL BE INSTALLED AT THE DOWNSTREAM LOCATION OF ALL SITE RUNOFF. SILT FENCE HAS THE CAPACITY TO HANDLE 0.25 ACRE PER 100 FEET OF SILT FENCE LENGTH.
2. CONSTRUCTION ENTRANCE/EXIT - ALL ACCESS POINTS FROM THE PUBLIC STREET INTO THE CONSTRUCTION SITE SHALL INCLUDE A CONSTRUCTION ENTRANCE/EXIT COMPOSED OF COARSE STONE TO THE DIMENSIONS SHOWN ON THE CONSTRUCTION DRAWINGS. THE ROUGH TEXTURE OF THE STONE HELPS TO REMOVE CLUMPS OF SOIL ADHERING TO CONSTRUCTION VEHICLE TIRES THROUGH THE ACTION OF VIBRATION AND JARRING OVER THE ROUGH SURFACE AND THE FRICTION OF THE STONE MATRIX AGAINST SOILS ATTACHED TO VEHICLE TIRES.
3. STORM SEWER INLET PROTECTION - GRATED INLETS ARE PROTECTED FROM THE INTRUSION OF SILT AND SEDIMENT THROUGH A VARIETY OF MEASURES AS SHOWN ON THE CONSTRUCTION DRAWINGS. THE PRIMARY MECHANISM IS TO PLACE CONTROLS IN THE PATH OF FLOW SUFFICIENT TO SLOW SEDIMENT-LADEN WATER TO ALLOW SETTLEMENT OF SUSPENDED SOILS BEFORE DISCHARGING INTO THE STORM SEWER SYSTEM. CONTROLS TYPICALLY PROVIDE A SECONDARY BENEFIT BY MEANS OF FILTRATION. GRATED INLETS TYPICALLY INCLUDE A STURDY FRAME WRAPPED IN SILT FENCE, A PREFABRICATED INLET BASKET OR CRUSHED STONE-LINED PERIMETER TO SLOW THE FLOW OF WATER.
4. CONCRETE WASHOUT AREA - A CONCRETE WASHOUT AREA SHALL BE DESIGNATED TO CONTROL ALL CONCRETE MATERIALS GENERATED, INCLUDING THE WASHWATER. THIS AREA SHALL BE CLEANED PER LOCAL STANDARDS WHEN IT IS 75% FULL.
5. EROSION CONTROL BLANKET - EROSION CONTROL BLANKET IS A TEMPORARY DEGRADABLE ROLLED EROSION CONTROL PRODUCT COMPOSED OF PROCESSED NATURAL OR POLYMER FIBERS MECHANICALLY, STRUCTURALLY OR CHEMICALLY BOUND TOGETHER TO FORM A CONTINUOUS MATRIX TO PROVIDE EROSION CONTROL AND FACILITATE VEGETATION ESTABLISHMENT.

EROSION AND SEDIMENT CONTROL SCHEDULE

1. INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL SE/SC MEASURES
- 1.1. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION
- 1.2. SILT FENCE INSTALLATION
- 1.3. CONSTRUCTION FENCING AROUND AREAS NOT TO BE DISTURBED
- 1.4. STABILIZED CONSTRUCTION ENTRANCE
2. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB)
3. CONSTRUCT SEDIMENT TRAPPING DEVICES (SEDIMENT TRAPS, BASINS...)
4. CONSTRUCT DETENTION FACILITIES AND OUTLET CONTROL STRUCTURE WITH RESTRICTOR & TEMPORARY PERFORATED RISER
5. STRIP TOPSOIL, STOCKPILE TOPSOIL AND GRADE SITE
6. TEMPORARILY STABILIZE TOPSOIL STOCKPILES (SEED AND SILT FENCE AROUND TOE OF SLOPE)
7. INSTALL STORM SEWER, SANITARY SEWER, WATER AND ASSOCIATED INLET & OUTLET PROTECTION
8. PERMANENTLY STABILIZE DETENTION BASINS WITH SEED AND EROSION CONTROL BLANKET
9. TEMPORARILY STABILIZE ALL AREAS INCLUDING LOTS THAT HAVE REACHED TEMPORARY GRADE
10. CONSTRUCT TEMPORARY CONCRETE WASHOUT AREAS
11. INSTALL ROADWAYS
12. PERMANENTLY STABILIZE ALL OUTLOT AREAS
13. INSTALL STRUCTURES AND GRADE INDIVIDUAL LOTS
14. PERMANENTLY STABILIZE LOTS
15. REMOVE ALL TEMPORARY SE/SC MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION

EROSION AND SEDIMENT CONTROL MAINTENANCE

IN ACCORDANCE WITH ILR-10, ONSITE INSPECTIONS MUST BE COMPLETED EVERY 7 DAYS AND ALSO AFTER STORM EVENTS THAT RESULT IN 0.5 INCHES OR MORE RAINFALL. AN ASSESSMENT SHOULD BE MADE ON WHETHER THE ONSITE SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE PERFORMING PROPERLY, AS COMPARED TO THE SPECIFICATIONS CONTAINED IN THE PLANS AND/OR ILLINOIS URBAN MANUAL. ANY MAINTENANCE THAT IS REQUIRED SHOULD ALSO BE IDENTIFIED AS PART OF THIS PROCESS. ADDITIONAL GUIDANCE ON MAINTENANCE OF SOIL EROSION AND SEDIMENT CONTROLS IS PROVIDED IN ARTICLE 9 OF THE TCM.

EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
- 20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
- 20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

SCALE:	AS NOTED	DESIGNED BY: DAG	DRAWN BY: DAG	CHECKED BY: JJK
Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINTFIELD ROAD, SUITE 600 ARLINGTON HEIGHTS, IL 60004 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM				
VILLAGE COMMENTS PER CLIENT				
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EROSION CONTROL PLAN				
1455 W. CELLULAR DRIVE ARLINGTON HEIGHTS, IL 60004				
ORIGINAL ISSUE: 12-20-2024				
KHA PROJECT NO. 168880013				
SHEET NUMBER				
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S89°48'37"W 1373.71'

CELLULAR DRIVE

CELLULAR DRIVE

GRADING NOTES

- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
- MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
- WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

- TP = TOP OF PAVEMENT
EP = EDGE OF PAVEMENT
FL = FLOW LINE
TC = TOP OF CURB
ME = MATCH ELEVATION
TF = TOP OF FOUNDATION
R = RIM ELEVATION
TW = TOP OF WALL
FG = FINISHED GRADE
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS
- PROPOSED CONTOUR
EXISTING CONTOUR
RIDGE LINE
GRADE BREAK
SLOPE AND FLOW DIRECTION
100-YEAR OVERLAND OVERFLOW ROUTE
DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
PROPOSED SWALE
PROPOSED RETAINING WALL
REVERSED PITCH CURB AND GUTTER
ACCESSIBLE ROUTE
LIMITS OF DISTURBANCE
RIP RAP (SEE DETAILS)

SUMMARY

NEW IMPERVIOUS AREA = 1011 SF
NEW PERVIOUS AREA = 294 SF
NET NEW IMPERVIOUS AREA = 717 SF

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600
ARLINGTON HEIGHTS, IL 60004
PHONE: 630-487-5550
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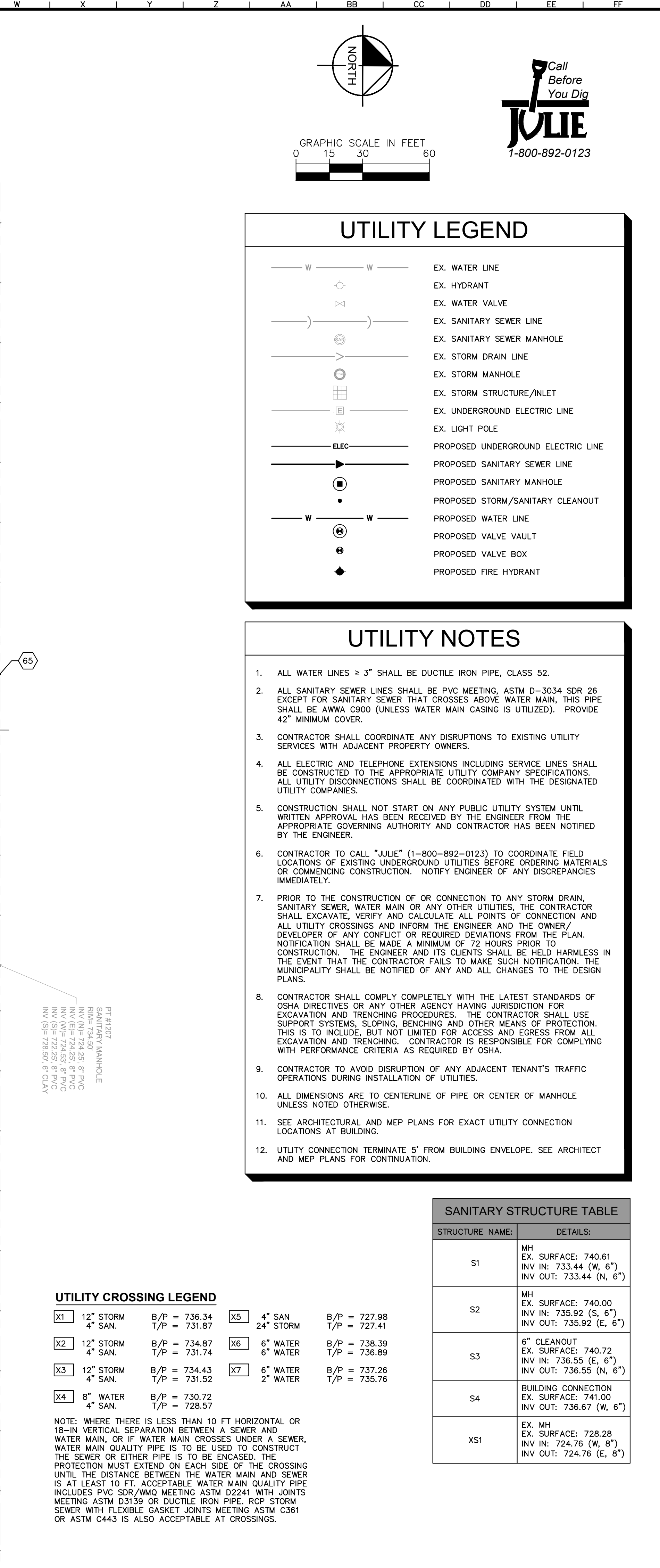
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GRADING PLAN

1455 W. CELLULAR DRIVE
ARLINGTON HEIGHTS, IL 60004

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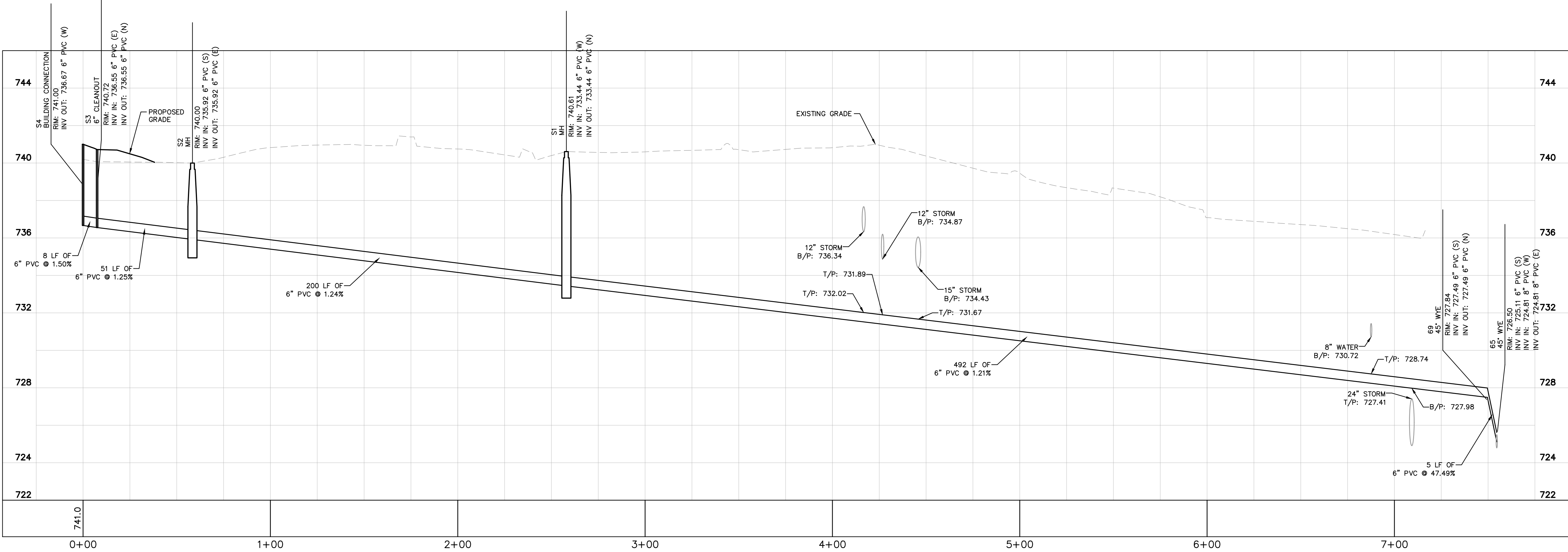
UTILITY NOTES

1. ALL WATER LINES $\geq 3"$ SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONTRACTOR SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. IN THE EVENT THE CONTRACTOR SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION, THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. UTILITY CONNECTION TERMINATE 5' FROM BUILDING ENVELOPE. SEE ARCHITECT AND MEP PLANS FOR CONTINUATION.

[illegible]

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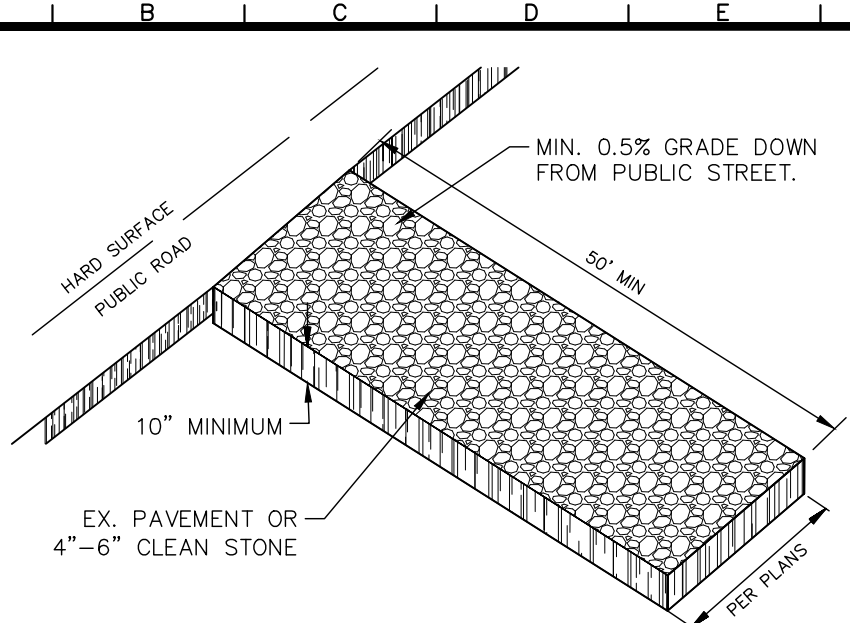
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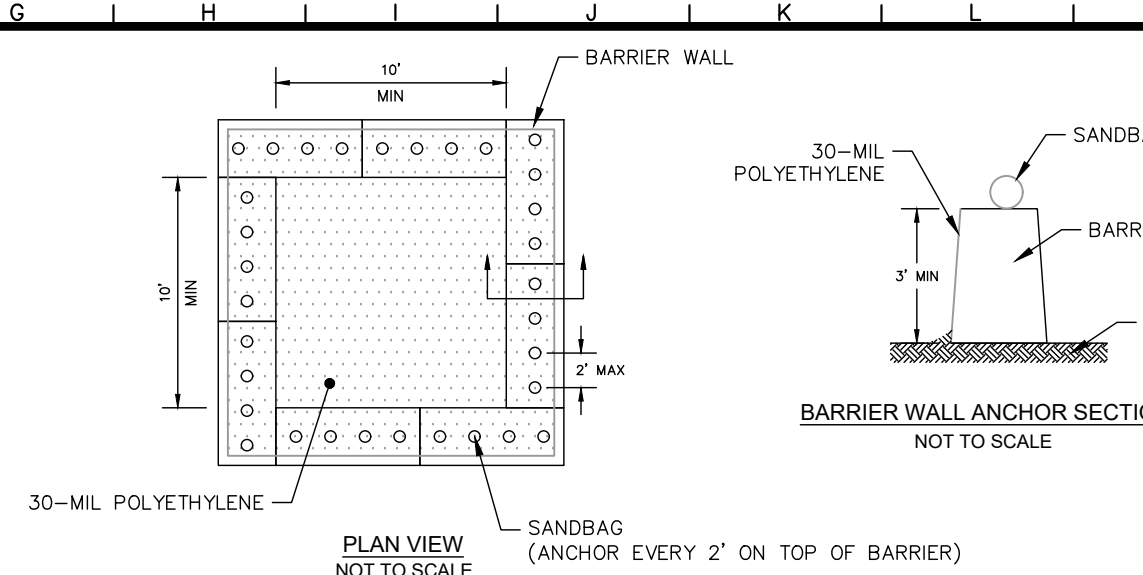
PROPOSED SANITARY LINE
HORZ. SCALE: 1"=30' VERT. SCALE: 1"=3'

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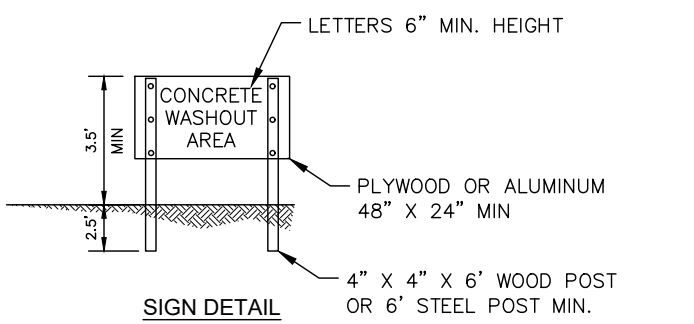
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C6.0 - FSC Jul 23, 2022 7:05pm by David Golubok
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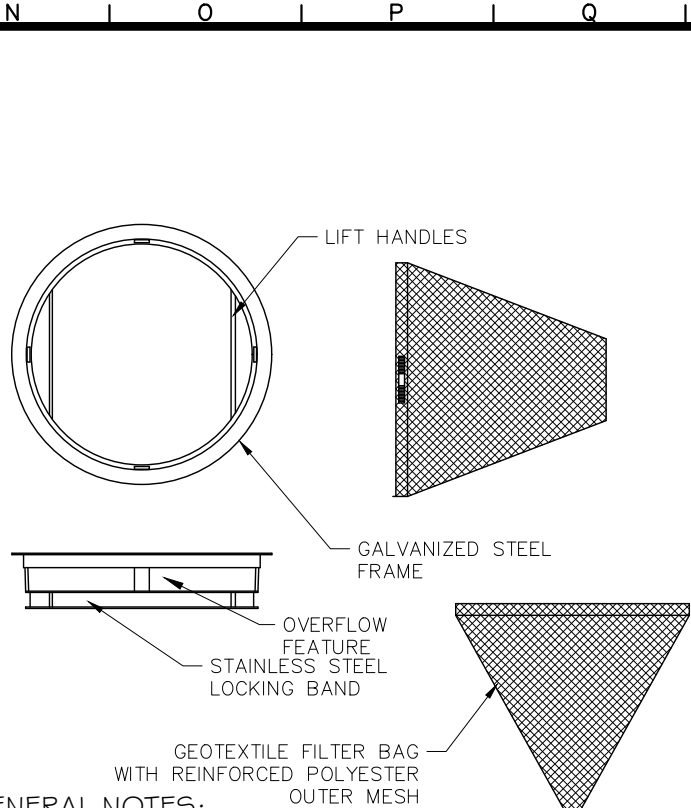
CONSTRUCTION ENTRANCE
N.T.S.



PLAN VIEW
NOT TO SCALE



SIGN DETAIL
NOT TO SCALE



GENERAL NOTES:
ALL PRODUCTS MANUFACTURED BY INLET AND PIPE PROTECTION, INC. OR APPROVED EQUAL.

NOTE: INLET FILTERS ARE SLIGHTLY SMALLER THAN THE INLET GRATE SIZES. WHEN IDENTIFYING OR SPECIFYING FILTERS/CASTINGS PLEASE REFER TO THE DIAMETER "D" OR WIDTH "W" AND HEIGHT "H" OF FILTER FRAMES OR CASTING GRATES. YOU MAY ALSO REFER TO OUR CASTING CROSS REFERENCE GUIDE FOR IDOT STANDARDS.

IDOT TYPE 1 ROUND INLET FILTER DEPICTED

NOTE: ROUND AND SQUARE INLET FILTERS AVAILABLE FOR MOST NEENAH AND EAST JORDAN BEEHIVE, ROLL CURB AND CURB BOX FRAME TYPES

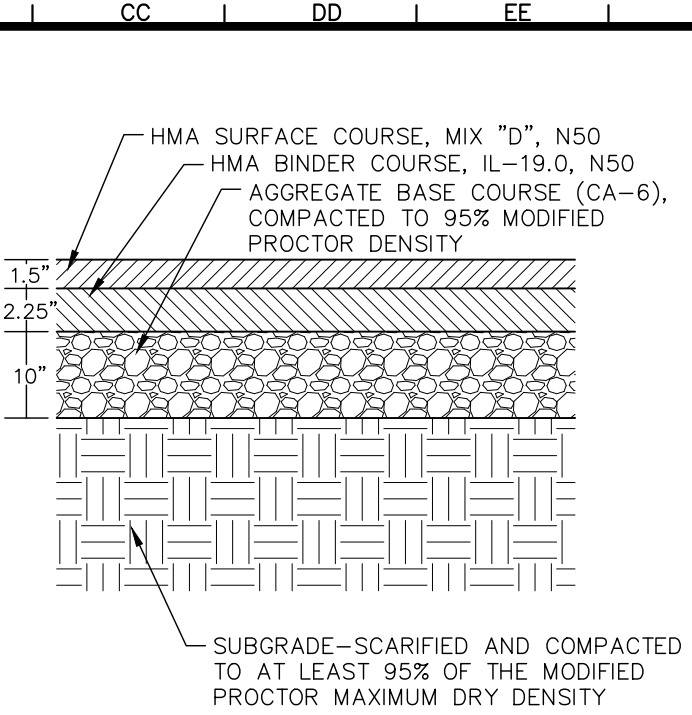
ALL IPP INLET FILTERS TO CONFORM TO IDOT SPECIFICATIONS AS OUTLINED IN ARTICLE 1081.15 OF IDOT'S STANDARD SPECIFICATIONS GUIDE.

INLET PROTECTION
N.T.S.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B									B		
TEMPORARY SEEDING			C			D						
SODDING			E									
MULCHING	F		**									

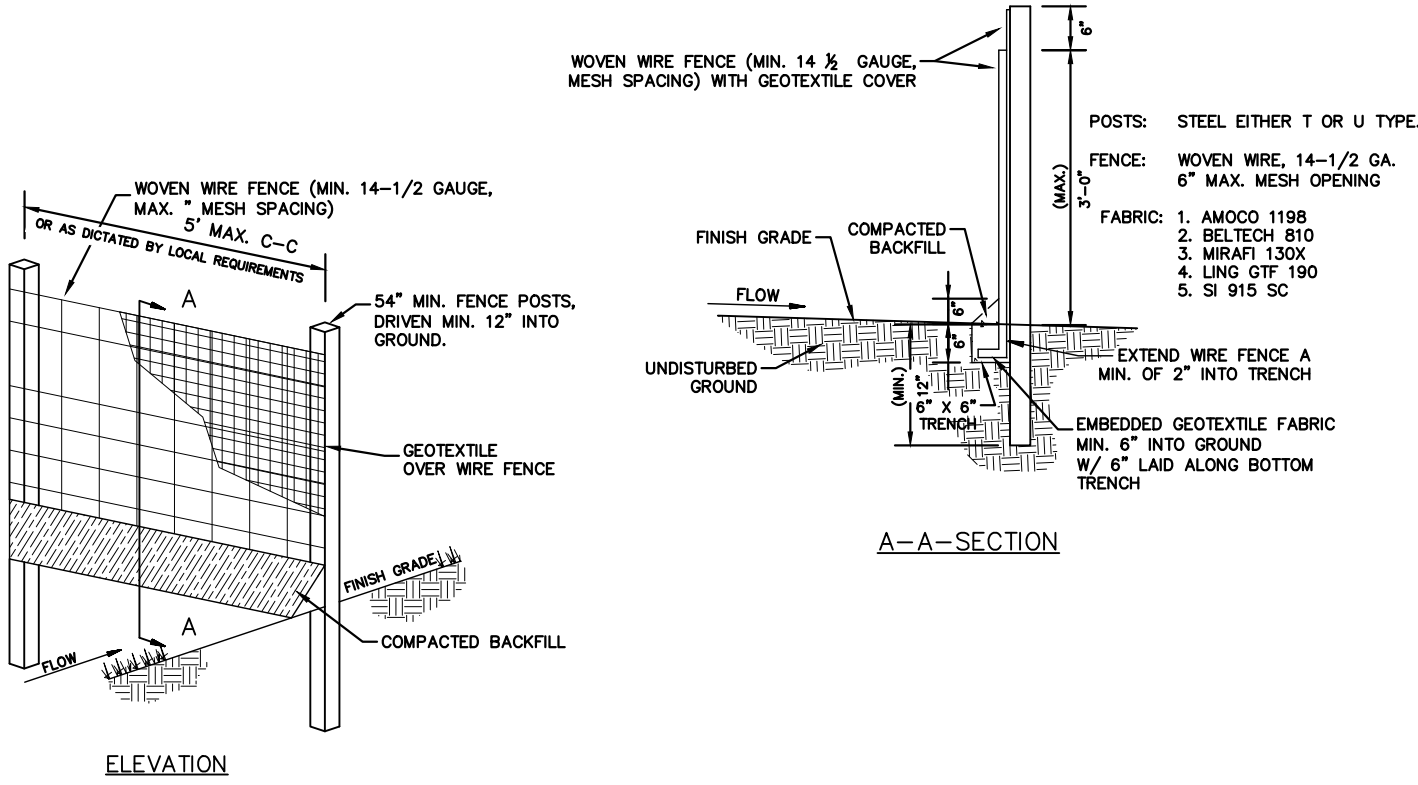
- A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE
C SPRING OATS 100 LBS/ACRE
D WHEAT OR CEREAL RYE 150 LBS/ACRE
E SOD
F STRAW MULCH 2 TONS/ACRE
- * WATERING NEEDED DURING JUNE AND JULY
** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SEEDING CHART
N.T.S.



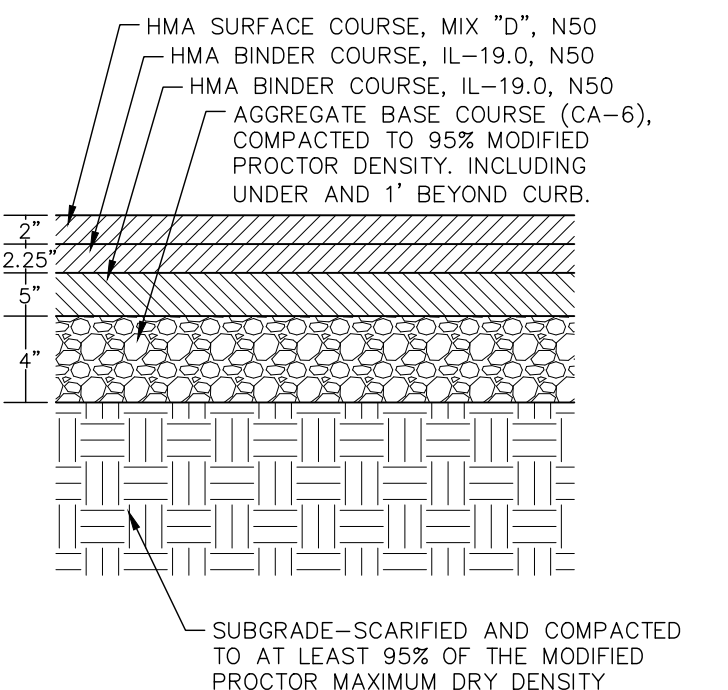
STANDARD DUTY ASPHALT PAVEMENT SECTION
N.T.S.

10/19/20

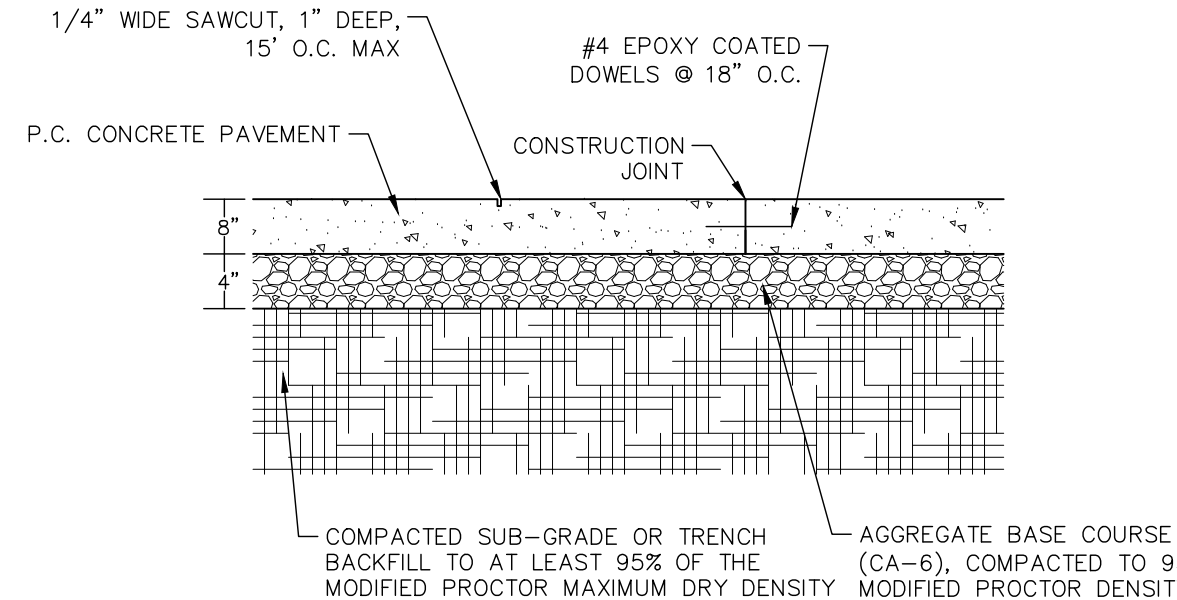


- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
- GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS INDICATED OTHERWISE

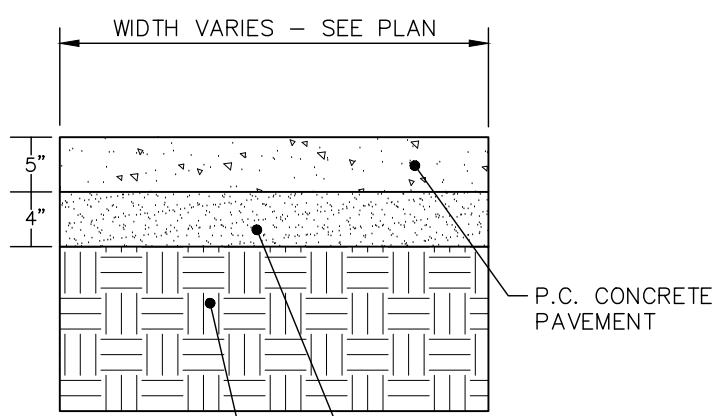
SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT
N.T.S.



HEAVY DUTY ASPHALT PAVEMENT SECTION
N.T.S.

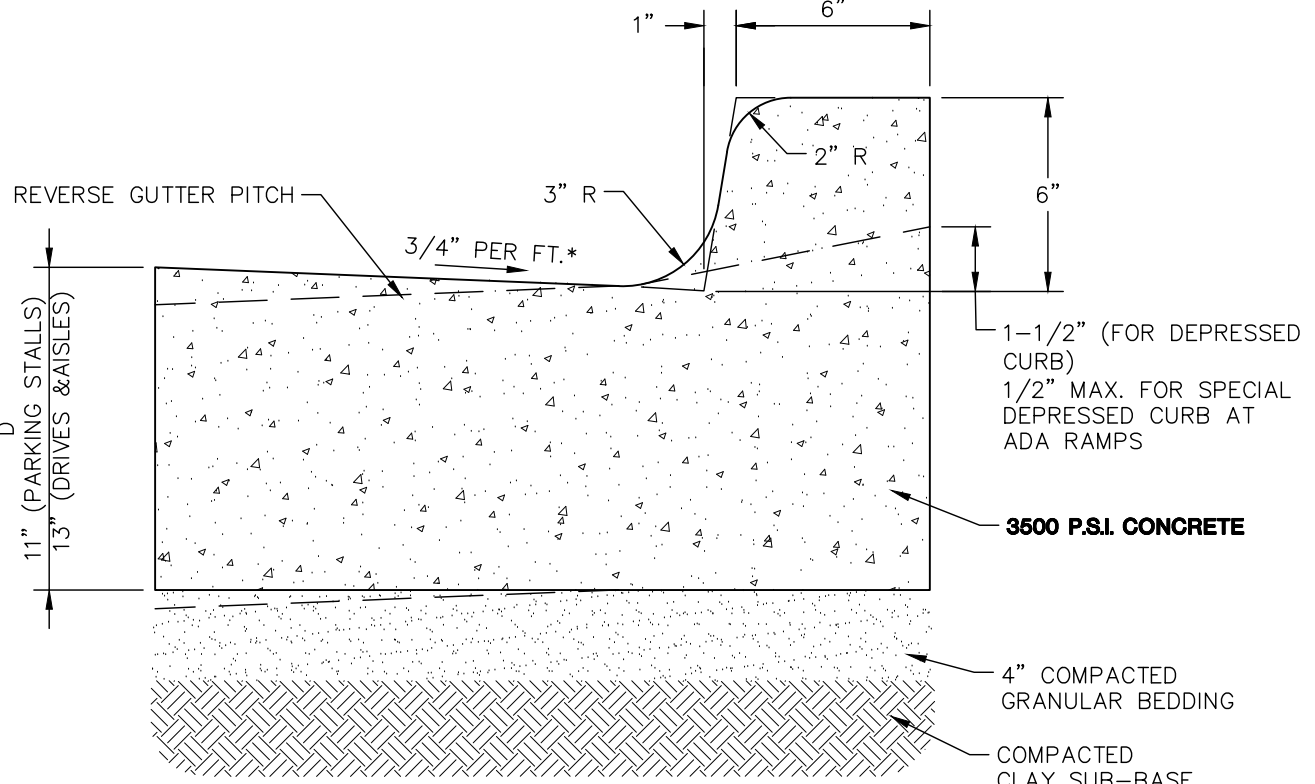


CONCRETE WASHOUT
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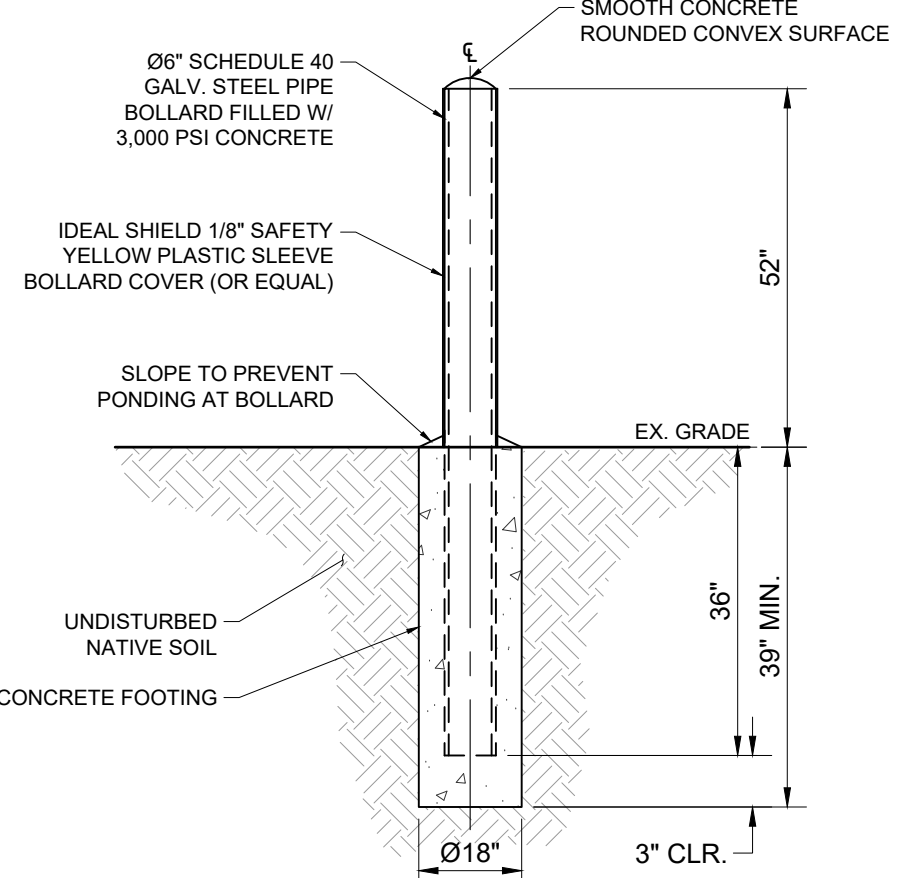


CONCRETE SIDEWALK
N.T.S.

- PROVIDE 1/2" EXPANSION JOINTS AT 20' MAXIMUM SPACING AND FILLED WITH PREMOULDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
- PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
- WELDED WIRE FABRIC (6X6-6X6) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2" ABOVE SLAB BOTTOM.
- PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE.
- USE 2-#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
- AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

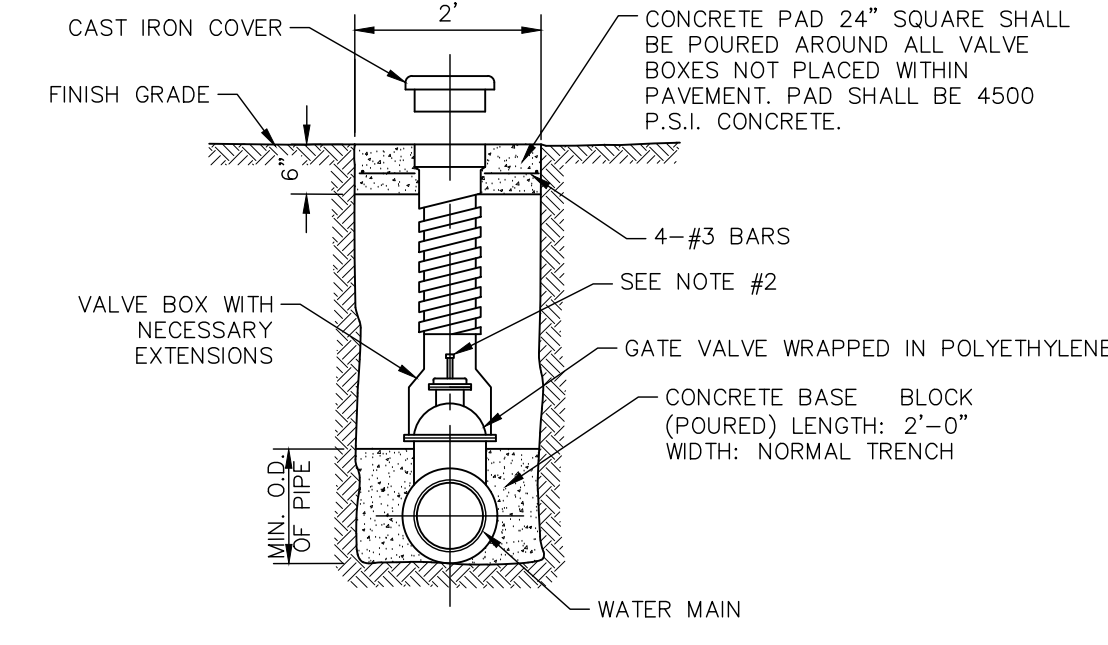


B6.18 CURB & GUTTER
N.T.S.



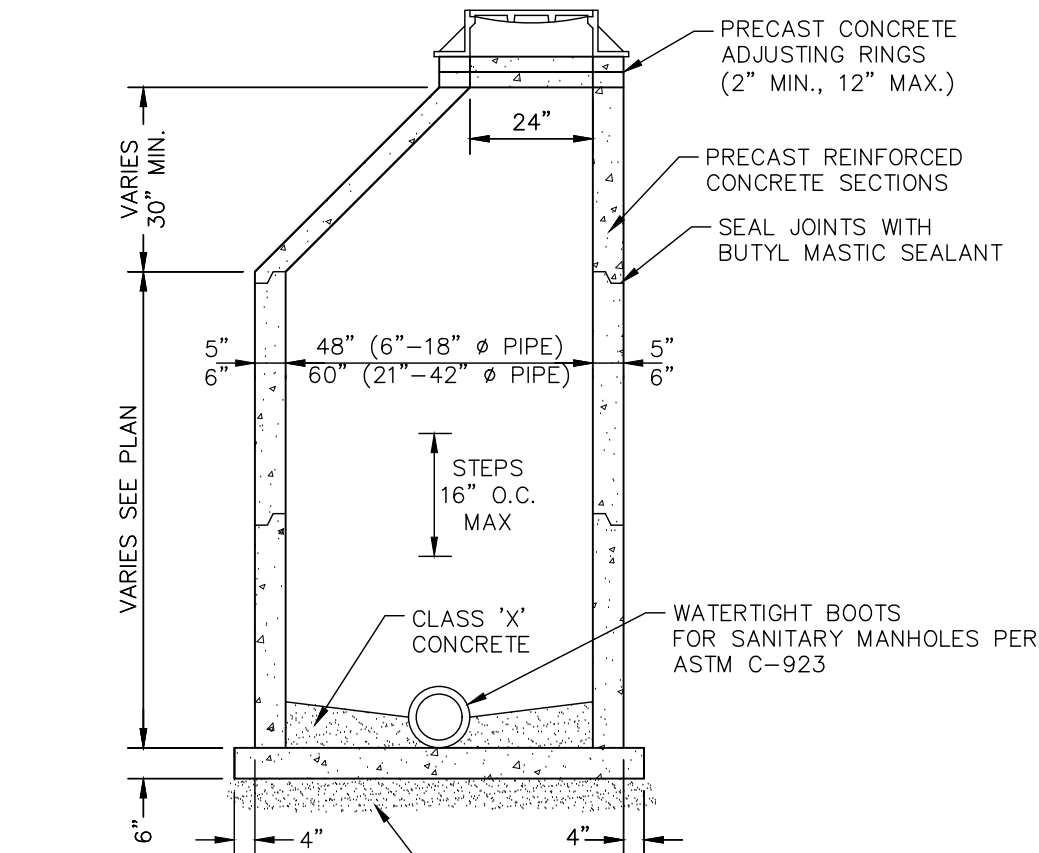
BOLLARD
N.T.S.

- CONTRACTOR TO ENSURE PLACEMENT OF BOLLARD DOES NOT INTERFERE WITH ANY EQUIPMENT DOOR OPENINGS OR RESTRICT ACCESS TO SERVICE EQUIPMENT.
- CONTRACTOR TO ENSURE BOLLARD PLACEMENT DOES NOT OBSTRUCT EQUIPMENT CLEARANCE REQUIREMENTS.
- THIS DETAIL SHALL ONLY BE USED FOR BOLLARD INSTALLATIONS WITHIN AN EXTERIOR PARKING LOT.
- THIS BOLLARD IS NOT RATED FOR VEHICULAR IMPACT.
- EMBEDDED CONCRETE BOLLARDS ARE REQUIRED FOR PROTECTION OF ALL ELECTRICAL GEAR AND MUST BE PLACED IN A LOCATION TO AVOID ANY CONFLICT WITH EQUIPMENT DOOR OPENINGS OR RESTRICT ACCESS TO SERVICE THE EQUIPMENT. BOLLARDS ARE REQUIRED AT ALL GEAR LOCATIONS UNLESS GEAR IS PLACED ON A 6" MINIMUM RAISED CURB AND AT LEAST 10' FROM THE FACE OF THE CURB.



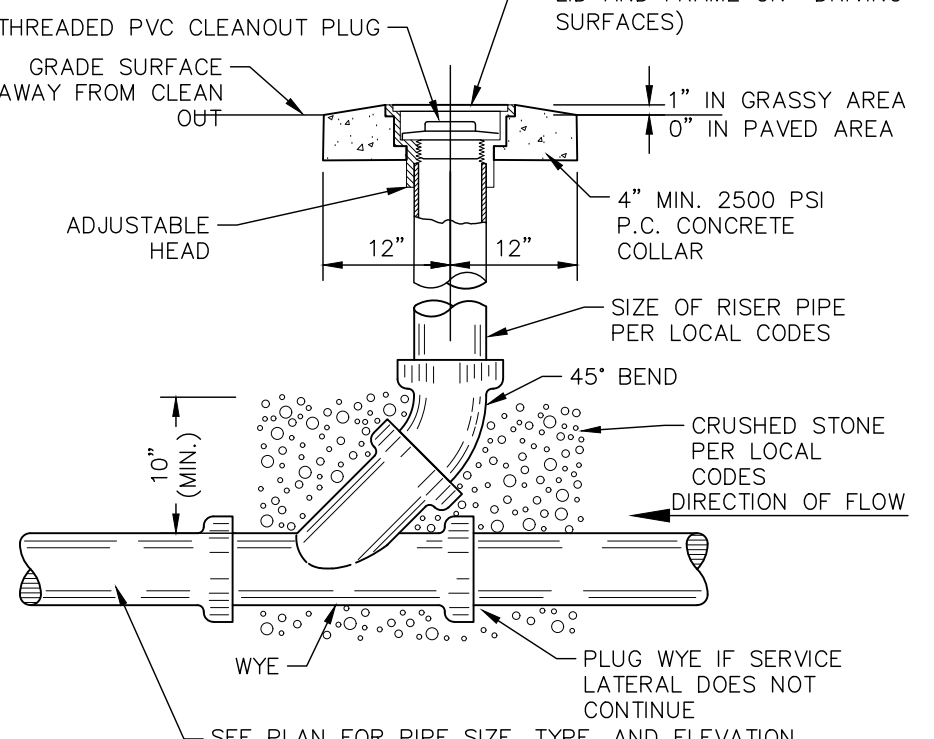
TYPICAL VALVE SETTING AND BOX
N.T.S.

- 4"-12" R.S. GATE VALVES SHALL BE IN ACCORDANCE WITH AWWA STANDARD C-509.
- A PERMANENTLY ATTACHED VALVE EXTENSION STEM SHALL BE REQUIRED IF THE OPERATING NUT FOR ANY VALVE IS LOCATED IN EXCESS OF 4' BELOW THE TOP OF THE VALVE BOX. THIS EXTENSION SHALL BE SUFFICIENT LENGTH TO ENSURE THAT THE TOP IS WITHIN 4' OF THE VALVE BOX LID.
- DUCTILE IRON OR C-900 PVC PIPE SHALL BE USED FOR VALVE STACKS WITH VALVE BOX CASTING.
- PLACE A BLUE DOT (3") ON NEAREST CURB FACE TO VALVE.
- FOR GATE VALVES < 16" (FOR GATE VALVES ≥ 16" USE HORIZONTAL GATE VALVE)



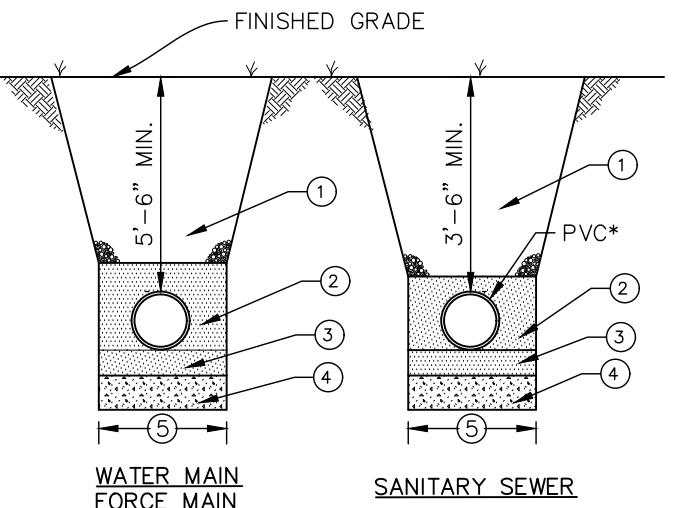
SANITARY MANHOLE
N.T.S.

- UNLESS OTHERWISE NOTED, USE THE FOLLOWING FRAMES & GRATES OR EQUALS:
1.1. -IN PAVED AREAS: NEENAH R-1713 OR APPROVED EQUAL W/TYPE B COVER (CLOSED)
1.2. -IN GRASS: NEENAH R-1711 W/TYPE B COVER (CLOSED)
2. EAST JORDAN EQUIVALENTS ALSO MAY BE USED.
- ALL COVERS SHALL BE SELF SEALING WITH CONCEALED PICK HOLES AND HAVE "SANITARY" CAST ON THE COVER.
- SANITARY MANHOLES NEED WATER PROOF COATING ON EXTERIOR AND STEPS.
- MASTIC ROPE REQUIRED BETWEEN ALL PRECAST SECTIONS WITH CHIMNEY SEAL.
- WATER PROOF WRAP REQUIRED ON ALL JOINTS.
- HYDRAULIC CEMENT REQUIRED FOR ANY ANNUAL SPACES AROUND THE PIPES AND BOOTS.

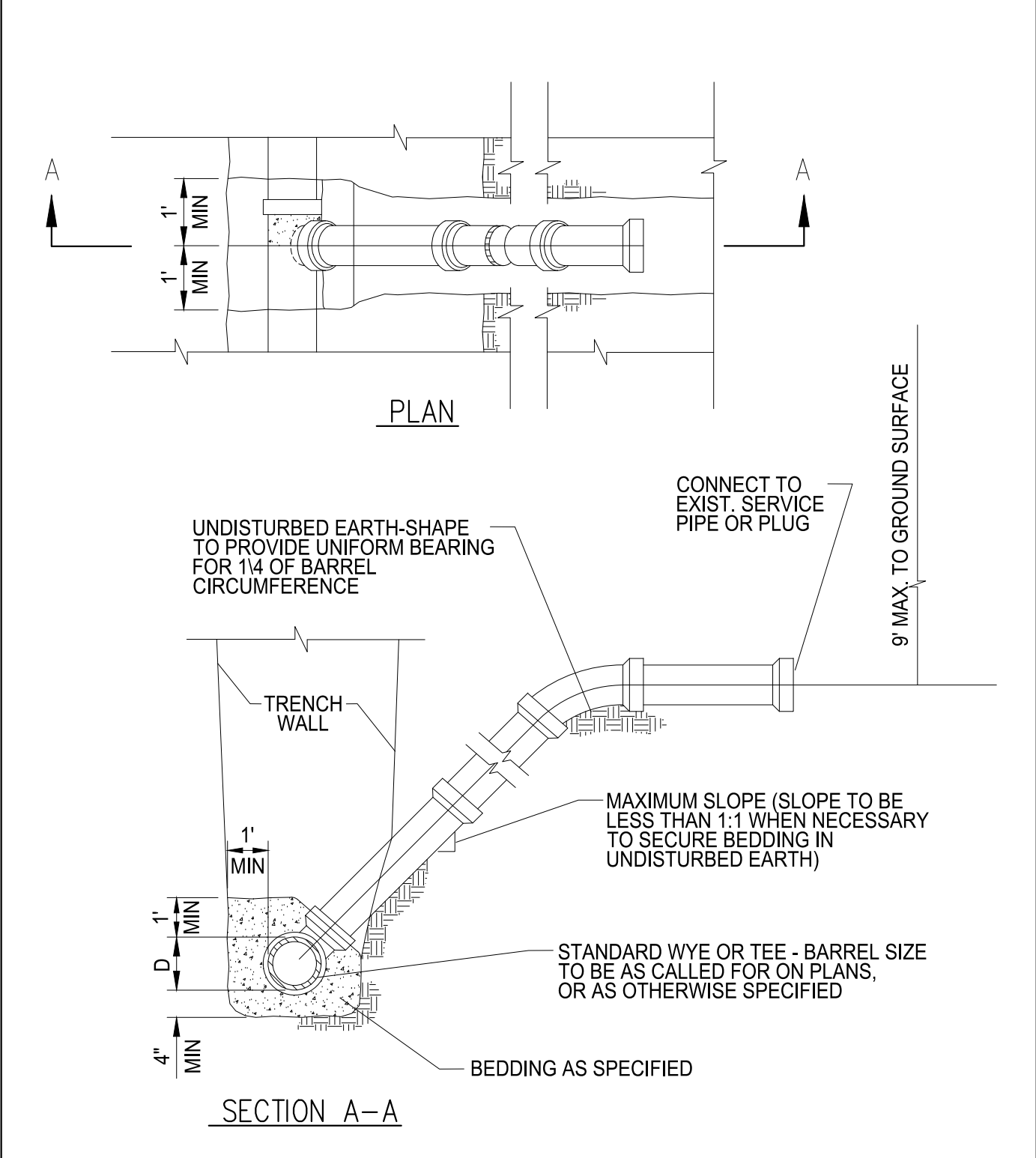


SANITARY CLEAN-OUT
N.T.S.

- MECHANICALLY COMPACTED CA-6 CRUSHED STONE IN 6 INCH LIFTS UNDER OR WITHIN 2 FEET OF ANY PAVEMENT, CURB, GUTTER, OR SIDEWALK. MACHINE COMPACTION OF EXCAVATED MATERIAL IN OTHER LOCATIONS WHERE SUITABLE.
- WATERMAIN & FORCEMAIN: CA-11 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF DUCTILE IRON PIPE. STORM SEWER & SANITARY SEWER: CA-11 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF PIPE. *ADDITIONAL 12" OF CA-11 CRUSHED STONE ABOVE TOP OF PVC PIPE.
- 4" BED MECHANICALLY COMPACTED CA-11 CRUSHED STONE
- UNSATURABLE MATERIAL TO BE REMOVED AND REPLACED WITH GRANULAR MATERIAL AS DIRECTED BY GEOTECHNICAL ENGINEER.
- TRENCH WIDTH: OUTSIDE DIAMETER + 18 IN.



PIPE BEDDING DETAIL
N.T.S.



TYPICAL RISER SANITARY SERVICE LATERAL
N.T.S.

TECHNICAL GUIDANCE MANUAL	7/1/15
STD. DWG. NO.38	PAGE NO. 39

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600
ARLINGTON HEIGHTS, IL 60004
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: DAG

DRAWN BY: DAG

CHECKED BY: JJK

VILLAGE COMMENTS

PER CLIENT

REVISIONS

7/23/2025

1/13/2025

DATE

MEG

BY

1455 W. CELLULAR DRIVE

ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE:

12-20-2024

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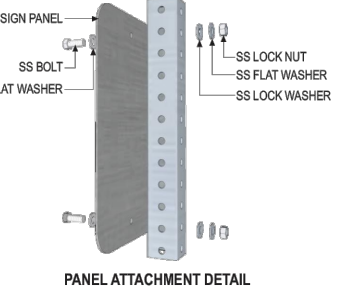
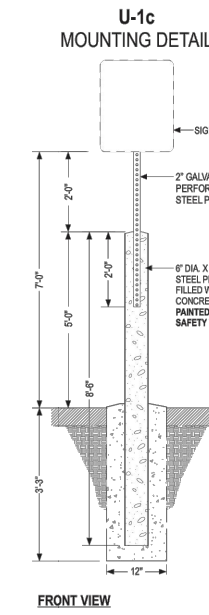
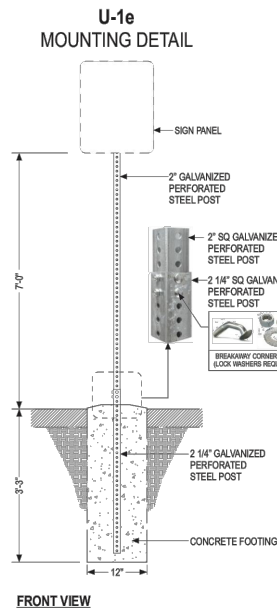
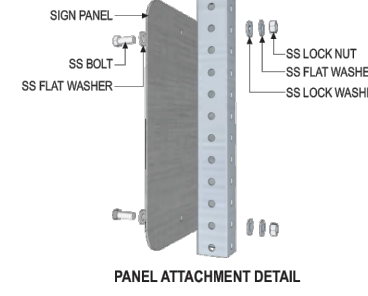
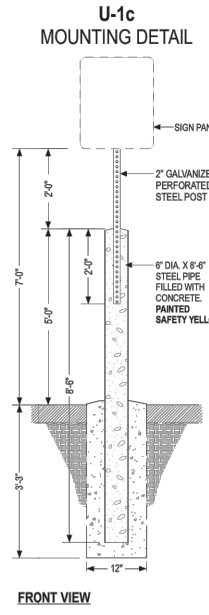
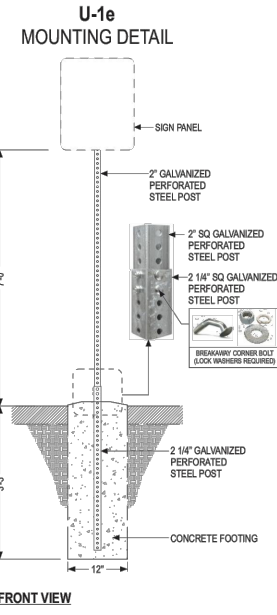
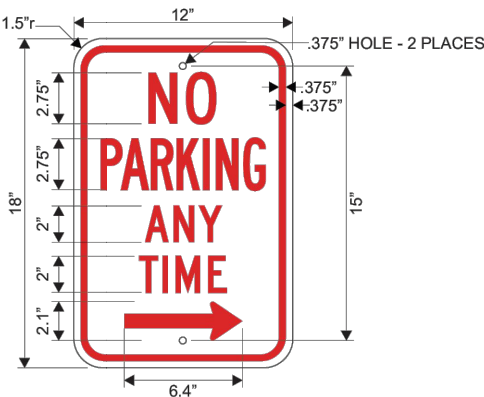
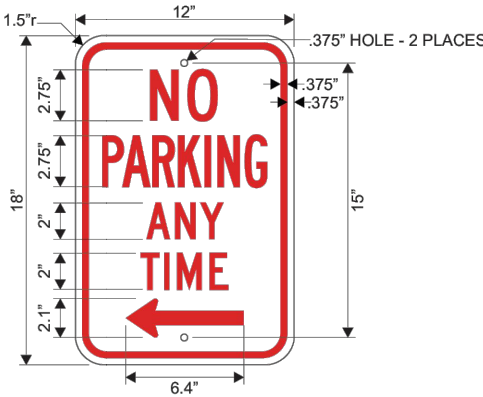
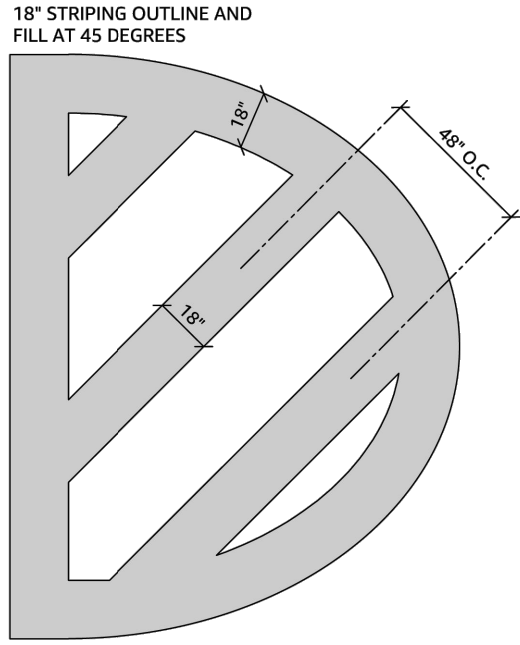
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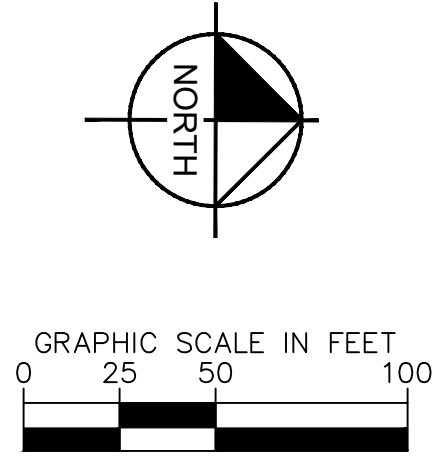
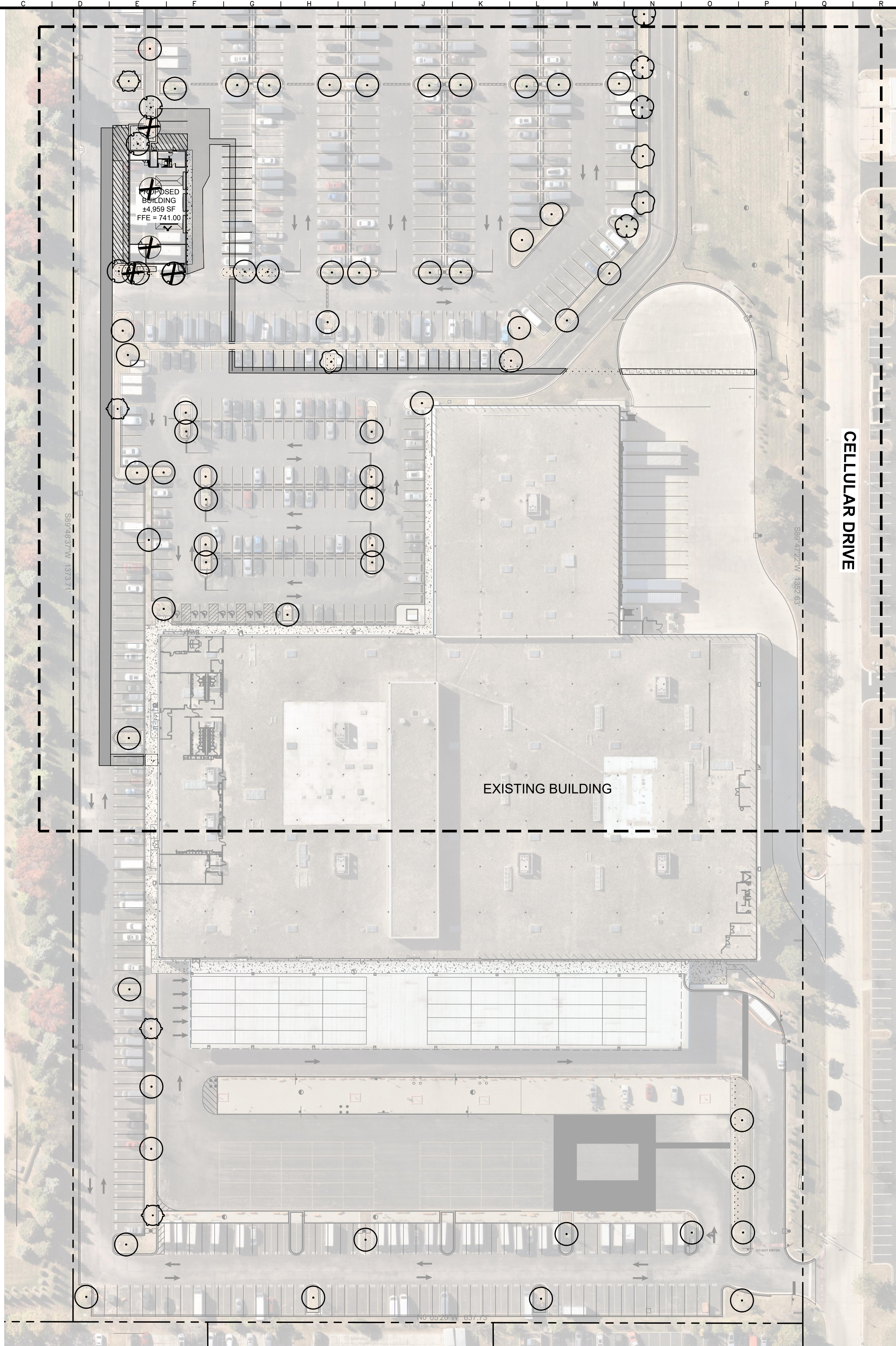
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INSTALLED BY CONSTRUCTION			INSTALLED BY CONSTRUCTION			INSTALLED BY CONSTRUCTION		
Designation:	PG-10	Notes:	Designation:	S-14L	Notes:	Designation:	S-14R	Notes:
Description:	Parking Striping Graphics/prohibit vehicle travel and parking.	18" striping outline and fill at 45 degrees. Used to prohibit vehicle travel and parking. C1 yellow at NO TRAFFIC, C2 accessible blue at ACCESSIBLE PARKING, C1 white at VENDOR PARKING. Included all emergency wells into the parking lot at all parking spaces that impede direct access to the throughlanes.	Description:	No Parking Sign Left / MUTCD R7-1	Use to prohibit parking to LEFT of sign. Post and panel mount.	Description:	No Parking Sign Right / MUTCD R7-1	Use to prohibit parking to RIGHT of sign. Post and panel mount.
Substrate:	PAVEMENT		Substrate:	.080" Alum.		Substrate:	.080" Alum.	
Graphics:	Hot Applied Thermoplastic Graphic		Graphics:	Digitally printed graphics on high intensity reflective sheeting		Graphics:	Digitally printed graphics on high intensity reflective sheeting	
Colors:	C1 WHITE SAFETY YELLOW PLUS 10% C C2 BLUE		Colors:	TRANSPARENT REFLECTIVE RED WHITE		Colors:	TRANSPARENT REFLECTIVE RED WHITE	

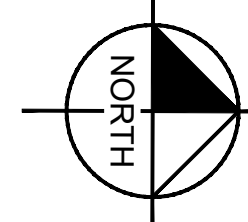
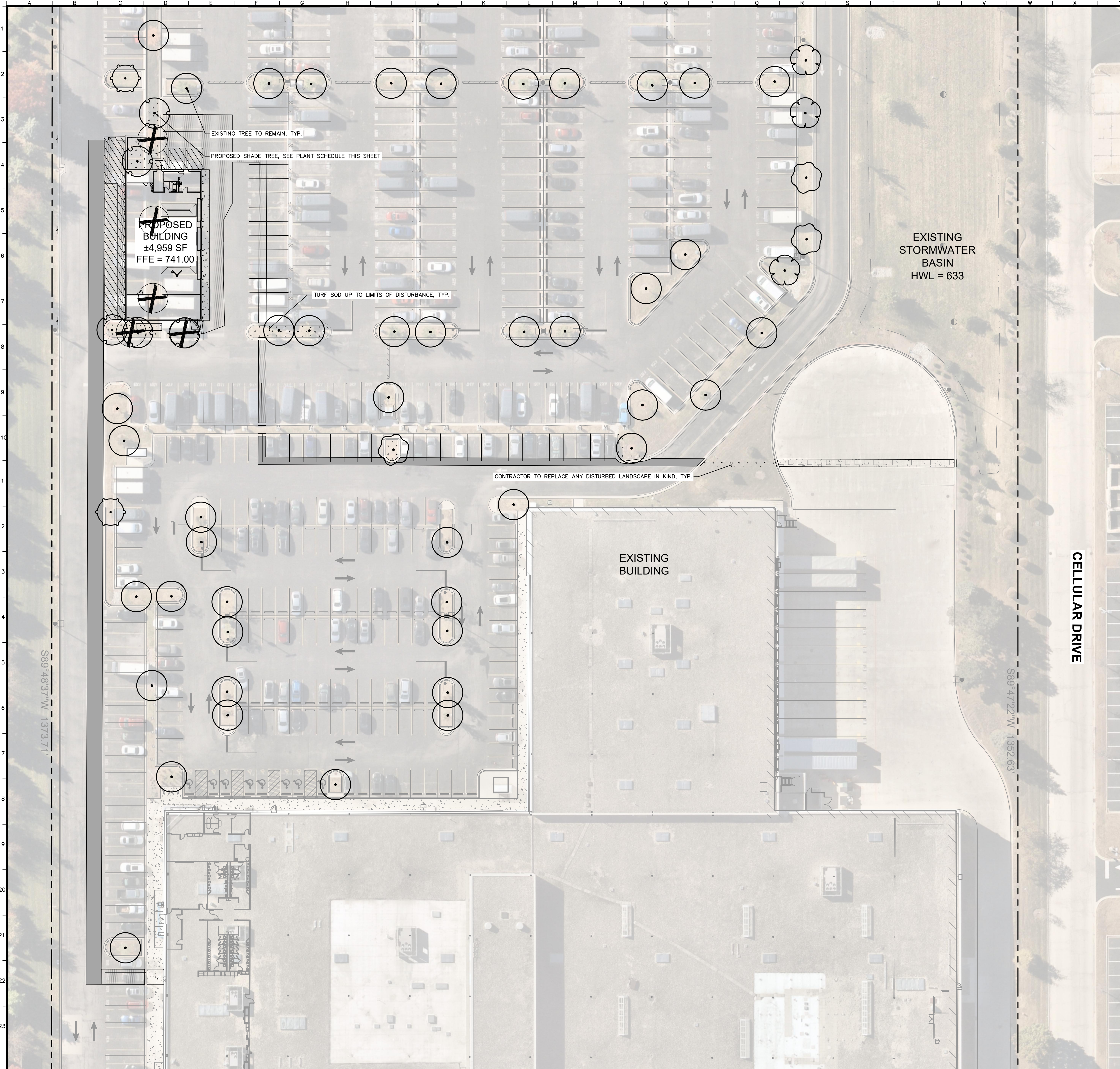


1455 W. CELLULAR DRIVE ARLINGTON HEIGHTS, IL 60004		DETAILS		SCALE: AS NOTED		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINTERFIELD ROAD, SUITE 600 ARLINGTON HEIGHTS, IL 60004 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM															
ORIGINAL ISSUE: 12-20-2024				DESIGNED BY: DAG		DRAWN BY: DAG		CHECKED BY: JJK		VILLAGE COMMENTS PER CLIENT		REVISIONS		DATE		BY		7/23/2025 1/13/2025		DAG MEG	
KHA PROJECT NO. 168880013										No.		No.		No.		No.					
SHEET NUMBER		C6.1																			

Plotting name: K:\GIS\DEV\68880001_Progessive.DWG, 1455 W Cellular Drive-Arlington Heights_IL_1.0 Landscape Plan.dwg
L1.0 - FSC Jul 23, 2025 7:08pm by David Golubok
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[illegible]

Drawing name: K:\CHS_DEW\68888013_Progressive_DWG_1455 W Cellular Drive_Arlington Heights_IL_2 Design\CAD\PlanSheets\11.0 Landscape Plan.dwg
 L1.1 - FSC
 Jul 23, 2025 7:06pm by: David Golubok



GRAPHIC SCALE IN FEET

0 15 30 60



PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>
<u>TREES</u>					
	CO	5	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL. MIN.
	EX	81	EXITING TREE TO REMAIN	-	
	XX	5	EXITING TREE TO BE REMOVED	-	
	GT	5	GLEDITSIA TRIACANTHOS / HONEY LOCUST	B & B	2.5" CAL. MIN.
	QR	5	QUERCUS RUBRA / NORTHERN RED OAK	B & B	2.5" CAL. MIN.
	UP	5	ULMUS X 'MORTON GLOSSY' / TRIUMPH™ ELM	B & B	2.5" CAL. MIN.
<u>SYMBOL</u> <u>CODE</u> <u>BOTANICAL / COMMON NAME</u>					
<u>GROUND COVERS</u>					
	TS		TURF SOD		

SCALE:

DESIGNED BY THE
AS NOTED

DESIGNED BY: DAK

DRAWN BY: DAG

Kimley»»Horn

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
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LANDSCAPE
PLAN

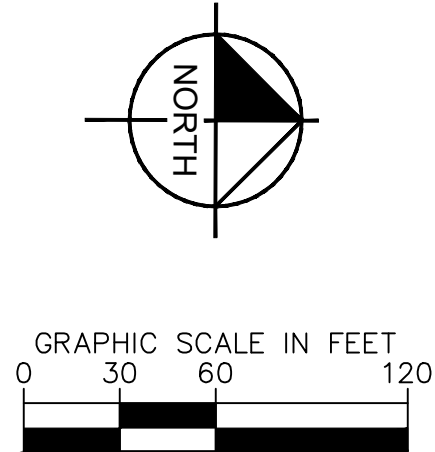
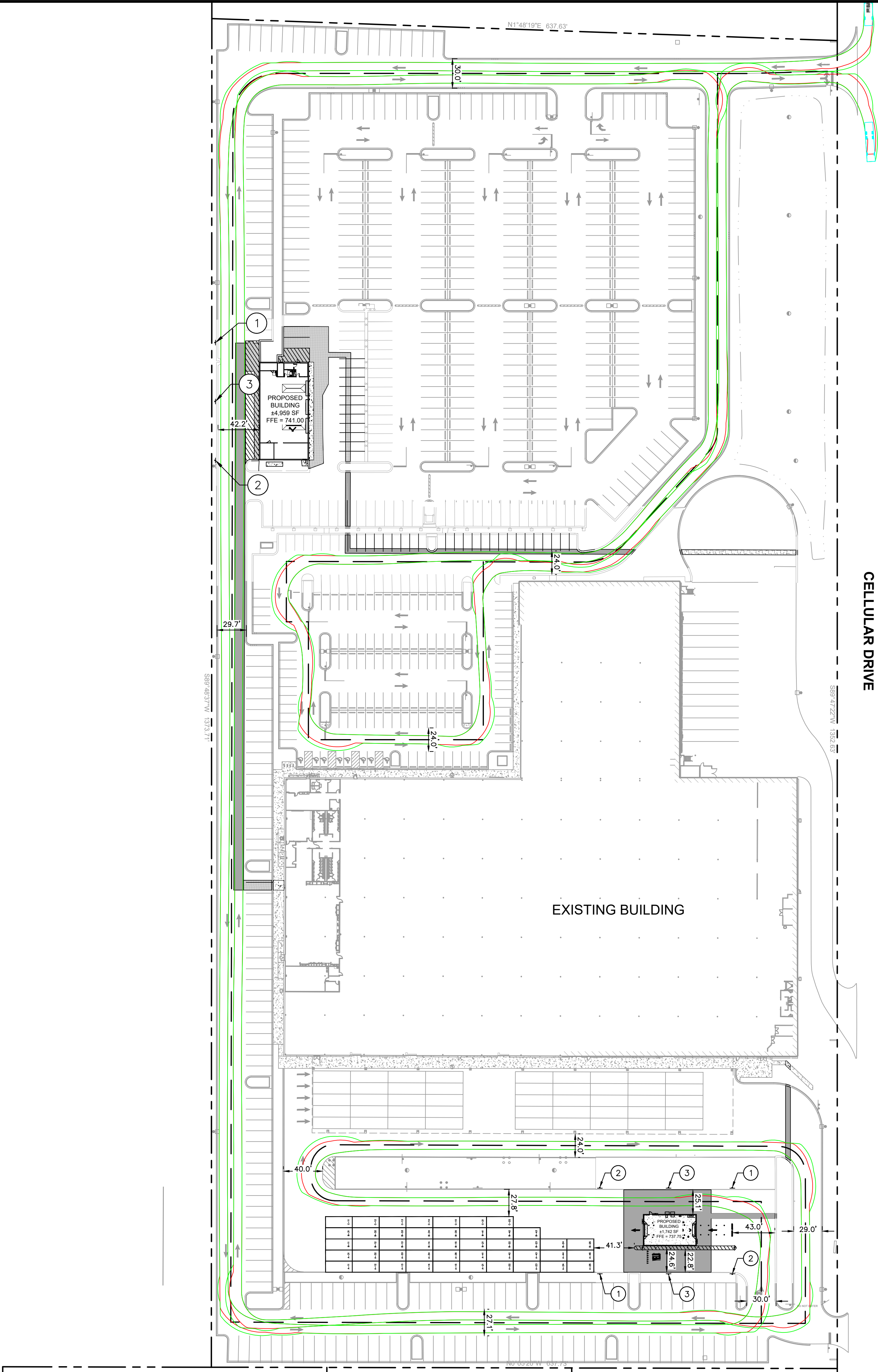
1455 W. CELLULAR DRIVE
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE:
12-20-2024

KHA PROJECT NO
168880013

SHEET NUMBER

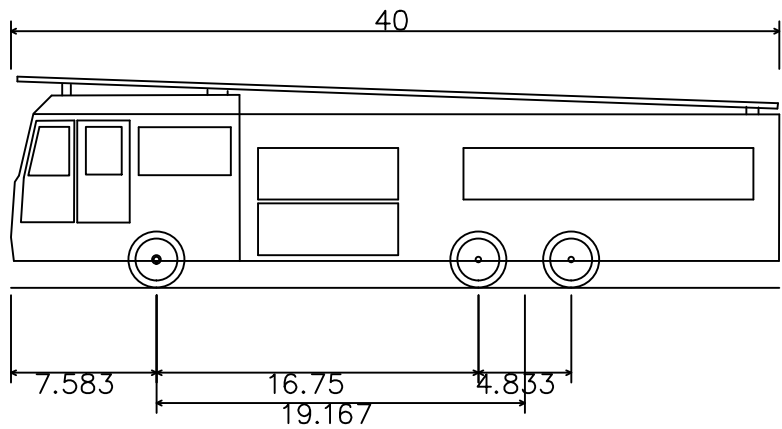
L1.1



PAVING AND CURB LEGEND	
	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD PITCH CONCRETE CURB AND GUTTER

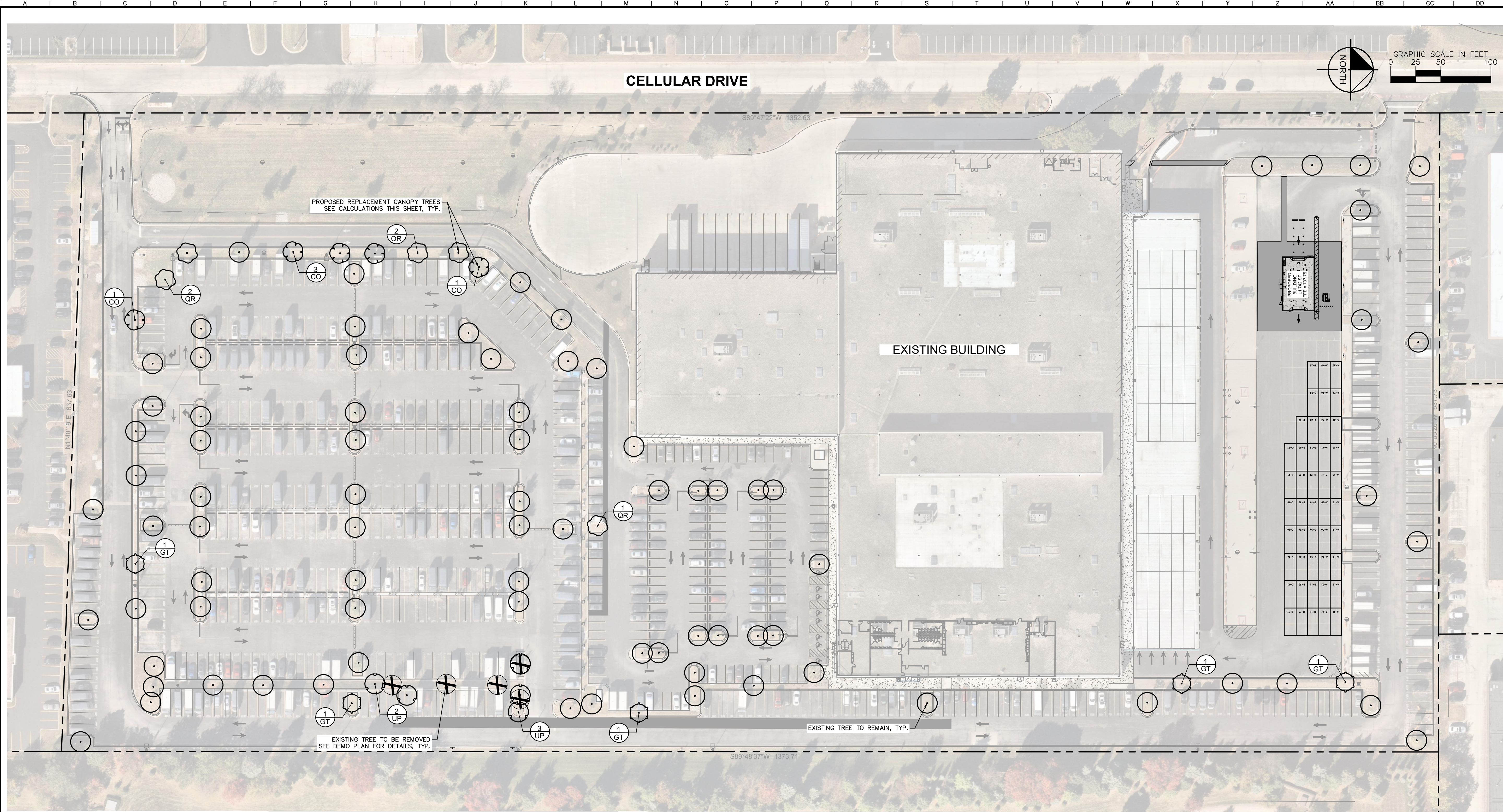
LEGEND	
	FIRE APPARATUS ACCESS ROAD

SIGNAGE NOTES	
①	NO PARKING SIGN LEFT (MUTCD R7-1)
②	NO PARKING SIGN RIGHT (MUTCD R7-1)
③	FIRE LANE SIGNAGE (MUTCD R8-31)

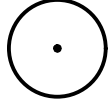
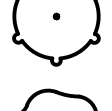
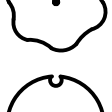


E-ONE HP100 Aerial	40,000ft
Overall Length	8,333ft
Overall Width	11,000ft
Overall Body Height	1,393ft
Min Body Ground Clearance	8,333ft
Track Width	6,00s
Lock-to-lock time	45.00°
Max Wheel Angle	

REVISIONS		DATE	BY
No.			
Kimley»Horn			
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SCALE:	AS NOTED	DESIGNED BY: DAG	
		DRAWN BY: DAG	
		CHECKED BY: JJK	
FIRE TRUCK EXHIBIT			
1455 W. CELLULAR DRIVE ARLINGTON HEIGHTS, IL 60004			
ORIGINAL ISSUE: 07-23-2025			
KHA PROJECT NO. 168880013			
SHEET NUMBER			



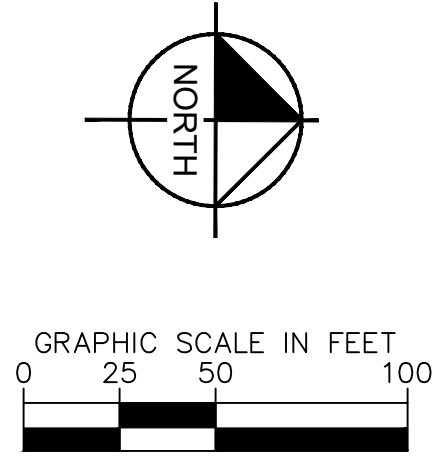
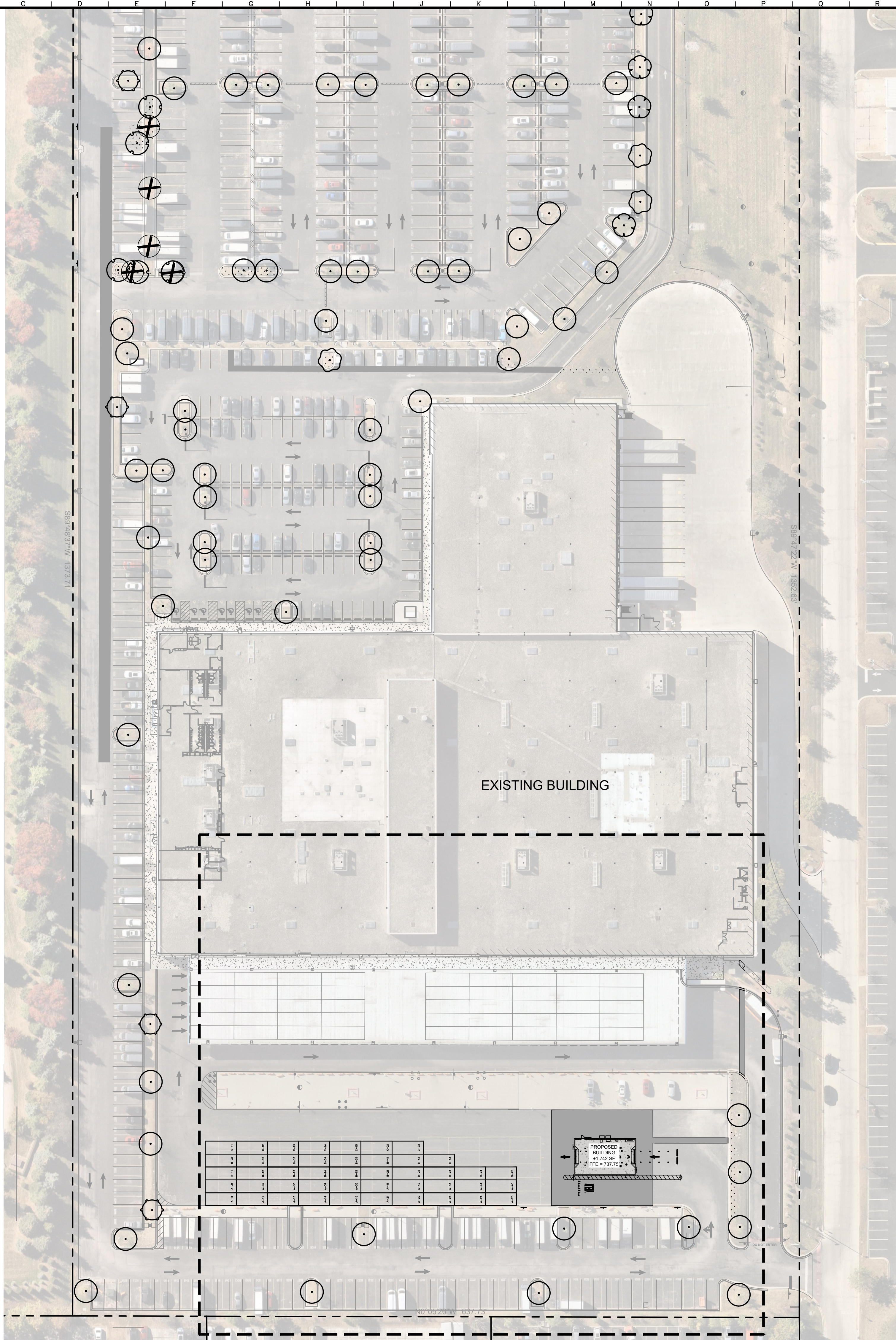
TREE MITIGATION REQUIREMENT CALCULATIONS		
APPROVED PLAN	EXISTING ON SITE	PROPOSED PLAN
106 INTERNAL PARKING LOT TREES PROPOSED IN APPROVED LANDSCAPE PLAN DATED 06/22/20	86 INTERNAL PARKING LOT TREES EXISTING ON SITE	20 SHADE TREES PROPOSED THROUGHOUT PARKING LOT

PLANT SCHEDULE					
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>
<u>TREES</u>					
	CO	5	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL. MIN.
	EX	81	EXITING TREE TO REMAIN	-	
	XX	5	EXSITING TREE TO BE REMOVED	-	
	GT	5	GLEDITSIA TRIACANTHOS / HONEY LOCUST	B & B	2.5" CAL. MIN.
	QR	5	QUERCUS RUBRA / NORTHERN RED OAK	B & B	2.5" CAL. MIN.
	UP	5	ULMUS X 'MORTON GLOSSY' / TRIUMPH™ ELM	B & B	2.5" CAL. MIN.

Call
Before
You Dig
JULIE
1-800-892-0123

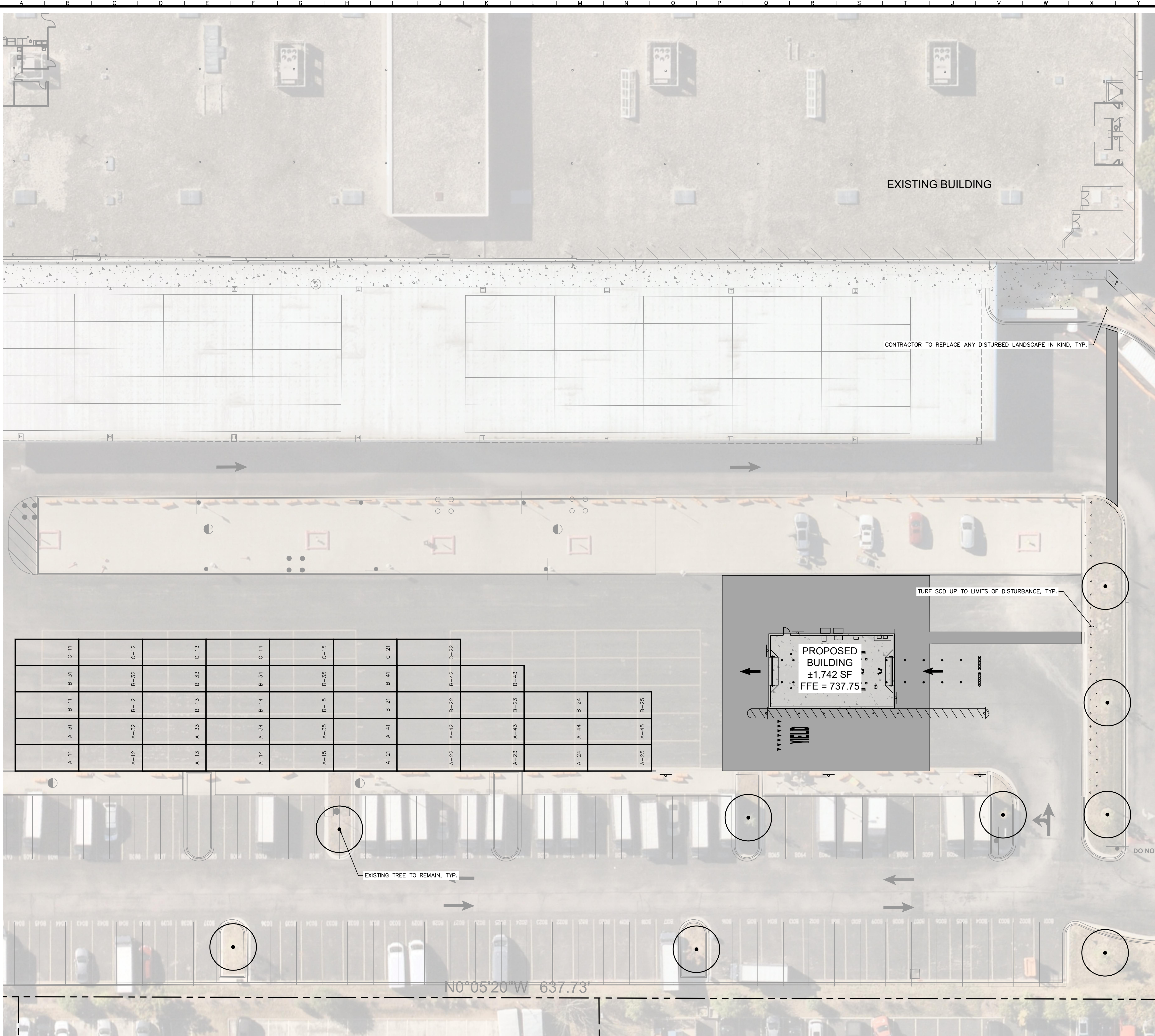
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Drawing name: K:\CHS_DE\168800031_Progressive_DJ3.1455 W Cellular Drive-Arlington Heights_IL\2_Design\CAD\PlanSheets\1.0_Landscape_Plan.dwg
 L1.0 - AMI Jul 23, 2025 10:17am
 By: HopesLipik
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L1.0	SHEET NUMBER	ORIGINAL ISSUE: 12-20-2024 KHA PROJECT NO. 168880013	1455 W. CELLULAR DRIVE ARLINGTON HEIGHTS, IL 60004	OVERALL LANDSCAPE PLAN		SCALE:	AS NOTED	DESIGNED BY: DAG	DRAWN BY: DAG	CHECKED BY: JJK	N ₂	REVISIONS	DATE	BY	MEG
									Kimley»Horn © 2024 KIMLEY HORN AND ASSOCIATES, INC. 2004 KIMLEY HORN DRIVE SUITE 600 WARRENVILLE, IL 60055 TEL: 630.381.6100 FAX: 630.381.6101 WWW.KIMLEY-HORN.COM						

Drawing name: K:\GIS\LDE\16880013_Progressive_DUN3.1455 W Cellular Drive_Arlington Heights_IL\2 Design\CAD\PlanSheets\L1.0 Landscape Plan.dwg L1.1 - AN Jul 23, 2025 10:17am by: HopeLipick
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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES					
	CO	5	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL. MIN.
	EX	81	EXITING TREE TO REMAIN	-	
	XX	5	EXSITING TREE TO BE REMOVED	-	
	GT	5	GLEDITSIA TRIACANTHOS / HONEY LOCUST	B & B	2.5" CAL. MIN.
	QR	5	QUERCUS RUBRA / NORTHERN RED OAK	B & B	2.5" CAL. MIN.
	UP	5	ULMUS X MORTON GLOSSY / TRIUMPH™ ELM	B & B	2.5" CAL. MIN.
GROUND COVERS					
	TS		TURF SOD		

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ARLINGTON HEIGHTS, IL 60004
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE:

AS NOTED

DESIGNED BY: DAG

DRAWN BY: DAG

CHECKED BY: JJK

LANDSCAPE PLAN

1455 W. CELLULAR DRIVE

ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE:
12-20-2024

KHA PROJECT NO.
16880013

SHEET NUMBER

L1.1

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DATE

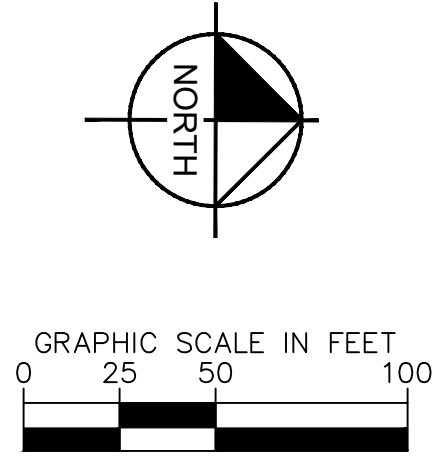
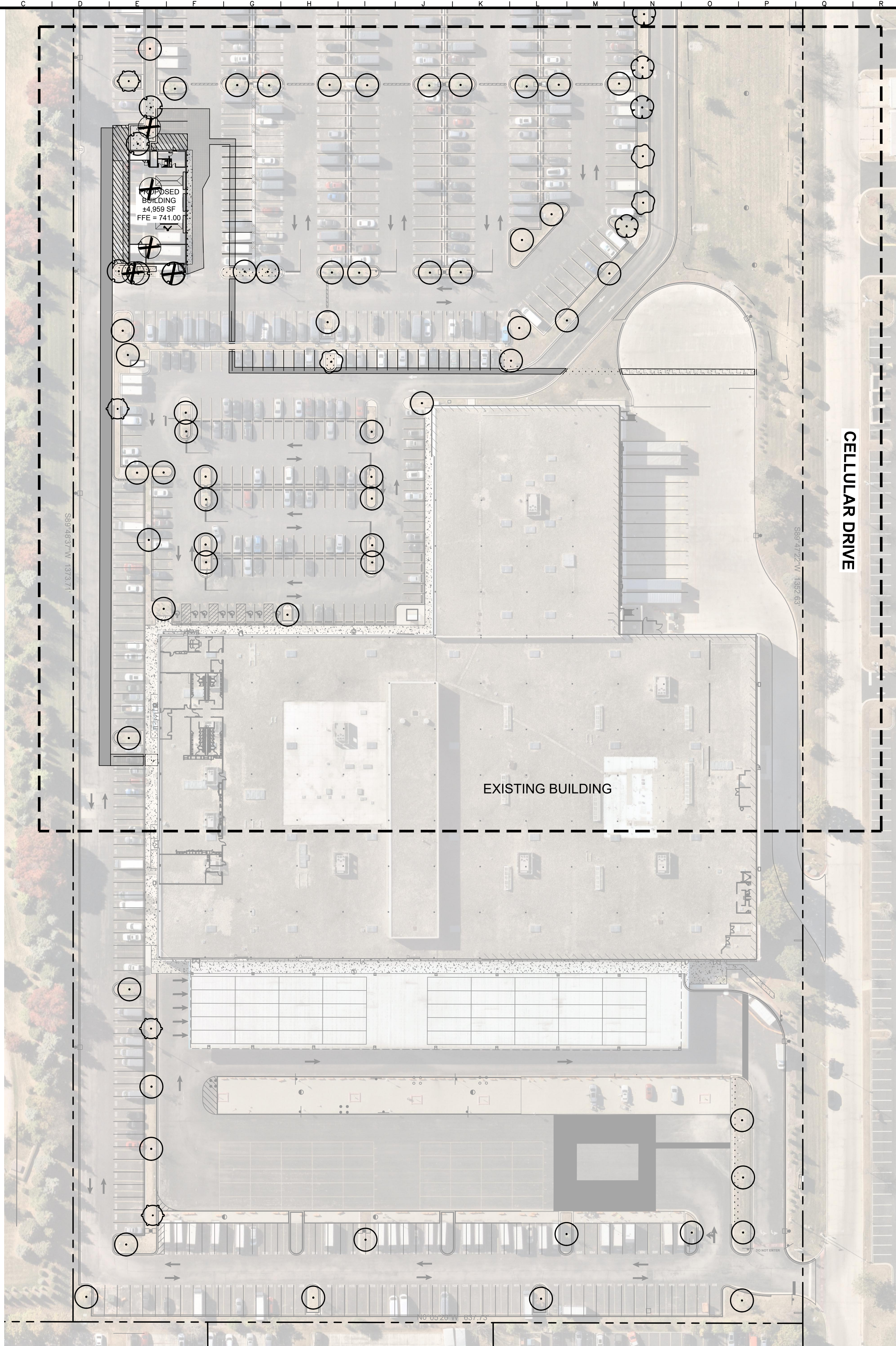
1/13/2025

REVISIONS

PER CLIENT

No.

Drawing name: K:\CHS\DEV\16980\010_Landscape Plan.dwg
 Date: 11/23/2025 10:18 AM
 User: hoppel@black
 I.D. - FSC
 Revision: 1
 Description: Reuse of and proper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.
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Liquids on Site	Intended Use	Product Link or MSDS	US	California
Permatex Gasket Maker	On-the-spot and emergency repairs, or when a conventional gasket is unavailable for use on aluminum, iron, and steel flanged mating surfaces	Link	n/a	Toxic Ignitable
BlueDEF Platinum Diesel Exhaust Fluid	Diesel Exhaust System work	Link	n/a	n/a
Carquest Wearever Brake Parts Cleaner	Brake work	Link	Extremely flammable aerosol	Extremely flammable aerosol
CRC Throttle Body Air-Intake Cleaner	Cleaning throttle body build-up	Link	Extremely flammable aerosol	Extremely flammable aerosol
PB Blaster	Penetrating oil for loosening rusted joints (threads, etc).	Link	Flammable	Flammable
134a Freon	A/C Recycling	Link	n/a	n/a
1234yf Freon	A/C Recycling	Link	Flammable. In combustion emits toxic fumes. Forms explosive air-vapour mixture.	Flammable. In combustion emits toxic fumes. Forms explosive air-vapour mixture.
Multi Clean - Foamy Mac #4	Restroom Basin, Tub & Tile Cleaner	Link	n/a	n/a
Multi Clean - Multi Shine #2	Glass and Mirror Cleaner	Link	n/a	n/a
Multi Clean - Century Q #256	Neutral Disinfectant Cleaner for All Hard Surfaces	Link	n/a	n/a
Multi Clean - Fury Degreaser #80	Low foam industrial strength degreaser for degreasing needs	Link	n/a	n/a
Valvoline Full Synthetic 5W/20	Oil Change	Main Search Link	universal waste	universal waste
Valvoline Full Synthetic 5W/30	Oil Change	Main Search Link	universal waste	universal waste
European Vehicle Full Synthetic 5W-30 XL-III	Oil Change	Main Search Link	universal waste	universal waste
MULTI-VEHICLE AFC DR 55 GA	Coolant work	Main Search Link	universal waste	universal waste
Valvoline® ATF +4™	Transmission work	Main Search Link	universal waste	universal waste
VALVOLINE™ MAXLIFE™ MULTI-VEHICLE TRANSMISSION FLUID	Transmission work	Main Search Link	universal waste	universal waste
VALVOLINETM ULV® FULL SYNTHETIC TRANSMISSION FLUID	Transmission work	Main Search Link	universal waste	universal waste
75W90 SYN GEAR OIL	Gear work	Link	universal waste	universal waste
VPS DOT 4 BRAKE FLD 6/48 FOZ	Brake work	Link	universal waste	universal waste
Full Synthetic Power Steering Kit	Steering work	Main Search Link	universal waste	universal waste
Safety Kleen Windshield Washer Fluid	Windshield Washer Fluid Replacement	Main Search Link	SDS not Found	SDS Not found

Is the product name: **Performance Plus Bug Buster Windshield Washer Fluid – Super Concentrate**

Village of Arlington Heights

Interoffice Memorandum



To: <Planning Staff Liaison >
From: <Building Department Staff>
Department: Building Department
File Number: <PCA00015-2025>
Project: <1455 W Cellular Dr>
Review Round: <Round 1 Review>
Date: <07/8/2025>

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

	YES	NO
1. VILLAGE BUILDING CODE	☐	☒
2. PRESENT ZONING USE	☐	☐
3. REQUESTED ZONING USE	☐	☐
4. SUBDIVISION REQUIRED	☐	☐
5. SIGN CODE	☐	☐

BUILDING REVIEW COMMENTS:

- Revise the drawing to include the applicable codes from following list:
 - ICC 2018 International Building Code *(23)
 - ICC 2018 International Residential Code *(23)
 - ICC 2018 International Fire Code *(27)
 - ICC 2018 International Existing Building Code *(23)
 - ICC 2018 International Mechanical Code *(23)
 - ICC 2018 International Fuel Gas Code *(23)
 - ICC 2018 International Swimming Pool and Spa Code *(23)
 - NFPA 2017 National Electrical Code *(23)
 - ICC 2018 International Property Maintenance Code *(26)
 - 2014 Illinois Plumbing Code *(23)
 - 2021 Illinois Energy Conservation Code
 - 2018 Illinois Accessibility Code
 - Illinois Elevator Safety Rules
 - NFPA 2015 Life Safety Code (OSFM)
- An automatic sprinkler system is required throughout the building.
Section: Village of Arlington Heights Municipal Code Chapter 27. 903.2.13
- Exterior wall rating shall be based on fire separation distance.
Section: 2018 IBC Tables 601 and 602
- Verify the type of construction of the building.
Section: 2018 IBC 602

5. Verify the types of fire suppression systems with which the building is equipped.
Section: 2018 IBC Chapter 9
6. The minimum number of exits shall be provided based on the occupant load calculations.
Section: 2018 IBC 1006.3.2
7. The life-safety plan is required, including:
 - Occupant load calculations
 - Travel distance with an exit access
 - Exit separation distance
8. Building entrances shall be protected with an enclosed vestibule, with all doors opening into and out of the vestibule equipped with self-closing devices. If the space is larger than 3,000 SF
Section: 2021 IECC C402.5.9
9. Calculations for the minimum number of required plumbing fixtures, for both required and provided, shall be submitted.
Section: 2014 State of Illinois Plumbing Code, Appendix A
10. Provide mechanical ventilation plan per 2018 IMC including CO and NO2 exhaust for service bays.
11. Submit hazardous materials inventory statement and HMMP if fuel, oils, or flammables exceed thresholds. Identify flammable liquids storage and separation from ignition sources.

FIRE PREVENTION COMMENTS:

12. Provide a drawing in compliance with the access route requirement. One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet 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.
Section: 2018 IFC Appendix D D105.3
13. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.
Section: 2018 IFC Appendix D D105.4
14. An autoturn diagram is required to confirm fire apparatus access.
Section: 2018 IFC 503.2.4 and Appendix D D103.3
15. Fire department connections (FDC) shall be located on the street side of buildings, 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 and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.
Section: 2018 IFC 912.2.1 as amended
16. A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
Section: 2018 IFC 506.1
17. Signs shall be posted on both sides of an approach of any fire lane stating "NO PARKING – FIRE LANE". Signs shall have arrows indicating the area of parking restriction.
Section: 2018 IFC 503.3



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: PCA00015-2025
Project: Amazon, 1455 W Cellular Dr
Review Round: Round 1
Date: July 11, 2025

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

1. PUBLIC IMPROVEMENTS REQUIRED:

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

2. PERMITS REQUIRED OTHER THAN VILLAGE

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

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

PLAN COMMISSION REVIEW
ENGINEERING DEPARTMENT

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. Fire lanes adjacent to the new buildings must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase.
14. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel.
15. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
16. An MWRD permit is required. The Village permit cannot be issued until the MWRD permit is issued.



July 11 , 2025

Nanci C. Julius, P.E.

Date

Assistant Village Engineer

Village of Arlington Heights

Interoffice Memorandum



To: Jared Kenyon
From: Rachel Hitzemann
Department: Planning and Community Development
File Number: Commission File Number
Project: Project Name / Address
Review Round: Round 1 Review
Date: 7/8/25

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

- Responses to the 4 criteria for Variance Requests will need to be provided.
- Project will need to go through the Design Commission. Please submit an application through the portal.



Village of Arlington Heights
Interoffice Memorandum

To: Rachel Hitzemann, Development Planner II
From: Derek Mach, Landscape Planner
Department: Planning & Community Development Department
File Number: PCA00015-2025
Project: 1455 W Cellular Drive
Review Round: Round 1 Review
Date: July 9, 2025

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH TREE PRESERVATION ORDINANCE:	N/A	☐
2. COMPLIES WITH LANDSCAPE PLAN ORDINANCE:	☐	☐
3. PARKWAY TREE FEE REQUIRED:	☐	☒

Landscape Comments

- 1.) The landscaping for the overall site must be consistent with the landscape plan that was approved as part of permit 20-285.
Please infill where the landscaping is absent.

July 23, 2025

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

**RE: File Number# PCA00015 2025
1455 W Cellular Drive
Arlington Heights, Illinois
Round 1 Review**

To Building Department Staff, Nanci Julius, P.E., Rachel Hitzemann, Derek Mach;

We are in response of your review comments dated July 11, 2025, for the proposed Amazon development at 1455 W. Cellular Drive located in Arlington Heights, Illinois. Please find enclosed the following information for your review.

1. Final Engineering Plans for the AVI, dated July 23, 2025
2. Final Engineering Plans for the FSC, dated July 23, 2025
3. Goodyear Fluids on Site at FSC
4. Overall Site Improvements Plan, dated July 23, 2025
5. Fire Access Plan, dated July 23, 2025
6. Overall Tree Mitigation Plan, dated July 23, 2025

Below is a summary of the actions taken in response to these comments.

BUILDING REVIEW COMMENTS

1. Revise the drawing to include the applicable codes from following list:
 - ICC 2018 International Building Code *(23)
 - ICC 2018 International Residential Code *(23)
 - ICC 2018 International Fire Code *(27)
 - ICC 2018 International Existing Building Code *(23)
 - ICC 2018 International Mechanical Code *(23)
 - ICC 2018 International Fuel Gas Code *(23)
 - ICC 2018 International Swimming Pool and Spa Code *(23)
 - NFPA 2017 National Electrical Code *(23)
 - ICC 2018 International Property Maintenance Code *(26)
 - 2014 Illinois Plumbing Code *(23)
 - 2021 Illinois Energy Conservation Code
 - 2018 Illinois Accessibility Code
 - Illinois Elevator Safety Rules
 - NFPA 2015 Life Safety Code (OSFM)

Response: This comment will be addressed during final design.
2. An automatic sprinkler system is required throughout the building.
Section: Village of Arlington Heights Municipal Code Chapter 27. 903.2.13
Response: This comment will be addressed during final design.
3. Exterior wall rating shall be based on fire separation distance.
Section: 2018 IBC Tables 601 and 602
Response: This comment will be addressed during final design.

4. Verify the type of construction of the building.
Section: 2018 IBC 602
Response: This comment will be addressed during final design.
5. Verify the types of fire suppression systems with which the building is equipped.
Section: 2018 IBC Chapter 9
Response: This comment will be addressed during final design.
6. The minimum number of exits shall be provided based on the occupant load calculations.
Section: 2018 IBC 1006.3.2
Response: This comment will be addressed during final design.
7. The life-safety plan is required, including:
 - Occupant load calculations
 - Travel distance with an exit access
 - Exit separation distance**Response: This comment will be addressed during final design.**
8. Building entrances shall be protected with an enclosed vestibule, with all doors opening into and out of the vestibule equipped with self-closing devices. If the space is larger than 3,000 SF
Section: 2021 IECC C402.5.9
Response: This comment will be addressed during final design.
9. Calculations for the minimum number of required plumbing fixtures, for both required and provided, shall be submitted.
Section: 2014 State of Illinois Plumbing Code, Appendix A
Response: This comment will be addressed during final design.
10. Provide mechanical ventilation plan per 2018 IMC including CO and NO2 exhaust for service bays.
Response: This comment will be addressed during final design.
11. Submit hazardous materials inventory statement and HMMP if fuel, oils, or flammables exceed thresholds. Identify flammable liquids storage and separation from ignition sources.
Response: The list of hazardous materials have been included with this submittal.

FIRE PREVENTION COMMENTS

12. Provide a drawing in compliance with the access route requirement. One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet 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.
Section: 2018 IFC Appendix D D105.3
Response: The Fire Access Plan has been included with this submittal showing access routes for both the existing and proposed buildings.
13. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.
Section: 2018 IFC Appendix D D105.4
Response: There are no overhead utility or powerlines on the site.
14. An autoturn diagram is required to confirm fire apparatus access.
Section: 2018 IFC 503.2.4 and Appendix D D103.3
Response: The Fire Access Plan has been included with this submittal showing access routes for both the existing and proposed buildings.

15. Fire department connections (FDC) shall be located on the street side of buildings, 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 and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.

Section: 2018 IFC 912.2.1 as amended

Response: The FDC has been shown on the Fire Access Plan and in the Final Engineering Plans for the FSC on the Utility Plan (Sheet C5.0).

16. A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official.

Section: 2018 IFC 506.1

Response: This comment will be addressed during final design.

17. Signs shall be posted on both sides of an approach of any fire lane stating "NO PARKING – FIRE LANE". Signs shall have arrows indicating the area of parking restriction.

Section: 2018 IFC 503.3

Response: The requested signs have shown on the Fire Access Plan and in the Final Engineering Plans for both the AVI and FSC on the Site Plans (Sheet C2.1).

ENGINEERING COMMENTS

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

Response: We acknowledge that Plan Commission approval is not a permit for construction and will obtain all the necessary permits prior to construction.

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: The Basis of Bearing and Datum are referenced in the Benchmarks in the Final Engineering Plans for both the AVI and FSC on the Cover (Sheet C0.0).

13. Fire lanes adjacent to the new buildings must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase.

Response: Heavy Duty Pavement Section detail has been incorporated the Final Engineering Plans for both the AVI and FSC on the Details (Sheet C6.0).

14. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel.

Response: The Fire Access Plan has been included with this submittal showing access routes for both the existing and proposed buildings.

15. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

Response: There are no proposed light poles included for the proposed development.

16. An MWRD permit is required. The Village permit cannot be issued until the MWRD permit is issued.

Response: The MWRD Permit for the FSC will be submitted via email once it is obtained. No MWRD Permit is required for the AVI.

PLANNING AND COMMUNITY COMMENTS

7. Responses to the 4 criteria for Variance Requests will need to be provided.

Response: The response to the 4 Criteria for the Variance Request has been included with this submittal.

8. Project will need to go through the Design Commission. Please submit an application through the portal.

Response: The application has been submitted for the Design Commission.

LANDSCAPE COMMENTS

1. The landscaping for the overall site must be consistent with the landscape plan that was approved as part of permit 20-285. Please infill where the landscaping is absent.

Response: The Landscaping Plan has been included with this submittal.

We trust these responses and the description of changes above adequately address your comments. If you have any questions or require any additional information, please contact me at 331-481-7329.

Sincerely,



Jared Kenyon, P.E.
Kimley-Horn & Associates



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Plan Commission
8/27/2025

Item: 600 W. University Dr - Tasty Breads - PC25-016
Land Use Variation to permit Bakery Products, Production &
Wholesale land use within the M-1 District

Department: Planning & Community Development

Item Description:

Requested Action

1. Land Use Variation to permit the Bakery Products, Production & Wholesale land use within the M-1 District.

Recommendation

The Staff Development Committee reviewed the proposed Land Use Variation to allow a "Bakery Products, Production and Wholesale" land use within the M-1 Research, Development and Light Manufacturing District with a Variation to Chapter 28 of the Municipal Code, Section 6.12-1.3 to waive the requirement for a parking analysis, and recommends **APPROVAL** of the application subject to the following conditions:

1. The interior renovation within the existing building shall be substantially consistent with the floor plans drawn by Thomas Architects with a last revision date of July 18, 2025.
2. Landscaping material shall be installed on or before October 31, 2025 in accordance with the Landscape Plan drawn by G Studio with a last revision date of August 7, 2025.
3. On-street parking of trucks is not permitted on West University Drive.
4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

1. Staff Report - Tasty Breads
2. Legal Notice_Tasty Breads
3. Aerial
4. CPRC Minutes_5-14-25
5. Plat of Survey
6. Project Narrative
7. Land Use Variation Criteria
8. Zoning Variation Criteria

9. Parking Information
10. Traffic Study
11. Landscape Plans
12. Department Comments - 1st Review
13. Petitioner Response to 1st Review Comments
14. Department Comments - 2nd Review
15. Petitioner Response to 2nd Review Comments
16. Department Comments - 3rd Review



PC File Number: PC 25-016
Project Title: Tasty Breads LUV
Address: 600 W. University Drive (Ref.
 Exhibit A – Aerial & Exhibit B – Plat of Survey)
PIN: 03-07-200-054-0000

Petitioner: Royce Thomas
Tasty Breads, International

Address: 2900 Shermer Road
Northbrook, IL 60062

[illegible]

Direction	Zoning	Existing Land Use	Comprehensive Plan
North	M-1 Research, Development and Light Manufacturing District	Warehousing – Elite Designer Services	R&D, Manufacturing & Warehousing
South	M-1 Research, Development and Light Manufacturing District	Warehousing – Downes Swimming Pool Co; TPM Graphics; DPS Automotive	R&D, Manufacturing & Warehousing
East	M-1 Research, Development and Light Manufacturing District	Surface Parking Lot – Overflow Vehicle Storage for Arlington Heights Ford	R&D, Manufacturing & Warehousing
West	M-1 Research, Development and Light Manufacturing District	Warehousing – Medline Industries	R&D, Manufacturing & Warehousing

1. Land Use Variation to permit the Bakery Products, Production & Wholesale land use within the M-1 District.

1. Variation from Chapter 28, Section 6.12-1.3 to waive the requirement to provide a parking analysis.

Project Background:

The 4.5-acre subject property is located approximately 350 feet east of the intersection of N. Kennicott Avenue and W. University Drive at 600 W. University Drive. The property contains an unoccupied 194,000 square-foot building, three access drives, front and rear loading docks and 131 existing parking spaces. The property is within the University Subdivision Planned Unit Development (PUD) along with the property immediately adjacent to the east at 580 W. University Drive (Ord. 01-057).

Tasty Breads International is proposing to occupy the vacant building and renovate the interior to fit their business needs. Tasty Breads is a food processor that produces dough then freezes and packages it for wholesale. This process does not include any baking. Tasty Breads has existing production facilities in Franklin Park and Northbrook. This proposed location is anticipated to employ 150 employees within five years of opening and will operate on two shifts (referenced *Exhibit B - Project Narrative*).

Zoning and Comprehensive Plan

The property is currently zoned M-1 Research, Development and Light Manufacturing District, which does not permit "Bakery Products, Production & Wholesale". Therefore, the Petitioner is requesting a Land Use Variation to allow a Bakery Products, Production and Wholesale land use within the M-1 District. The Petitioner has provided a written response to the four criteria for approval for variations, which is referenced in *Exhibit D – Land Use Variation Criteria*. Additionally, the Petitioner provided a response to the same criteria for their requested variance to waive the parking analysis requirement, referenced in *Exhibit E – Zoning Variation Criteria*. Staff review of this requested variance can be found in the *Traffic and Parking* section in this report. The Staff Development Committee (SDC) has reviewed the petition and concurs with the Petitioner's responses to the criteria. These criteria are outlined below:

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

The Comprehensive Plan designates the property as appropriate for R& D, Manufacturing and Warehouse land uses. Based on the SDC review of the proposal, the Land Use Variation for "Bakery Products, Production and Wholesale" is consistent with the manufacturing and warehousing designation of the Comprehensive Plan as the land use functions similarly to a warehouse and storage facility for frozen dough. The land use is consistent with the development pattern in the University Drive corridor that consists of warehousing, storage and manufacturing. The SDC finds that the proposed land use is consistent with the spirit and intent of the Comprehensive Plan.

Building

The Petitioner has proposed no exterior building improvements with this petition. Floor plans have been provided with this application to illustrate the business operations including the manufacturing processes and warehousing of frozen dough and office space for employees. The SDC is recommending a condition of approval that the interior renovations be consistent with the floor plans submitted with this land use variation.

Site and Landscaping

A Landscape Plan has been provided and is included in the Plan Commission agenda packet. The SDC has reviewed this plan and found that it complies with landscaping code requirements for off-street parking screening and parking lot island landscaping requirements.

Traffic and Parking

Code requires a traffic and parking study be provided with any land use variation for a property not adjacent to a major or secondary arterial street as defined by the Village's Thoroughfare Plan. University Drive is identified as a local street; therefore, this application requires a traffic study and parking analysis. As referenced previously, the Petitioner has requested approval of a variance to waive the requirement

for a parking analysis. The SDC reviewed this request along with details provided by the Petitioner regarding business operation and square-footage of the proposed uses within the building. Based on this review, the SDC determined that the interior renovations will result in a parking deficit of 3 spaces, where 134 spaces are required by code as there are only 131 spaces on-site. The petitioner provided a written responses to the four hardship criteria necessary for a variation from Chapter 28, Section 6.12-1.3 to waive the required parking analysis. The SDC concurs with the Petitioner's responses as outlined in the above analysis.

Pursuant to Chapter 28, Section 10.5-9 (Substantial Compliance), if an existing developed parcel does not meet parking requirements but the deficit is either less than ten spaces or no more than five percent less than the number of required parking spaces, then the parcel will be deemed to be in substantial compliance with the parking requirements. The Petitioner provided details on their other operations in Franklin Park and Northbrook at the request of the SDC and found that the Franklin Park facility averaged 23 spaces occupied (65% capacity) and the Northbrook facility averaged 26 spaces occupied (54% capacity). Given the lower parking demand at already existing Tasty Breads facilities, the SDC finds that the Petitioner demonstrated that there is sufficient parking on-site for the proposed use. The parking details provided by the Petitioner can be referenced in *Exhibit F – Parking Information*.

The off-street parking code requirements are shown in the table below:

Use	Square-Footage	Employees	Parking Ratio	Required Parking
Production of Goods or Products & Warehousing	N/A	75 employees per shift (2 shifts)	One space for each two employees plus one per operation vehicle	38
Office	28,879	N/A	1 space / 300 SF	96
	Total Required			134
	Total Provided			131
	Surplus / (Deficit)			(3)

The SDC worked with the Petitioner to provide a traffic study that evaluated site access, intersection capacity analysis, site ingress/egress, trip generation, pick-up/drop-off schedules, and truck queuing. The Village has a documented concern with truck traffic and truck parking on University Drive and requested this evaluation to ensure that approval of this land use variation would not exacerbate the problem. The traffic study (referenced in *Exhibit G – Traffic Study*) found that the adjacent roadway system has sufficient reserve capacity to accommodate the estimated facility-generated traffic and that no roadway improvements or modifications are recommended. Furthermore, the truck traffic generated by the facility will be spread throughout the day and given the number of loading docks existing at the subject property, all trucks will be accommodated on-site without the need for trucks to wait or queue on University Drive. The SDC is recommending a condition of approval to ensure that queuing trucks are not parked on University Drive to address the ongoing concerns the Village has received regarding the truck parking issue.

RECOMMENDATION

The Staff Development Committee reviewed the proposed Land Use Variation to allow a “Bakery Products, Production and Wholesale” land use within the M-1 Research, Development and Light Manufacturing District with a Variation to Chapter 28 of the Municipal Code, Section 6.12-1.3 to waive the requirement for a parking analysis, and recommends **APPROVAL** of the application subject to the following conditions:

1. The interior renovation within the existing building shall be substantially consistent with the floor plans drawn by Thomas Architects with a last revision date of July 18, 2025.

2. Landscaping material shall be installed on or before October 31, 2025 in accordance with the Landscape Plan drawn by G Studio with a last revision date of August 7, 2025.
3. On-street parking of trucks is not permitted on West University Drive.
4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

_____, August 21, 2025
Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON August 27, 2025, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 25-016, a request for approval of a Land Use Variation to permit "Bakery Products, Production & Wholesale" within the M-1 Research, Development & Light Manufacturing District and a variance from Chapter 28, Section 6.12-1(2)(a) to waive the requirement for a traffic and parking study. The subject property is located at 600 W. University Drive in Arlington Heights, Illinois. The PIN for the subject property is 03-07-200-054-0000. The subject property is legally described as follows:
LOT 1 IN UNIVERSITY SUBDIVISION, BEING A SUBDIVISION OF THE EAST 870.13 FEET AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, OF THE NORTH 325 FEET OF THE SOUTH 667.86 FEET AS MEASURED ON THE EAST LINE THEREOF, OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 2001 AS DOCUMENT NUMBER 0011187042.

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

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

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

Jay Cherwin, Chair

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald Aug. 12, 2025 (301178)

CERTIFICATE OF PUBLICATION

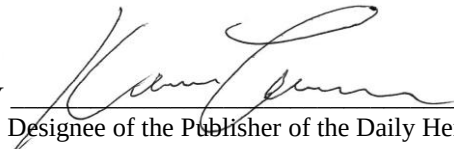
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Northwest Suburbs Daily Herald

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.

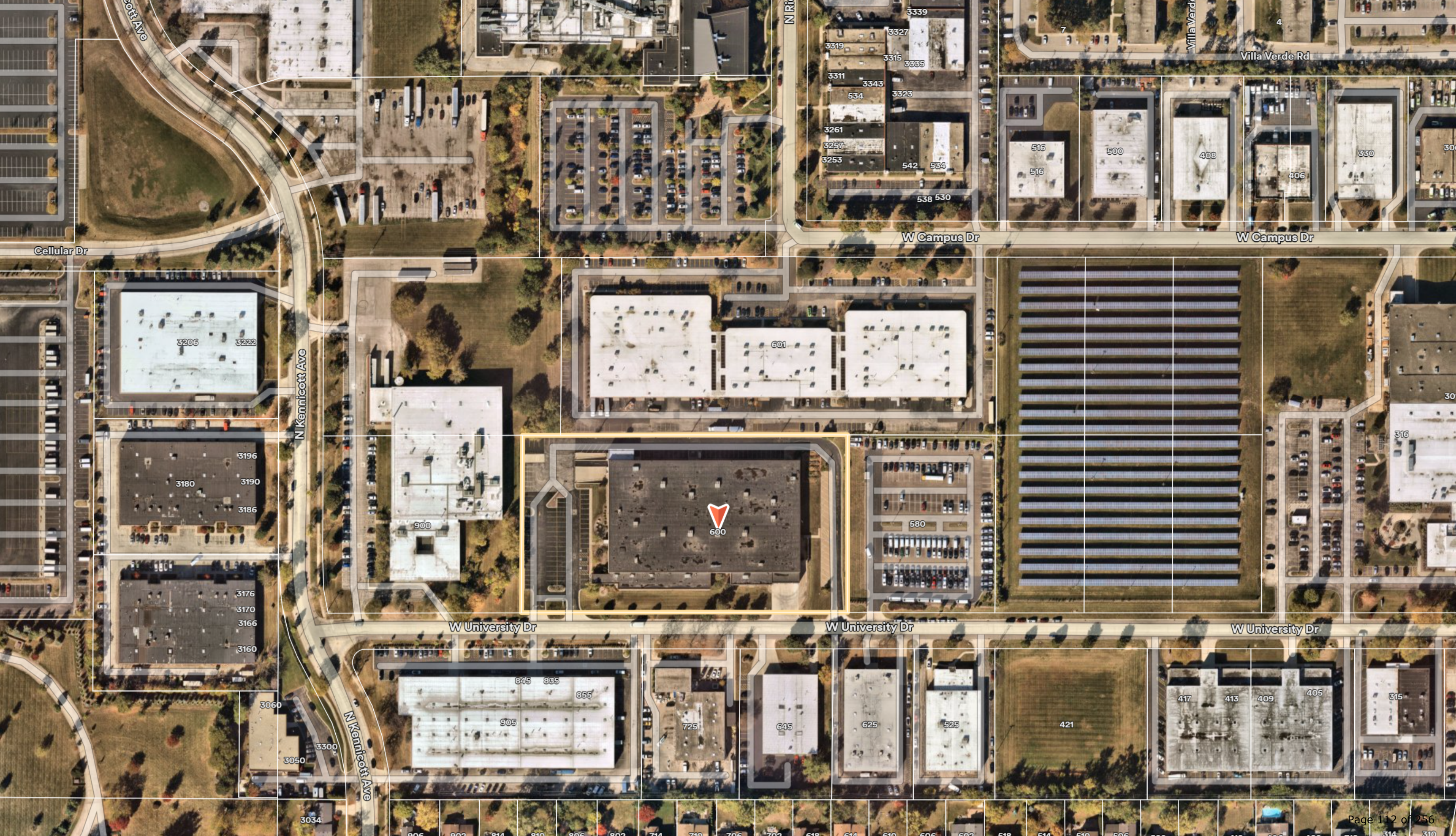
I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08/12/2025 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 # 301178





APPROVED

MINUTES OF THE MEETING OF CONCEPTUAL PLAN REVIEW COMMITTEE COMMUNITY ROOM, VILLAGE OF ARLINGTON HEIGHTS MAY 14, 2025 AT 6:15 P.M.

MEMBERS PRESENT:

Bruce Green, Chair
Jay Cherwin
John Sigalos

MEMBERS ABSENT:

STAFF PRESENT: Rachel Hitzemann, Michael Lysicatos & Dan Osoba

ALSO PRESENT: Ross Grande, resident; Thomas Budzek, Thomas Architects for Tasty Breads and Royce Thomas, Tasty Breads; Chris Niro, Driven Car Wash; Casey Kenny & Laura Stark with Logistics Property Co.; Mike Antonelli, Brown Commercial Group, Inc.

Call to Order

Chairman Green called the meeting to order at 6:15 p.m.

Approval of Minutes

The meeting minutes of April 9, 2025 meeting were reviewed.

SIGALOS MOVED AND CHERWIN SECONDED A MOTION TO APPROVE THE APRIL 9, 2025 MEETING MINUTES. MINUTES WERE APPROVED 3-0.

NEW BUSINESS

T1879 – Tasty Breads, 600 W. University Drive

Project Background: The 4.5-acre subject property is located approximately 350 feet east of the intersection of N. Kennicott Avenue and W. University Drive at 600 W. University Drive. The property contains a vacant 194,000 square-foot building, three access drives, front and rear loading docks and 131 existing parking spaces. The property is within the University Subdivision Planned Unit Development (PUD) with the property immediately adjacent to the east at 580 W. University Drive.

Tasty Breads International is proposing to occupy the vacant building and add a 30-foot tall, 13,000 square-foot freezer as part of a building addition on the east side of the building, which will reduce parking by 26 spaces. Tasty Breads is a food processor that produces dough then freezes and packages it for wholesale. This process does not include any baking. Tasty Breads has existing production facilities in Franklin Park and Northbrook. This proposed location is anticipated to employ 150 employees within five years of opening and will operate on two shifts.

Mr. Budzek explained that his firm has worked with Tasty Breads in other locations and is currently under contract to purchase 600 W. University. They are looking to move their operations into this building. They plan to make internal alterations to the building, along with an addition to the east side of the building to expand the freezer capacity for the building. This building used to be a vitamin supplement manufacturing company, so this building has more than adequate power for their needs. Tasty breads do not actually do any baking, they basically make frozen dough that then gets shipped to a place and they bake the dough on onsite.

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This operation it is considered a bakery according to the zoning ordinance. We will be requesting land use variation, and the property directly to the east of this property is part of this PUD. We do not personally know what the purpose was behind this PUD. We have been in contact with that property owner and we will work with them to get whatever applications are necessary so this will also be a PUD amendment.

Site plans were shared showing the flour tanker delivery process, and other dry goods. Receiving is minimal. The flour tankers would basically maneuver on site, with a manifold pump system, which pumps flour inside and then the truck leaves on the shipping side could see on the southeast corner of building there are 4 existing shipping docks. The site is over parked, 105 spaces. Tasty Breads expects at full capacity to have maximum of 75 employees per shift.

The freezer addition is planned on the east side where there appears to be some sort of detention, we have a civil engineer who is looking at the entire site to determine if there is enough capacity or if we have to offset elsewhere on site. The addition itself will be about 30 feet, a little bit taller than the existing building, but still well specified in the zoning ordinance.

We would like to see if we could waive the parking study for this project given that it is a very comparable use to what was there previously there.

Mr. Osoba gave an overview of the project, stating the subject site is located at 600 W. University Drive within the M-1 district. The petitioner is proposing to occupy that vacant space and add a 30-foot tall 13,000 square foot freezer addition to the east of the building. The proposed use is food processing that processes the dough, freezes it, and packages it for wholesale which would be considered the land use categories of bakery products, production, and wholesale, which would require land use variation.

The overall scope would also require that amendment to the University Subdivision PUD for the leading overall site, which includes this in the site to the east. A Design Commission application will be required for the expanded building before the Planning Commission hearing. The staff will be reviewing landscaping within the site to ensure landscaping and parking lot screening is compliant with current Village standards, and as stated the parking will be reduced by this addition, however, there is a surplus of 67 parking spaces on site and that would be pending the final floor plan that the petitioner submits based on their office space. Overall, the SDC has generally supportive of the proposal subject to the resolution of the items listed in the Staff Report.

A parking study is required by code, because of the PUD amendment. The petitioner has the option to request a variation, that can be evaluated as part of that Plan Commission submittal given the parking surplus on site it's something that would be relatively amenable.

Commissioner Sigalos inquired about the amount of truck traffic for two shifts. Great location for what you want to do.

Mr. Thomas explained that yes there will shipping in and out of the facility, 6 production lines, at most 12-15 trucks between shipping and receiving. There will be two shifts of production and one shift for the shipping and receiving.

Commissioner Cherwin inquired about the actual process that occurs and any risks with storage of the materials. Also, agreed it is a good project, parking should not be a problem.

Mr. Budzek explained flour that has already been milled, mixed with water on a big scale, with no odor. No issues, no dust due to all being directly piped.

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Commissioner Green agreed that it is a great use and agrees that the parking study is not warranted. Recommended by all three commissioners present to move forward to their Plan Commission application.

T1881 – Driven Car Wash, 1912 N. Arlington Heights Road

Project Background: The subject site is zoned B-2, General Business District and is 29,169 square feet in size. The lot is currently a vacant parcel. The property is located along N. Arlington Heights Rd., northwest of the intersection with Palatine Rd. The site is north of Palm Court and the Speedway and south of McDonalds. Single Family homes are located to the west and a vacant parcel across S. Arlington Heights Rd to the east.

The petitioner is proposing to construct an automated express car wash. The proposed hours of operation are 7am to 8pm, with an anticipated 3 employees per shift.

Several other developers have considered constructing car washes in this general corridor, but none at this specific location. Staff advised those developers that due to the prime commercial location between several highly successful shopping centers, car washes are not appropriate for this area.

With this specific site, Staff is especially concerned about the proximity to the residential use to the west, due to the noise, light and intensity of the car wash use. This concern was also expressed during the public hearings for the development of the McDonald's to the north. Lastly, staff has significant concerns about full access to the site within such close proximity to the intersection with Palatine Road and Rand Road.

Mr. Niro is interested in opening a second car wash in the Village. The vacant land has been available for a very long time and would service the north end of Arlington Heights. This location would work with the existing use of a gas station and open parking lot to the south, as well as, the McDonald's to the north, which staff has pointed out and we are working on a cross-access easement with the McDonald's Corporation.

Mr. Niro used a site plan diagram to discuss the traffic plan. An access point from Palm Court on the south of property, and on the west side of the property there will be 2 fences, the existing fence by the residential and the alleyway which is an easement on the property, and then another fence it would further screen from our property. People can access by going through the McDonald's, as well as coming up through that through the back area, as well as coming off of Arlington Heights Road at the McDonald's exit and coming onto our site at the north end which is further away from the intersection of Palatine and Arlington Road. Cross access easement with Palm Court at the exit of our facility we would propose it to be an exit from there so people could use that easement to go off of our property through the Palm Court and then exit right onto Palatine Road, not enter through Palm Court on the southeast corner and go past the exit of the car wash. People will be able to exit out to Arlington Heights Road on right turn only in the existing curb cut and exit towards the south.

Mr. Nico addressed staff concerns on managing traffic. Having multiple entrance and exit points of our facility will reduce the possibility of having traffic back up on Arlington Heights Road. For example, using the access through the McDonald's parking lot that gives us enough stacking for another 8 cars just in that area and we can close the Arlington Heights Road entrance at our facility on the existing curb cut if the traffic is getting up to a point on a very busy day. It is not a common occurrence, but can happen, so we are very sensitive about how we can manage traffic on and off of this site and based on the reciprocal easements that we have with our neighbors. We have the ability to speed up our chain to 160 cars per hour

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and move people on and off to manage traffic going on to the site, as well as off the site.

We are very good members of the community, we are very active, and we enjoy being headquartered here. I walked over from our office over at 44 S. Vail and it's been a great time in this community and we want to expand our footprint and continue serving the community.

Ms. Hitzemann reviewed the staff report before the committee. The subject property is located at 1912 N Arlington Heights Road, located in our B-2 general business district. The property approximately 29,169 square feet and is currently a vacant parcel. The petitioner is proposing an automated express car wash and the proposed hours of operation are 7:00 AM to 8:00 PM. Several other developers have considered constructing car washes in this general corridor, but none at this specific location. Staff has advised those developers are due to the prime commercial location between several highly successful shopping centers, car washes are not appropriate use for this area.

With this specific site, staff is concerned with the proximity to the residential use to the west due to the noise, light, and intensity of a car wash use. This concern was also expressed during the public hearings for the development of the McDonald's to the north. This property is zoned B-2 which does not allow car washes, the petitioner would be requesting to rezone the property to B-3 which is our auto industry district, and as such a special use would be provided in the B-3 district. As part of any Planning Commission application the petitioner shall provide a written response to 3 hardship criteria necessary for special use approval. The existing residential to the west zoned R-3, and to the east zoned R-1, but the majority of the other remaining properties in the area are zoned B-2. This would then become what we consider a spot zone, which we are not in favor of at this location. SDC feels a rezoning to the B-3 district would be inappropriate for this property, as we fill the property to the east when and if that should be redeveloped will be rezoned to a B-2 general commercial district. If the petitioner chooses to move forward a market study will be required.

A design for the building is similar to the current Driven Car Wash located at 2100 S. Arlington Heights Road a design Commission application would be required. In terms of the site planning and landscaping, the property owners to the west when the McDonald's was built expressed concerns about noise and lighting. As a part of that approval, there were specific noise and lighting standards in the ordinance, these included regulations on speaker volume, signage asking patrons to be courteous to their neighbors, locating rooftop HVAC units at the front of the building, and light poles not exceeding 18 feet. Automatic car washes and outdoor vacuums generate significant noise and since this project is right adjacent to that fixed single family residential, we expect that they will pose opposition similar to what they did for the McDonald's.

North Arlington Heights Road is IDOT so the petitioner will have to seek approval from them for any access onto the property. SDC does have concerns with the proposed southern cross access location along the north Arlington Heights Road frontage as it necessitates vehicles exiting the site first path in front of the exit to the car wash. There is also concerns with the full access driveway less than 400 feet of the intersection with Palatine Road less than 600 feet south of Rand Road. If there is a backup, it blocks the right turn lane onto to Palatine Road.

A fire lane will need to be added to the perimeter of the site to allow fire trucks to circulate the entire building. A landscape plan meeting all Village standards will be required, as well as photometric plan. Per code detailed traffic and parking study from a certified traffic engineer must be provided, that should determine access locations design and level of service. Per the Village code the proposed use requires one space per employee, while they are providing 2

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parking stalls and one handicapped stall, SDC recommends adding additional employee parking stall to accommodate the 3 proposed employees as handicapped stalls may or be utilized by those with appropriate issued identification.

The staff development committee reviewed the proposal for rezoning and special use and does not support the proposal for the following reasons:

- 1) the location of this site is not suitable for a car wash due to the successful development of commercial uses in the surrounding B-2 district
- 2) potential impacts of light, noise, and traffic from the car wash use within the close proximity to single family residential
- 3) access concerns for the fire department navigating around the building
- 4) traffic safety concerns with cars backing onto north Arlington Heights Road in both directions
- 5) impacting access to surrounding businesses turning movements
- 6) access to drive turn lanes at the intersection of Palatine Road and Rand Road

Commissioner Cherwin commented that this is a great local business in the community and in Rolling Meadows. Expressed some concerns about the noise that comes from the car wash itself, and the circulation of traffic that will be an issue on this small site. Shared with concerns with the shared access with Palm Court for entering and exiting.

Mr. Niro explained that the traffic ambient noise will be more from the Arlington Heights Road noise than the car wash itself, based on the equipment they use. The speed of the drive thru helps in the concern of circulation. This would be monitored in peak times to eliminate traffic back up.

Commissioner Sigalos would like to see a car wash on the north side of Arlington Heights, but feels that the is not the right site for this, busy intersection and weekends would be very busy, with stop light location to the entrance and exit of the business.

Commissioner Green add that when we reviewed this location for a different party interested in a car wash, the concern was ice. Ice is created that coming out of the wash on a cold day and onto Arlington Heights Road in the intersection creates ice. Adding drive time to the vehicle circulating on your property before exiting would help the dripping before creating ice on the roads could be helpful.

Mr. Niro our drying technology significantly reduces the amount of water that is on the car, almost dripless. Those that exit immediately, most of the water will drip before exiting on the radiant heated surface.

Commissioner Green agreed with the other commissioners that it is a small lot for what you want to out here, and circulation is a concern.

Commissioner Cherwin asked about a one-way entrance from Palatine Road behind Palm Court with a better stacking opportunity.

Mr. Niro yes, and through the easement of the McDonald's.

Mr. Lysicatos suggested to the committee that the petitioner get feedback from IDOT on what kind of access they will be allowed. The Village will also need more information on the cross easements, and access through the neighboring properties. A noise study will need to be done for the residents nearby. You are a valuable business but we need more information.

Commissioner Green reiterated the commissioners concerns about the site and moving

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forward.

T1862 – 2625-2635 Clearbrook Drive

Project Background: The subject site, which consists of 5 parcels, is zoned M-2, Limited Heavy Manufacturing District. The property is roughly 10.2 acres. The existing site contains two office buildings, a detention pond in the southeast corner and older growth trees in the north portion of the lot. The building located at 2635 Clearbrook Drive is one story and approximately 11,230 square feet. The building located at 2625 Clearbrook Drive is two stories and approximately 11,076 square feet. Most of the current site is open greenfield. The subject property is bordered by industrial / office uses to the north and west, I-90 to the south, and Lost Creek Subdivision, which comprises 155 units of two-story townhomes, to the east.

Access to the site is provided from Clearbrook Drive, which connects to E. Algonquin Road to the north.

The Petitioner is proposing to construct a 120,257 square foot warehouse / manufacturing building in the center of the combined parcels. The proposed building is 41 feet tall with predominately smooth painted concrete wall panels. The Petitioner has not identified any user(s) at this time, so the building will be built on spec, with the interior being finished out as user(s) are identified. The building will have twenty-nine loading docks and two drive-in bays to accommodate the future use(s). The loading docks are located in the rear of the building, which is adjacent to I-90. On the north side of the building, the Petitioner is proposing to construct a 100-space parking lot. To accommodate the drainage from the additional lot coverage, the Petitioner is proposing to construct an additional detention pond in the northern part of the combined lot, which currently has a large number of mature trees. Lastly, the Petitioner is proposing to construct a 10-foot-tall berm on the east of the site, which is directly adjacent to four, three-story townhomes that are part of the larger multi-family development to the east.

Ms. Stark explained the proposed development will not require a rezoning but the development is required to undergo a PUD due to the size of the site exceeding 4 acres. We are requesting a consolidation of 5 parcels into one, so we intend to buy both properties and consolidate into one parcel.

Mr. Kenny reviewed the project as stated in the project background and hand out that was distributed. The project would be LEED certified aligning with national green building practices and reducing the long-term environmental footprint. We are currently working with Village staff with their various concerns, incorporating some of the requested changes in good faith. This project would bring good economic value with more jobs during construction and operations, as well as, increase in tax revenue.

Ms. Hitzemann reviewed the staff report before the committee. The subject property is located at 2625-2635 Clearbrook Drive, and the requested action is a preliminary and final file subdivision to consolidate the five parcels into one parcel. A PUD for a property in the M-2 district more than 4 acres, a variance would need to be requested Sec. 28 5.1 - 15.3 required minimum yards to reduce the front yard setback. This property is roughly 10.2 acres, the existing site contains two office buildings, a detention pond in the southeast corner and older growth trees in the north portion of the lot. The current buildings are roughly 11,230 square feet and 11,076 square feet, with most of the current site as open green field. The subject property is boarded by industrial and office uses to the north and west, I-90 to the south and Lost Creek subdivision which comprises 155 units of 2 story townhomes to the

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east. Access to the site is provided from Clearbrook Drive, which connects to east Algonquin Road to the north. The petitioner is proposing to construct 120,257 square foot warehouse/manufacturing building in the center of the combined parcels. The proposed building would be 41 feet tall with currently smooth painted concrete wall panels. The petitioner has not identified any users at this time to the building will be built on spec, and they are proposing to build 100 space parking to accommodate drainage from the additional coverage that the petitioner is proposing to construct an additional detention pond in the northern part of the combined lot which currently has a large number of mature trees that blocks the rest of the residential area essentially from these townhomes.

For the Plan Commission application, the petitioner will need to provide responses to the four hardship criteria necessary approval for the variation front yard setback. Staff's biggest issue with this proposal is the size of the buildings. The buildings within this industrial area increase in size and mass as you move further west into the industrial area. This step-up approach allows for two uses, the residential and warehouse/manufacturing to coexist without the residential properties dwarfed by larger industrial buildings or adversely impacted by more intensive industrial uses located further to the west. Without identified users it is hard for staff to determine what impact this development will have on the neighboring properties, in terms of parking demand, traffic, operation noise, and any other critical functions of business that could impact residents. Without knowing the type of user, it is hard to determine the parking needs. As mentioned, the detention pond provides a nice buffer for those residential uses and with the large increased surface area, the detention pond could be smaller, potentially with less parking or things along those lines, that detention could be decreased for more of the trees to remain.

The proposed plan does include a 10-foot berm with an 8-foot-high fence along the southeast side of the property, which will screen those southern townhomes from this property, but with the 41-foot-tall building, it will still tower over those residential spaces. Per village code, a detailed traffic and parking study from a certified traffic engineer must be provided as part of any Planning Commission application.

The staff development committee reviewed the proposal for PUD and lot consolidation with variations from chapter 28 for the front yard setback, and does not support the proposal as designed for the following reasons:

- the proposed request does not meet the standards outlined in the village code regarding PUD's in terms of design preservation of natural areas, innovative design for compatibility with adjacent development;
- the footprint and height of the building are too large for the space as configured and SDC would not support of variance request to support the current design;
- without knowing the intended users SDC cannot calculate the traffic parking or operational impact users will have on the neighboring properties;
- the design of the building does not meet the Village's PUD regulations in terms of innovative design;
- believed to bring negative impact on the surrounding properties.

Commissioner Sigalos asked about who might be interested in a building like this. Also shared staff concerns with all the unknowns at this point.

Mr. Kenny explained that this is the market standard right now for industrial, most developers are building on the house, so there are some pending with the build to suit with the tenant in mind, but for this particular property we do not have anyone that we're currently engaged with, but on that point, we would be happy to come back to you if we were to find a tenant with their intended use. We feel this location for industrial is needed. We would be the long-term holders of the property.

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Commissioner Cherwin shared that he is not so much concerned with the end user, it is going to be a big industrial looking box. Concern over the residential issue. These people are going to have an opinion. We need to look at the project for what it is, traffic is a concern, getting in and out of this area will be difficult. He does not feel it is an absolute “no”, but there is a lot of work to be done to make it a success.

Mr. Kenny expressed their willingness to work with the neighboring design and traffic flow. Willing to do a traffic study.

Mr. Lysicatos reiterated that we have had great conversations with the petitioner and they have made changes based on our feedback.

Commissioner Green that this is M-2 limited heavy manufacturing. The townhome people know that this is M-2, but not yet developed, but there still maybe push back. Traffic will be an issue, really need a traffic study. Expressed that we have shared our concerns. Does not have a problem with the concept, hoping changes can be made for the concerns.

Mr. Lysicatos reiterated that staff would like to see what else could be done on the east side, possible of a step down in that direction with the townhomes in that direction. The intensity of this district goes from small to big, so respecting M-1/M-2 small to big.

Ms. Hitzemann made it clear that staff is not against this use, as it is currently designed there are tweaks that could be made and hopefully can meet in the middle to come up with something that is viable for the petitioner and residents in this area.

PUBLIC COMMENT

Ross Grande representing Walnut Subdivision project. Would like clarity and alignment with the Village staff around our project. Upset with the timeline that the staff, subcommittee, and commission.

Mr. Lysicatos this is a very complicated project. Staff has met to discuss the long-term comprehensive plan elements fit. We have received significant concerns from public safety and public works. If you would like to move forward with a public hearing you can do so.

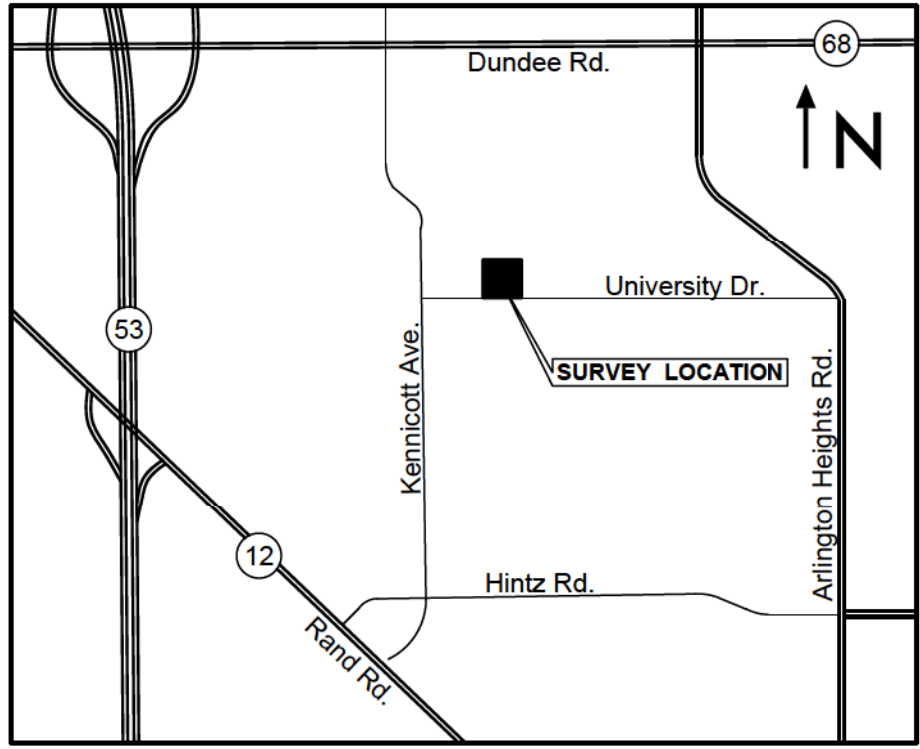
Adjournment

SIGALOS MOVED AND CHERWIN SECONDED A MOTION TO ADJOURN. ALL MEMBERS VOTED IN FAVOR OF THE MOTION.

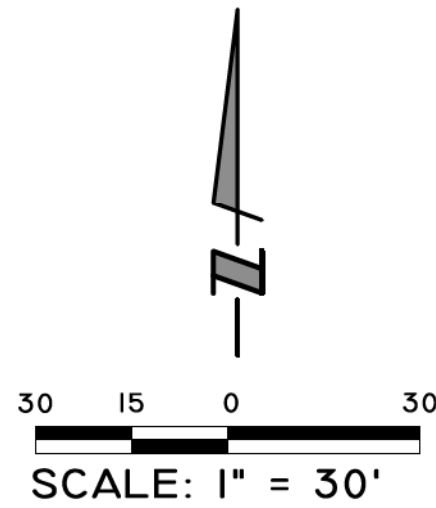
The meeting adjourned at 7:29 p.m.

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

ALTA / NSPS LAND TITLE SURVEY



OF
LOT 1 IN UNIVERSITY SUBDIVISION, BEING A SUBDIVISION OF THE EAST 870 13 FEET AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, OF THE NORTH 325 FEET OF THE SOUTH 867.86 FEET AS MEASURED ON THE EAST LINE THEREOF, OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 2001 AS DOCUMENT NUMBER 001187042.



Owner: Maribel Salinas
#900 W. University Drive

Owner: Caminit Associates
#601 Campus Drive

E. A. VETO'S SUBDIVISION
Document No. 24731231

Owner: Arlington Heights Ford
#580 W. University Drive

Owner: Maribel Salinas
#900 W. University Drive

Unsubdivided

LOT 1
TOTAL AREA = 194,229 S.F.
= 4.45888 Ac.

High 1 Story Brick & Metal Clad Office and Warehouse Building
600 University Drive
Area = 81,067 S.F.

UNIVERSITY
DOCUMENT

SUBDIVISION
NO. 001187042

RESUBDIVISION OF LOT 1 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 2 Document No. 20710559

Surveyor's notes:

- The basis of bearing shown hereon is based on the University Subdivision Document No. 001187042.
- The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12a) as referenced from Kara Company's RTK Network.
- Utility information shown hereon is based upon field measurements, available records, information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and/or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E. (1-800-892-8123) for utility markings. J.U.L.I.E. Design Stage Ticket No. A230410659-00A was ordered for this project. Possible Utilities:
 - ComEd - Map has been provided and depicted on the survey.
 - NICOR - Map has been provided and depicted on the survey.
 - Northwest Water Commission - Reported clear.
 - AT&T Distribution - No map provided.
 - Astound Broadband - No map provided.
 - Comcast - No map provided.
 - HBK Engineering - No map provided.
 - Vincom Communications - No map provided.
- Based on information provided on the Flood Insurance Rate Map Community - Panel No. 17031C0063J dated August 19, 2008 produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain".
- In regard to Table A Item 6(a)(b) - No Zoning Report provided.
- In regard to Table A Item 16 - No Observed evidence of current earth moving work, building construction was observed in the process of conducting the survey.
- In regard to Table A Item 17 - No observed evidence of recent street or sidewalk construction was observed in the process of conducting the survey.
- In the preparation of this survey reference was made to Stewart Title Guaranty Company for Title Insurance Order No. 25000030293 with a Commitment Date of March 21, 2025.

PARKING SUMMARY

Regular Spaces = 127
Handicapped Spaces = 4
TOTAL 131

With respect to Schedule B of said commitment:

- Exception 4** - Terms and provisions of Agreement - Doc. No. 2234925021 - No plottable survey items.
Exception 5 - Building Setback Line & Easements - Doc No. 001187042 - Plotted and shown hereon.
Exception 6 - Terms of Resolution - 13111444004 - No plottable survey items.

LEGEND

- | | |
|-----------------------|----------------------|
| Manhole | Pipe |
| Catch Basin | Flagpole |
| Inlet | Number of |
| Area Drain | Parking Stalls |
| Valve Vault | Handicapped |
| Piezometer | Parking Stall |
| Gas Valve | Curb & Gutter |
| Hand Hole | Depressed Curb |
| Light Pole | Landscaping |
| Utility Pole | Telephone Pedestal |
| Guy Wire | Cable IV Pedestal |
| Overhead Utility Line | Storm Sewer Atlas |
| IBT Pedestal | Sanitary Sewer Atlas |
| Sign | Water Main Atlas |
| Fence | Electric Line Atlas |
| | Gas Line Atlas |

State of Illinois)
County of Cook) SS:

To: 600 University, LLC
The Lattas Law Office
The Huntington National Bank
J. R. Carlson Laboratories, Inc.
and
Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7a, 7b(1), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on May 28, 2025.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Schaumburg, Illinois June 19, 2025

By: [Signature] Illinois Professional Land Surveyor No. 3695

Ordered By: BUPD, LTD. Project No. 23-020



EXPIRES 11-30-26



THOMAS ARCHITECTS

www.thomasarch.com

August 7, 2025

Dan Osoba
Planner I
Planning & Community Development
Village of Arlington Heights

**RE: Application For: Land Use Variation
 600 W University Dr, Arlington Heights, IL**

Dear Mr Osoba,

We respectfully submit the following project narrative for the proposed project located at the address referenced above. We appreciate your consideration in this matter.

Our client, Tasty Breads International, is under contract to purchase the building located at 600 W University Dr, previously occupied by Carlson Labs. Tasty Breads is looking to expand their industrial food operations into this facility. They currently have production facilities in Franklin Park and Northbrook.

Tasty Breads International is a food processor focused on the manufacturing, freezing and packing of frozen dough for wholesale. Their processes do not include any baking of bread, simply the mixing of raw dough and freezing for use by others.

SITE DESCRIPTION

The lot at 600 W University Dr is approximately 194,000 SF. The existing building is an industrial building, with partial 2nd floor office space. The building footprint is approximately 81,000 SF and the total area of the building is approximately 113,000 SF. The property includes a ring drive with 131 existing parking spaces and 6 depressed loading docks. The lot is within the M-1 Manufacturing zoning district and part of the University Park Planned Unit Development

PROJECT DESCRIPTION

Tasty Breads intends to move manufacturing process lines and warehouse into the existing facilities. For the purposes of this submittal, the project will be limited to interior alterations only. There is adequate space within the building to accommodate their process lines and warehousing needs.

The interior remodel work shall be focused primarily on remodeling the existing manufacturing floor to bring in up to 6 dedicated process lines for their business. The interior work shall also include converting portions of the existing warehouse into warehouse. Flour silos will be located entirely within the building. Existing offices, lockers, toilet rooms and other utility spaces shall remain largely untouched.

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Tasty Breads expects this facility to be at full capacity within 5 years at which point they expect a total employee count of 150 at this facility spread over 2 shifts. The maximum employee count per shift is anticipated to be 75. With the addition, there will be approximately 106 parking spaces. Tasty Breads expects up to 6 semi deliveries daily to their facilities and does not have a drop trailer program.

Under a separate cover, Tasty Breads will be providing documentation on their current parking counts and semi delivery frequency at their other facilities.

PROPOSED ENTITLEMENTS

We will be requesting a Land Use Variation to allow for a food manufacturing use within the M-1 zoning district. We understand that this property is part of a PUD with the property to the east. We have been in contact with the neighboring property owner and plan to apply for an amendment to the PUD to allow for a future addition.

We are requesting a zoning variation to waive the requirement for a parking study at this facility as there is a considerable excess parking capacity on site. Please also note that a traffic study has been provided by a Traffic Consultant. The study indicates minimal impact on the existing infrastructure.

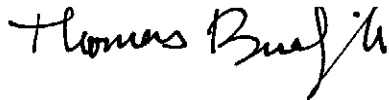
Tasty Breads has an immediate need to move in to this facility. As such, they are seeking a Land Use Variation first for the remodel of the building and make a second request for a Planned Development amendment to allow for the freezer addition, understanding that the addition will require additional time for civil engineering and architectural plans, Design Commission approval. Plans have been submitted for Design Commission approval.

We will be seeking a Land Use Variation while in their due diligence period to purchase the building.

Please feel free to contact Thomas Architects with any further comments or questions that you may have regarding this project.

Sincerely,

Thomas Architects

A handwritten signature in black ink, appearing to read "Thomas Budzik". The signature is fluid and cursive, with a stylized "h" and "k".

Thomas Budzik, AIA



THOMAS ARCHITECTS

www.thomasarch.com

July 18, 2025

Dan Osoba
Planner I
Planning & Community Development
Village of Arlington Heights

**RE: Application For: Land Use Variation
 600 W University Dr, Arlington Heights, IL**

Dear Mr Osoba,

We respectfully submit the following response to the criteria for a Land Use Variation for the proposed project located at the address referenced above. We appreciate your consideration in this matter.

Our client, Tasty Breads International, is requesting a Land Use Variation to allow for food manufacturing use within the M-1 Zoning District. Please find below our responses to the specific Land Use Variation Criteria. Please also note that the applicant is seeking a zoning variation to waive the requirement for a traffic study on the property.

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

- a. The existing building's last user was Carlson Labs, a vitamin / supplement manufacturer. The existing building as shown in our exhibits is already built out as a food grade manufacturing facility with office space, labs, production areas and warehouse. The proposed use will include the mixing of dough and storage of frozen dough for wholesale purposes. In essence, there is a high degree of similarity between the existing and proposed uses.

All adjoining properties are in the M-1 zoning district. The adjacent businesses include a medical tech manufacturer, auto parts distributor, contractor offices and construction material showrooms located within comparable size buildings. The lot immediately to the east is a parking lot currently used for fleet storage. The proposed use, although dealing with food, is a light manufacturing process. The work is limited to the mixing of dough and freezing of dough. No large scale baking or cooking is proposed.

The building has a generous amount of parking, well in excess of what Tasty Breads will need at full capacity. The amount of loading docks is greater than what they have at a comparable size facility in Northbrook. The amount of traffic is anticipated to be similar or less intense than the last user.

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Des Plaines, IL 60018
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2) *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.*

- a. Tasty Breads has been actively looking for a new facility to expand their operations for an extended period of time. It is rare to find a building of this size that is suitable for manufacturing and already built out to food grade standards (The last user was a vitamin and supplement manufacturer).

The unique circumstance in this case is that their proposed use falls into the category of a 'bakery' when in fact there is little in common with a traditional bakery.

First and foremost, there is no actual baking or cooking that will be occurring. Therefore, there will be no concerns with odors or waste water. The primary ingredients are simply flour and water.

As Tasty Breads mixes large batches of dough and freezes them for wholesale, their hours of operations are more consistent with a light manufacturing facility, and in lieu of many small box trucks leaving early in the morning, they have typical semi-traffic over the course of the entire day, again similar to a light manufacturing facility.

3) *The proposed variation is in harmony with the spirit and intent of this Chapter*

- a. The existing building is a prime manufacturing facility built to food grade standards. It is natural that the next user of the building would be similar to Tasty Breads.

By allowing the land use variation, the building can be brought back to use with minimal adjustments to the building and virtually no undue burden on the local infrastructure. There are no planned changes to the water service or sanitary service as part of this project.

Tasty Breads will be in a position to immediately make use of the facilities with plans for 2 immediate production lines and reserved space for future expansion of up to 4 additional lines.

The existing building is in excellent condition. Given its current market value, it will be difficult to find a different user that would not have to make substantial investments to alter the building. This is a prime example of an ideal adaptive re-use of a building.

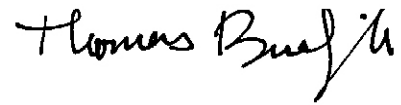
4) *The variance requested is the minimum variance necessary to allow reasonable use of the property.*

- a. As stated earlier, the Land Use Variation request is mostly the result of how the uses are defined within this zoning district. In reality, the proposed use has much more in common with light manufacturing than baking. It should also be noted that the plans include an addition, but that no other variances are being requested as part of this application. The site is overparked and has more than adequate loading facilities.

Please feel free to contact Thomas Architects with any further comments or questions that you may have regarding this project.

Sincerely,

Thomas Architects

A handwritten signature in black ink that reads "Thomas Budzik". The signature is fluid and cursive, with the first name "Thomas" and last name "Budzik" clearly legible.

Thomas Budzik, AIA



THOMAS ARCHITECTS

www.thomasarch.com

August 7, 2025

Dan Osoba
Planner I
Planning & Community Development
Village of Arlington Heights

**RE: Application For: Zoning Variation
 600 W University Dr, Arlington Heights, IL**

Dear Mr Osoba,

We respectfully submit the following response to the criteria for a Zoning Variation for the proposed project located at the address referenced above. We appreciate your consideration in this matter.

Our client, Tasty Breads International, is requesting a Zoning Variation from Chapter 28, Section 6.12-1(2)(a) to waive the requirement for a parking analysis for the proposed project at this facility. Please find below our responses to the specific Zoning Variation Criteria. Please also note that a traffic study has been provided by a Traffic Consultant and is included in our submittal.

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

- a. The existing building is designed as a light manufacturing facility with approximately 20,000 SF of office and lab space. The existing facility currently has 136 parking spaces and 5 depressed loading docks.

Tasty Breads intends to operate this facility in a similar manner with the notable exception that they do not anticipate using much of the existing office space. Tasty Breads is a wholesale food manufacturer. They do not have any retail component to their operation.

At full capacity, Tasty Breads anticipates 150 employees at this facility over 2 shifts, meaning no more than 75 employees per shift. Some of their employees car pool or use public transportation.

2) 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.

- a. The unique circumstance in this case is that the existing facility has originally designed to accommodate a considerable amount of office space. Tasty Breads intends to make

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Des Plaines, IL 60018
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minimal use of this office space and as a result, the site has substantially more parking than the Petitioner needs.

For reference, Tasty Breads facility in Northbrook is similar in overall production capacity and is able to successfully operate with 84 parking spaces and 3 loading docks.

Please also see Parking Analysis provided by the Petitioner indicating their parking usage at their other two facilities at approximately 60%.

3) The proposed variation is in harmony with the spirit and intent of this Chapter

- a. This building is located in the M-1 zoning district at the far north end of the village in an area surrounded by light manufacturers. Tasty Breads operates as a light manufacturer and in a manner that will be very consistent and less intensive than that of the last user.

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

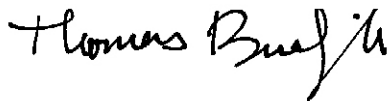
- a. The property has an excess of parking spaces and loading docks, and as stated above, the intensity of the use should be less than that of the last user. Tasty Breads will provide under a separate cover their internal historical parking and traffic counts at their Northbrook facility, which is of a similar capacity.

Please also see traffic study provided by Traffic Consultant indicating minimal impact on existing infrastructure.

Please feel free to contact Thomas Architects with any further comments or questions that you may have regarding this project.

Sincerely,

Thomas Architects

A handwritten signature in black ink, appearing to read "Thomas Budzik". The signature is fluid and cursive, with the first name "Thomas" and last name "Budzik" clearly distinguishable.

Thomas Budzik, AIA



THOMAS ARCHITECTS

www.thomasarch.com

July 18, 2025

Dan Osoba
Planner I
Planning & Community Development
Village of Arlington Heights

**RE: Parking & Traffic Study
 600 W University Dr, Arlington Heights, IL**

Dear Mr Osoba,

We respectfully submit the following parking and traffic study as prepared by the Petitioner for the proposed project located at the address referenced above. We appreciate your consideration in this matter.

Tasty Breads has two facilities in the Chicagoland area. The Franklin Park facility is located at 9445 W Fullerton Ave. The building is approximately 26,000 SF with 36 parking spaces and 2 depressed loading docks. The Northbrook facility is located at 2900 Shermer Road. The building is approximately 64,000 SF with 67 parking spaces and 3 loading docks.

Tasty Breads monitored their parking capacity hourly at their two facilities in Franklin Park and Northbrook for the 3 days from 07/16 – 07/18. Below please find a summary of their findings.

The Franklin Park facility averaged 23 spaces filled or 65% of capacity.

The Northbrook facility averaged 36 spaces filled or 54% of capacity.

Both facilities had a total of 149 trucks over the last 2 weeks (10 business days). This comes out to an average of 14.9 trucks per day across all facilities. This is during their busy season. Their typical average trucks per day is around 12. Based on the proposed process lines for University Dr, Tasty Breads is anticipating an average of 6 trucks per day at this location.

Sincerely,

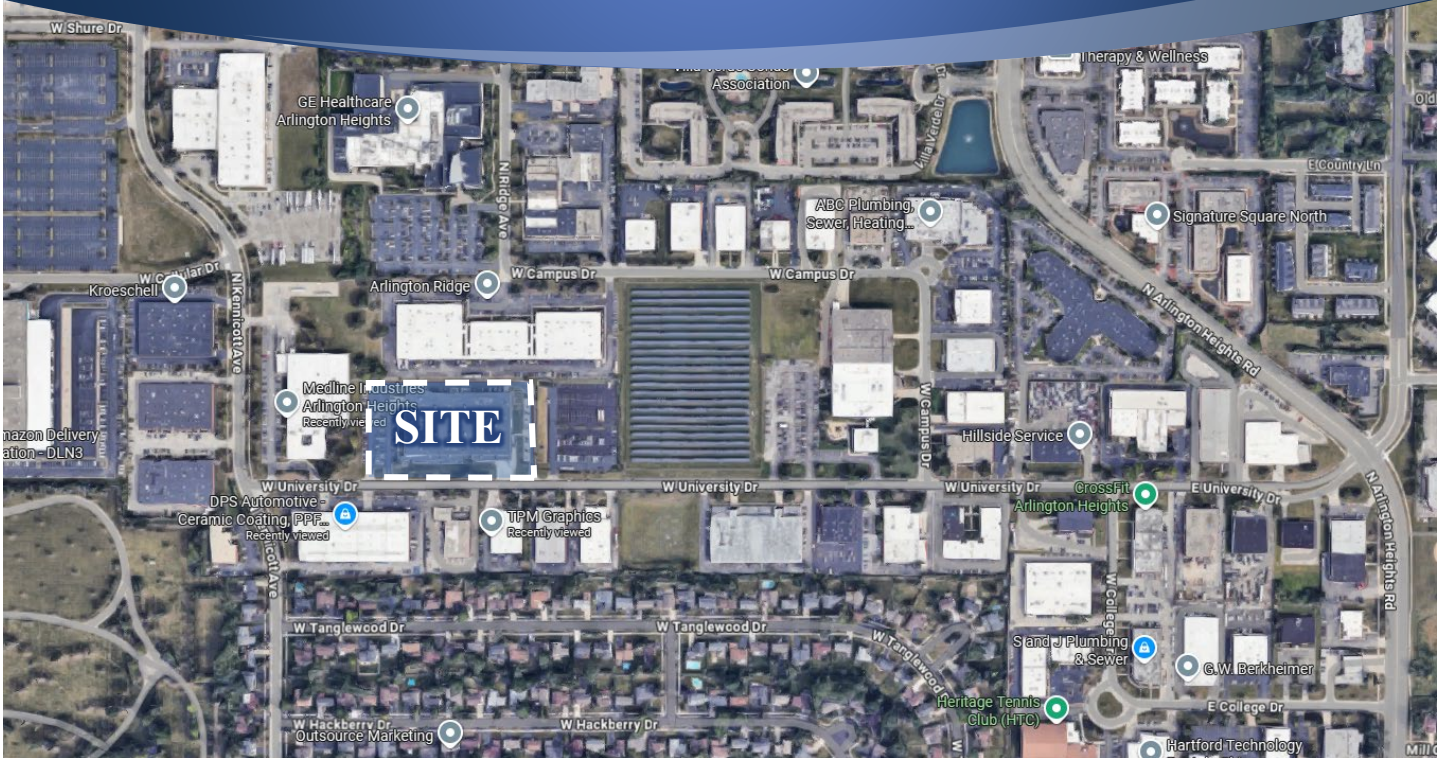
Thomas Architects

Thomas Budzik, AIA

2800 S River Rd, Suite 305
Des Plaines, IL 60018
O | 877 . 205 . 3799

Traffic Impact Study Tasty Breads

Arlington Heights, Illinois



Prepared For:

Thomas Architects



August 6, 2025

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed Tasty Breads production facility to be located in Arlington Heights, Illinois. The site, which currently contains a 90,000 square-foot building previously occupied by Carlson College, is located at 600 W. University Drive and is provided with six loading docks and 141 parking spaces. Access to the site will continue to be provided off University Drive.

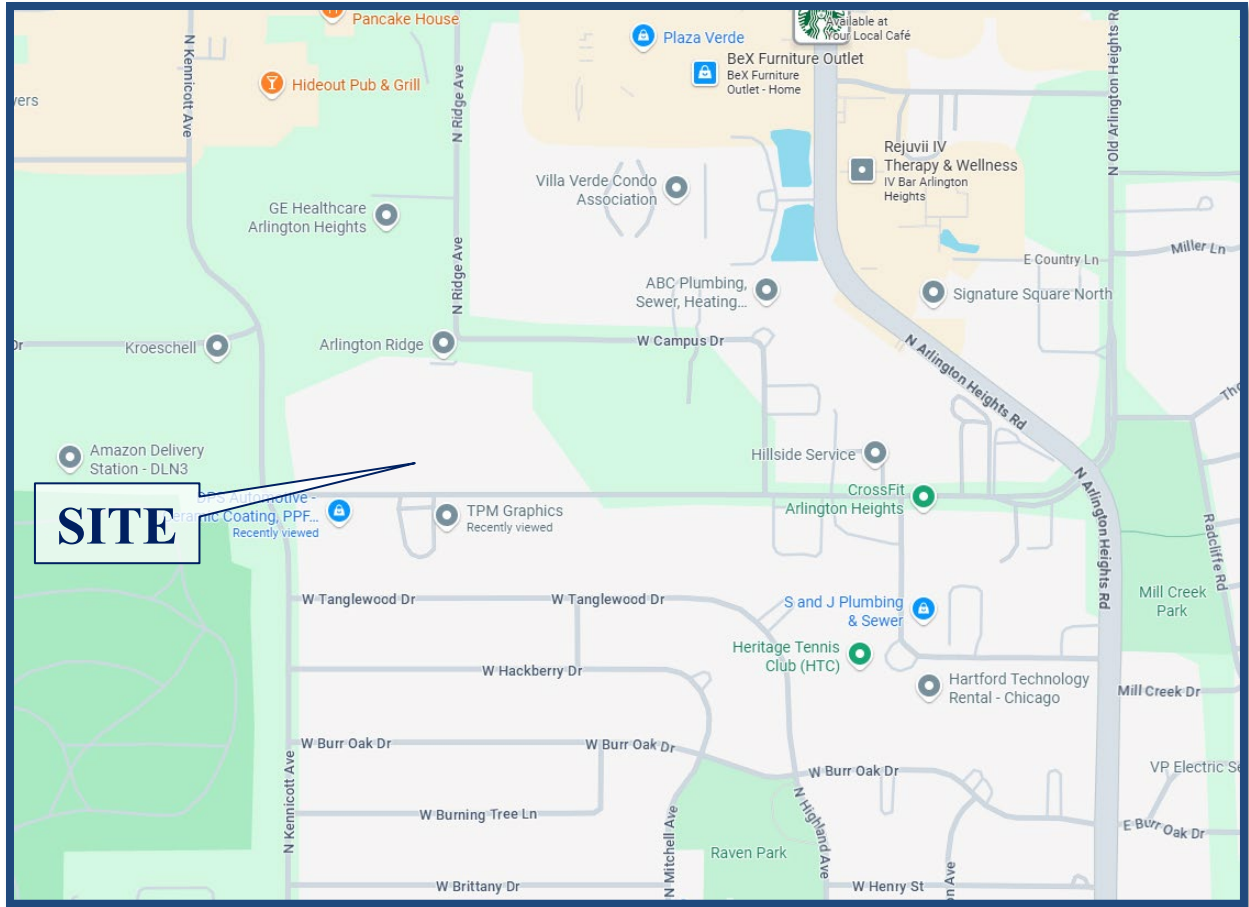
The purpose of this study was to examine background traffic conditions, assess the impact that the proposed facility will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed facility. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed facility
- Directional distribution of the facility-generated traffic
- Vehicle trip generation for the proposed facility
- Future traffic conditions including access to the facility
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

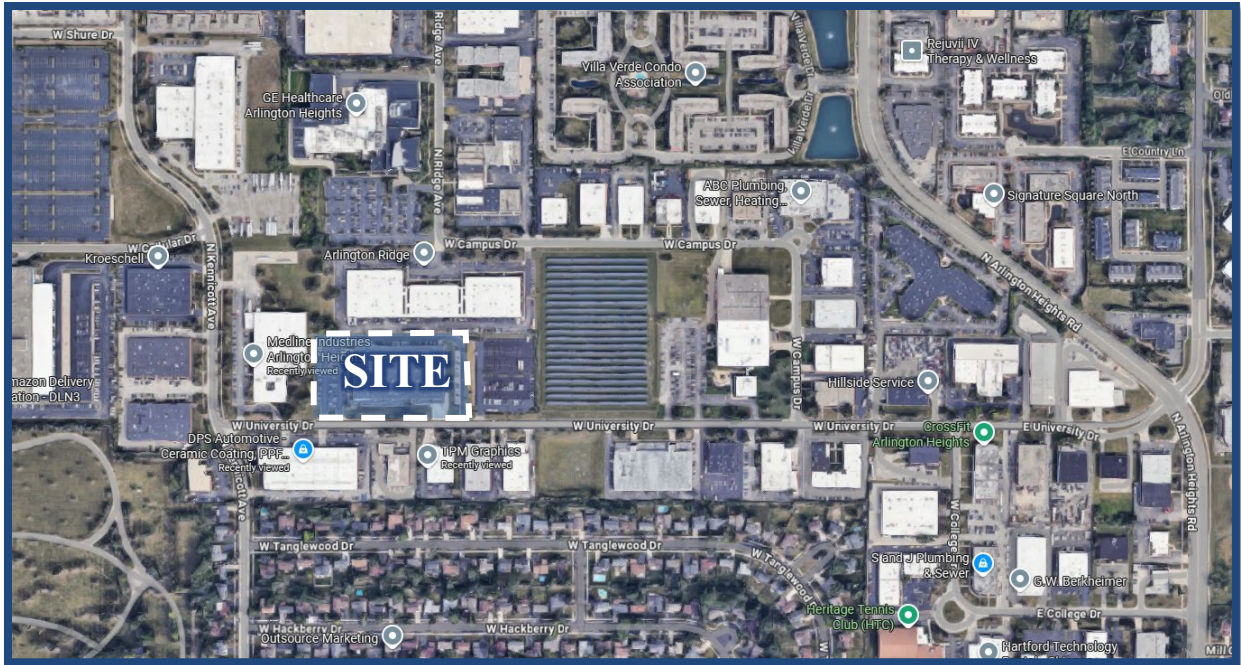
Traffic capacity analyses were conducted for the weekday morning and evening peak hours for the following conditions:

1. Existing Conditions – Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes.
2. Year 2031 No-Build Conditions – Analyzes the capacity of the existing roadway system using the existing peak hour traffic volumes increased by an ambient area growth not attributable to any particular developments.
3. Year 2031 Total Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes, ambient area growth not attributable to any particular developments, and the traffic estimated to be generated by the full buildout of the proposed Tasty Breads.



Site Location

Figure 1



Aerial View of Site

Figure 2

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

The site, which currently contains a 90,000 square-foot building, is located at 600 W. University Drive in Arlington Heights, Illinois and was previously occupied by Carlson College. Land uses in the vicinity of the site are a mix of residential, commercial, and industrial uses. Condition Yellow Academy and Elite Designer Services are located to the north of the site, Medline Industries is located to the west of the site, and Downes Swimming Pool, Inc., DPS Automotive, and TPM Graphics, Inc. are located to the south of the site.

Existing Roadway System Characteristics

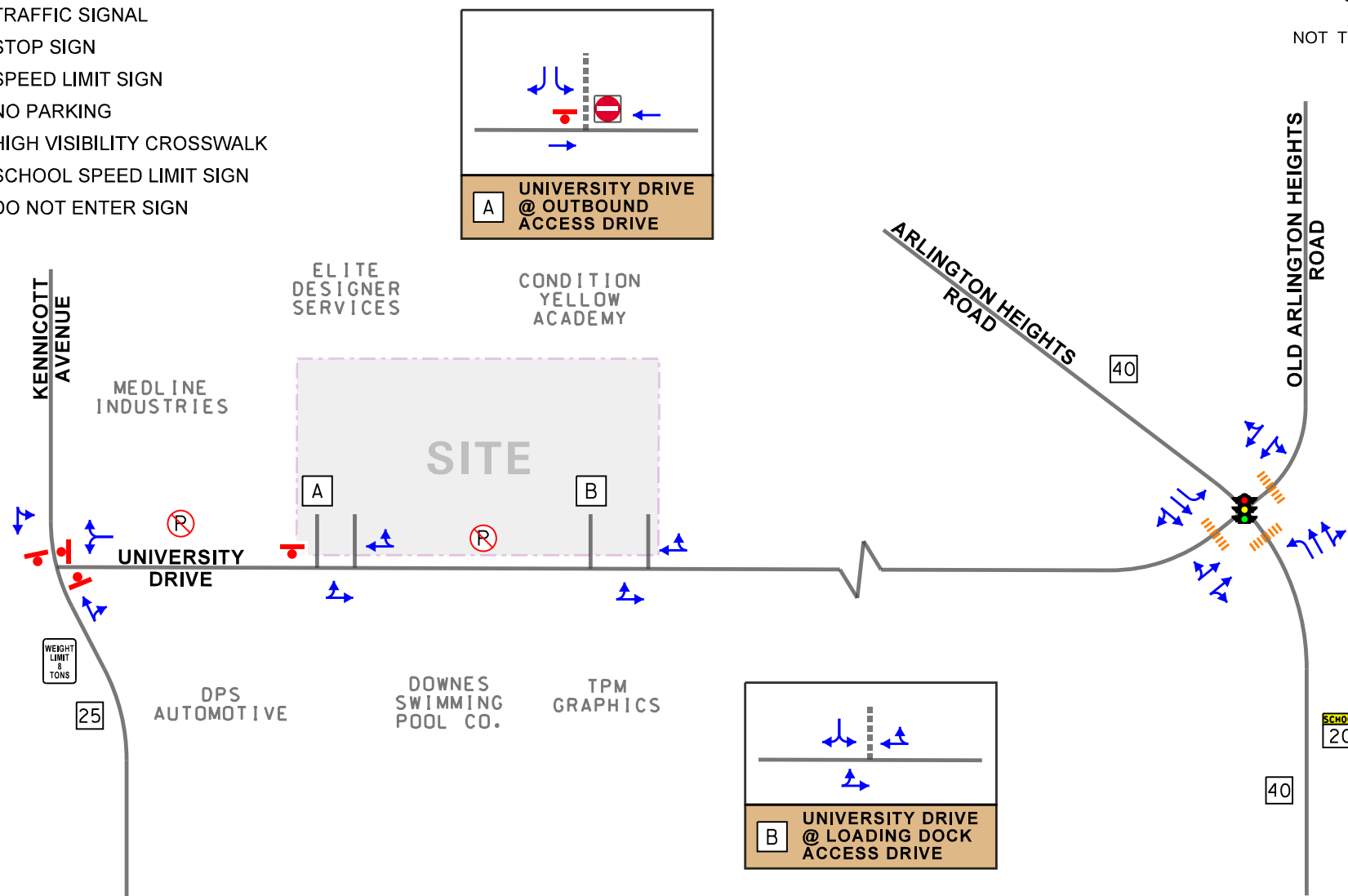
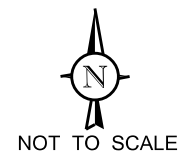
The characteristics of the existing roadways near the facility are described below and illustrated in **Figure 3**.

Arlington Heights Road is a north-south minor arterial roadway that provides two travel lanes in each direction separated by a raised landscaped median. At its signalized intersection with University Drive/Old Arlington Heights Road, Arlington Heights Road provides an exclusive left-turn lane, a through lane, and a shared through/right-turn lane on both approaches. High visibility crosswalks are provided on the east, west, and south legs of this intersection. Arlington Heights Road is under the jurisdiction of the Cook County Department of Transportation and Highways (CCDOH), carries an Annual Average Daily Traffic (AADT) volume of 19,200 vehicles (Illinois Department of Transportation [IDOT], 2022), and has a posted speed limit of 40 miles per hour and a school speed limit of 20 miles per hour.

University Drive is an east-west roadway that provides one travel lane in each direction. At its signalized intersection with Arlington Heights Road/Old Arlington Heights Road, University Drive provides a shared left-turn/through lane, a shared through/right-turn lane, and a high visibility crosswalk on the eastbound approach. At its all-way stop intersection with Kennicott Avenue, University Drive provides a shared left-turn/right-turn lane on the westbound approach. University Drive is under the jurisdiction of the Village of Arlington Heights and has a posted speed limit of 30 miles per hour. University Drive is under the jurisdiction of the Village of Arlington Heights.

LEGEND

- - TRAVEL LANE
- 🚦 - TRAFFIC SIGNAL
- 🛑 - STOP SIGN
- XX - SPEED LIMIT SIGN
- ⊘ - NO PARKING
- ||||| - HIGH VISIBILITY CROSSWALK
- SCHOOL 20 - SCHOOL SPEED LIMIT SIGN
- 🚫 - DO NOT ENTER SIGN



Tasty Breads
Arlington Heights, Illinois

Existing Roadway Characteristics



Job No: 25-221

Figure: 3

Old Arlington Heights Road is a north-south, local roadway that extends between Dundee Road and Arlington Heights Road and is aligned opposite University Drive at its intersection with Arlington Heights Road. It provides one travel lane in each direction generally divided by a striped median. At its signalized intersection with Arlington Heights Road/University Drive, Old Arlington Heights Road provides a shared left-turn/through lane and a shared through/right-turn lane. Old Arlington Heights Avenue is under the jurisdiction of IDOT, is not classified as an SRA, has a posted speed limit of 40 miles per hour, and carries an AADT volume of 4,050 vehicles (IDOT 2022).

Kennicott Avenue is a north-south minor collector roadway that provides one travel lane in each direction. At its all-way stop intersection with University Drive, Kennicott Avenue provides a shared through/right-turn lane on the northbound approach and a shared left-turn/through lane on the southbound approach. Kennicott Avenue is under the jurisdiction of the Village of Arlington Heights, carries an AADT of 3,650 vehicles (IDOT 2022), and has a posted speed limit of 25 miles per hour.

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts on Thursday, July 31, 2025 during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods at the following intersections:

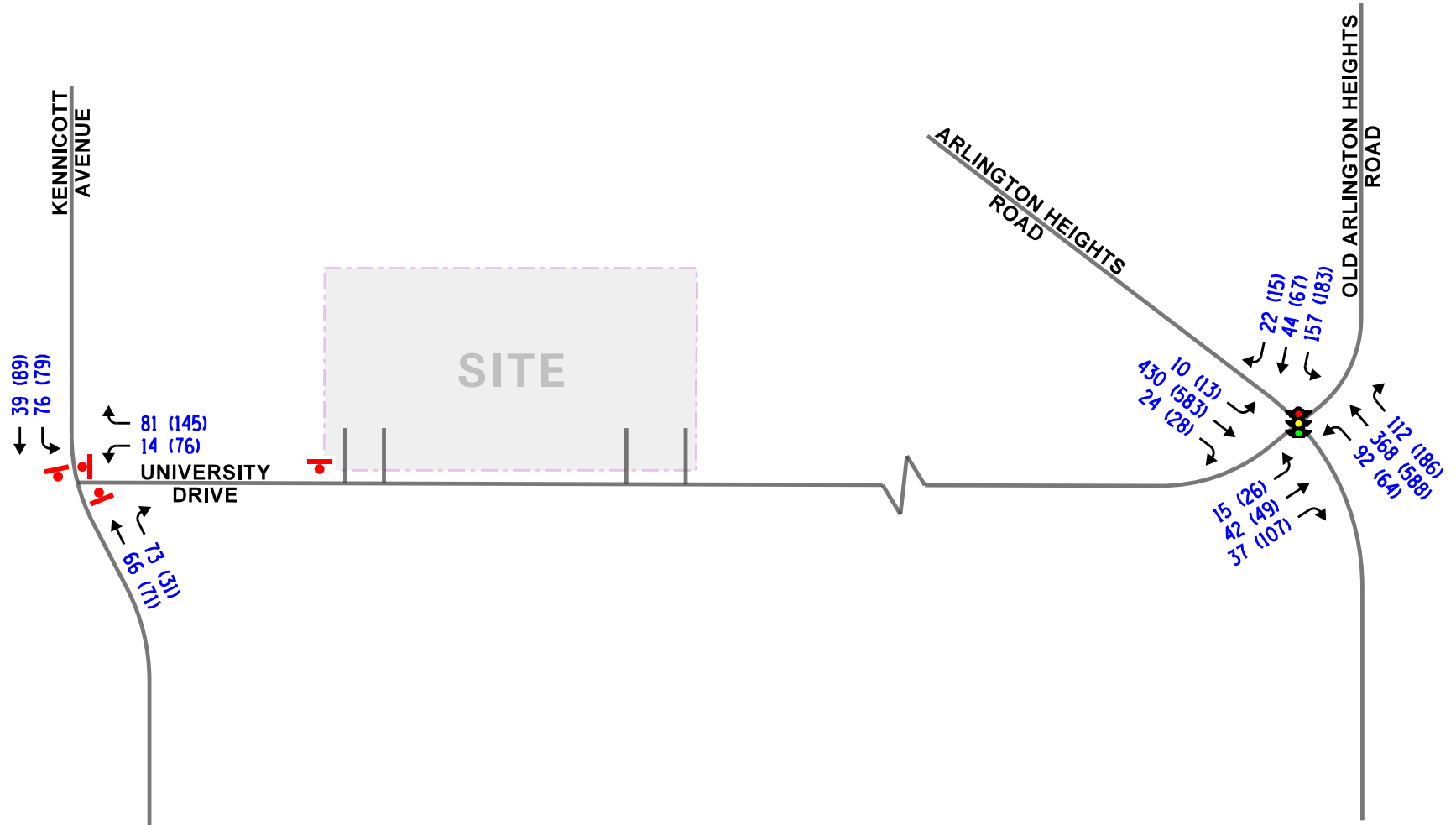
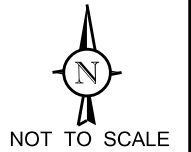
- Arlington Heights Road with University Drive/Old Arlington Heights Road
- University Drive with Kennicott Avenue

The results of the traffic counts showed that the weekday morning peak hour of traffic occurred from 8:00 A.M. to 9:00A.M. and the weekday evening peak hour of traffic occurred from 5:00 P.M. to 6:00 P.M.

Copies of the traffic count summary sheets are included in the Appendix. The existing traffic volumes are illustrated in **Figure 4** and the existing truck traffic volumes are illustrated in **Figure 5**.

LEGEND

- 00 - AM PEAK HOUR (8:00-9:00 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)



Tasty Breads
Arlington Heights, Illinois

Existing Traffic Volumes

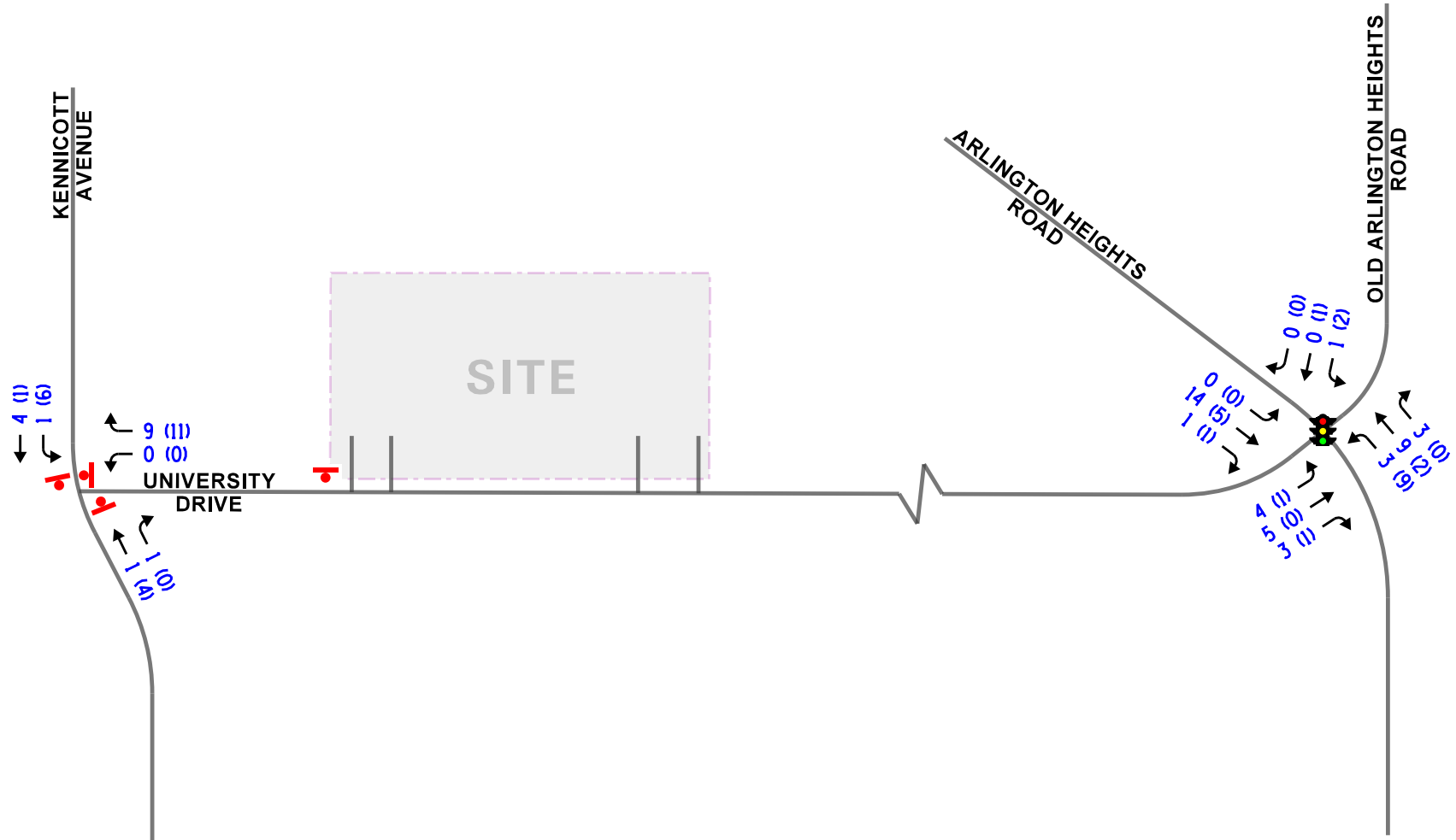
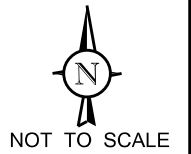


Job No: 25-221

Figure: 4

LEGEND

- 00 - AM PEAK HOUR (8:00-9:00 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)



Tasty Breads
Arlington Heights, Illinois

Existing Traffic Volumes
Heavy Vehicles

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.
Job No: 25-221 Figure: 5

3. Traffic Characteristics of the Proposed Tasty Breads

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed facility, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Expansion Plan

The site is currently occupied by a 90,000 square-foot building and 141 parking spaces. Access to the site will continue to be provided via the following:

- An existing inbound-only access drive located on the north side of University Drive approximately 2,850 feet west of Arlington Heights Road. This access drive provides one inbound lane.
- An existing inbound-only access drive located on the north side of University Drive approximately 3,350 feet west of Arlington Heights Road. This access drive provides one inbound lane.
- An existing outbound-only access drive located on the north side of University Drive approximately 420 feet east of Kennicott Avenue. This access drive provides two outbound lanes striped for an exclusive right-turn lane and an exclusive left-turn lane that are under stop sign control.

A copy of the site plan is included in the Appendix.

Tasty Breads Operations

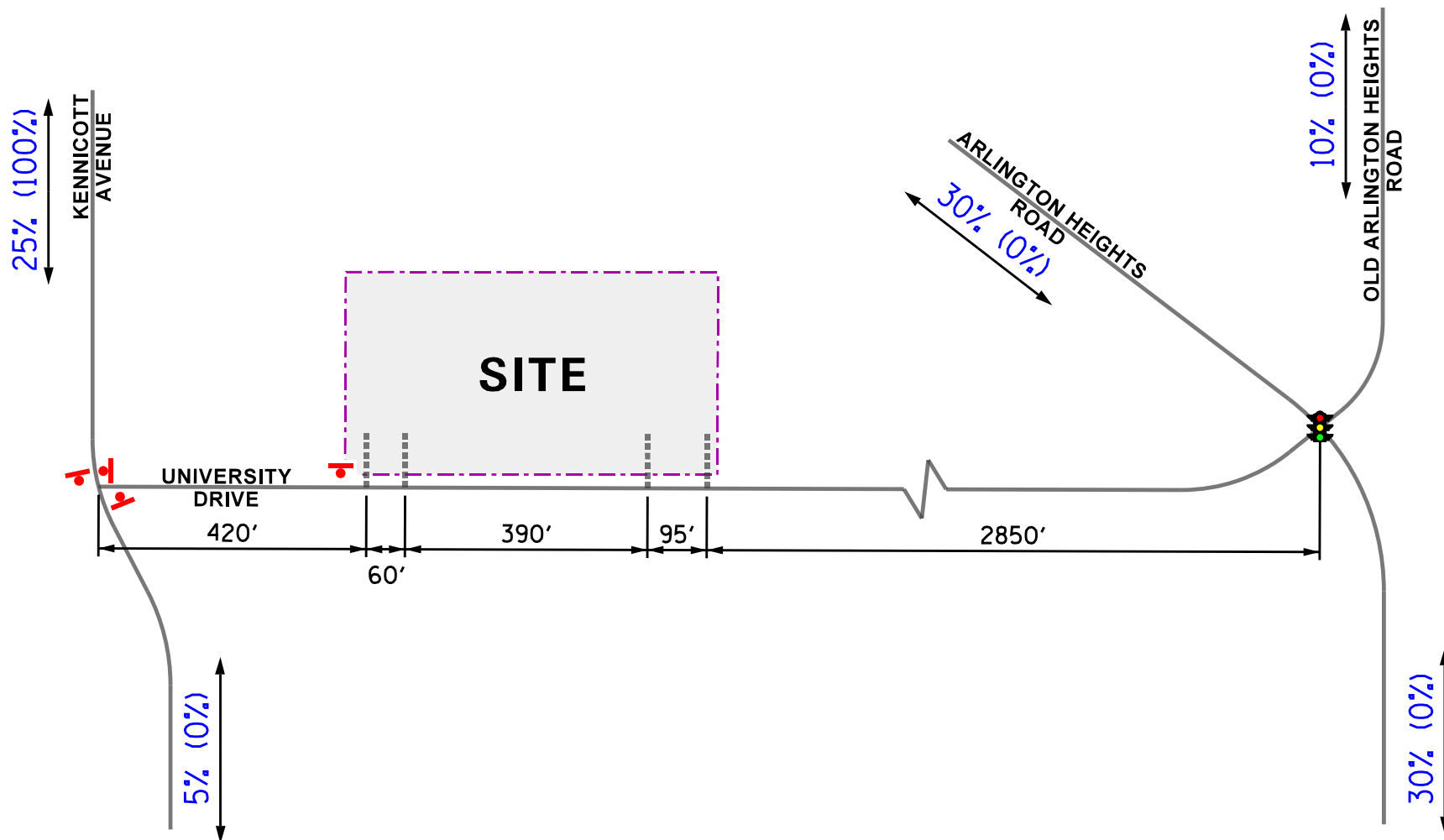
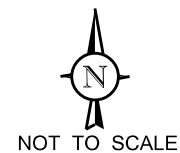
Tasty Breads produces frozen dough products. The proposed facility will start with two production lines, and each line will be capable of producing approximately two full truck loads. The future plans are to expand the production line to five with 150 employees at full capacity. Based on the information provided by Tasty Breads, the facility will be operational in two shifts, totaling 16 hours per day. Shipping and receiving hours are between 7:00 A.M. to 6:00 P.M. It should be noted that based on surveys conducted by Tasty Breads at two other locations, the proposed Tasty Breads is projected to generate on average six trucks per day. Given that the existing building currently has six operational loading docks and an extra trailer stall, the seven dock spaces will be more than sufficient to accommodate the projected truck activity, especially since the six trucks will be spread throughout the day. The provision of the loading docks on site and the minimal amount of expected truck traffic will ensure that all trucks will be accommodated on site and that no trucks will need to wait on University Drive to access the site.

Directional Distribution

The directions from which facility-generated traffic will approach and depart the site were estimated based on the existing operation of the roadway system and the existing travel patterns, as determined from the traffic counts. **Figure 6** illustrates the estimated directional distribution for the proposed facility.

LEGEND

- 00% - PERCENT DISTRIBUTION - PASSENGER VEHICLES
- (00%) - PERCENT DISTRIBUTION - TRUCKS
- 00' - DISTANCE IN FEET



Tasty Breads
Arlington Heights, Illinois

Directional Distribution



Job No: 25-221

Figure: 6

Tasty Breads-Generated Traffic Volumes

As mentioned earlier, the facility will be operational in two shifts during the day with approximately 75 employees per shift. It should be noted that based on surveys conducted by the owner at two other locations, the proposed Tasty Breads is anticipating an average of six trucks per day. The number of peak hour vehicle trips estimated to be generated by the proposed 90,000 square-foot Tasty Breads was based on vehicle trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE). The estimated trips were compared to the information provided by Tasty Breads for the number of employees and trucks and the comparison indicated that the number of trips is consistent. **Table 3** shows the passenger vehicle and truck trips estimated to be generated by the proposed Tasty Breads during the weekday morning and weekday evening peak hours.

A copy of the ITE trip generation sheets is included in the Appendix.

Table 3

ESTIMATED TRIP GENERATION FOR THE PROPOSED TASTY BREADS

ITE Land- Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
140	Manufacturing (90,000 s.f.)						
	<i>Passenger Vehicles</i>	53	16	69	21	48	69
	<i>Trucks</i>	<u>2</u>	<u>1</u>	<u>3</u>	<u>1</u>	<u>2</u>	<u>3</u>
	Total	55	17	72	22	50	72

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to ambient growth, and the traffic estimated to be generated by the proposed subject facility.

Facility Traffic Assignment

The estimated weekday morning and evening peak hour volumes that will be generated by the proposed facility were assigned to the roadway system in accordance with the previously described directional distribution (Figure 6). **Figure 7** shows the assignment of the facility-generated passenger vehicle traffic volumes. **Figure 8** shows the assignment of the facility-generated truck traffic volumes.

Background (No-Build) Traffic Conditions

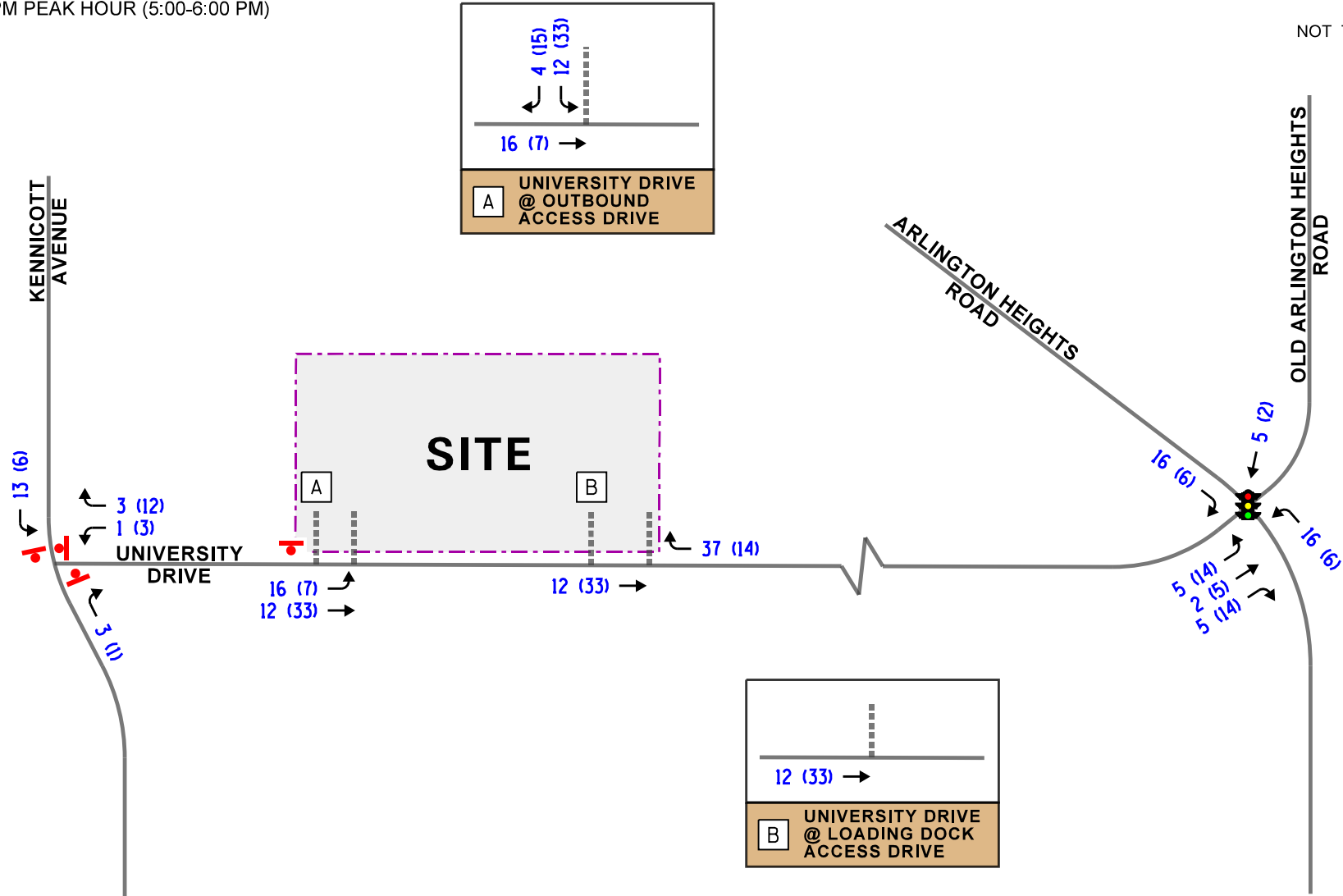
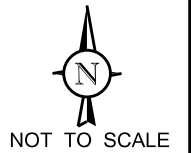
The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on Year 2050 projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter, an increase of 0.57 percent per year over six years (buildout year plus five years) for a total of three percent was applied to the existing traffic volumes to determine the projected Year 2031 no-build traffic volumes. **Figure 9** illustrates the Year 2031 no-build traffic conditions. A copy of the CMAP 2050 projections letter is included in the Appendix.

Total Projected Traffic Volumes

In order to determine the total projected traffic volumes, the facility-generated traffic (Figures 7 and 8) was added to the existing traffic volumes accounting for background growth (Figure 9). The Year 2031 total projected traffic volumes are shown in **Figure 10**.

LEGEND

- 00 - AM PEAK HOUR (8:00-9:00 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)



Tasty Breads
Arlington Heights, Illinois

Site-Generated Traffic Volumes
Passenger Vehicles

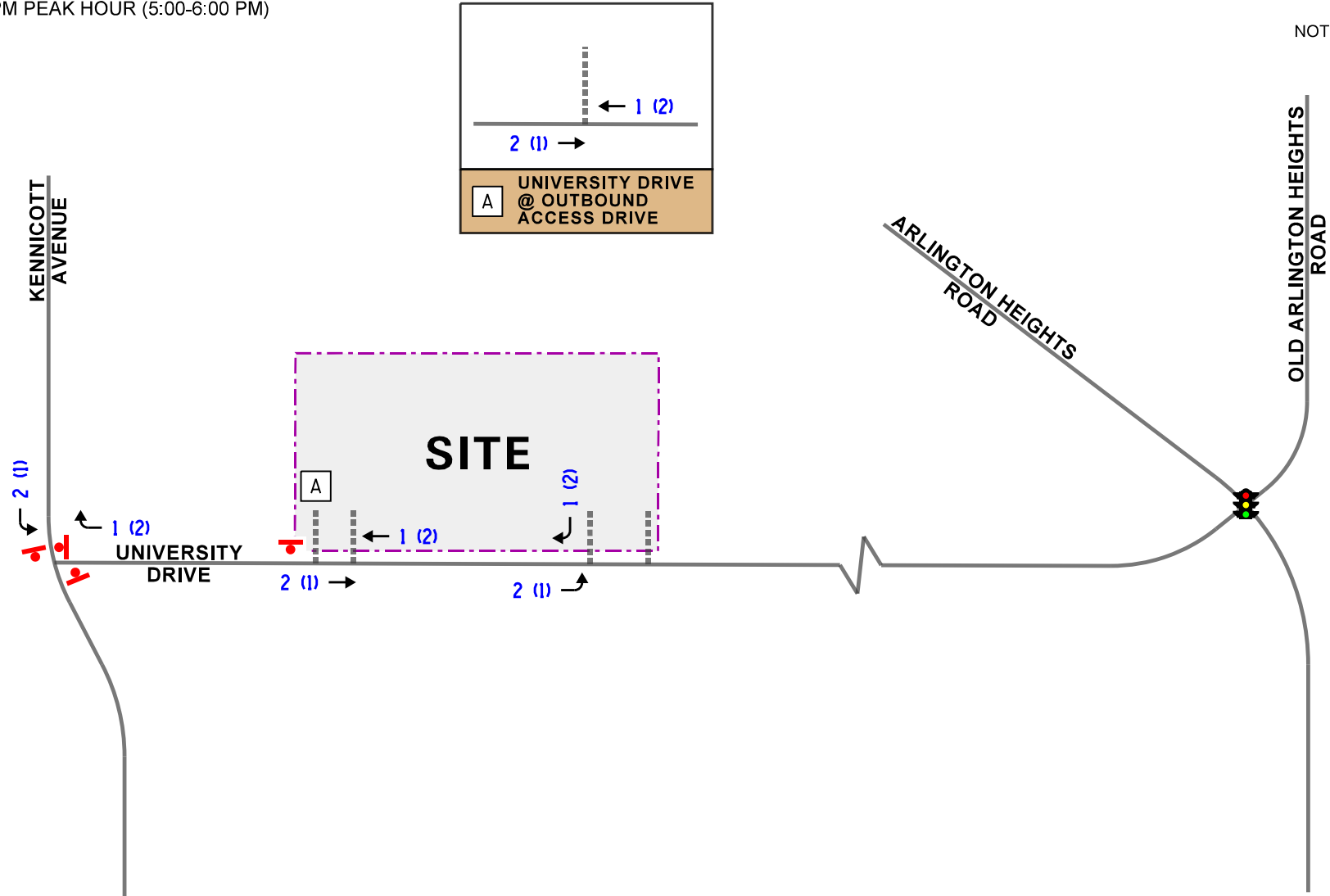
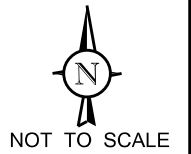


Job No: 25-221

Figure: 7

LEGEND

- 00 - AM PEAK HOUR (8:00-9:00 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)



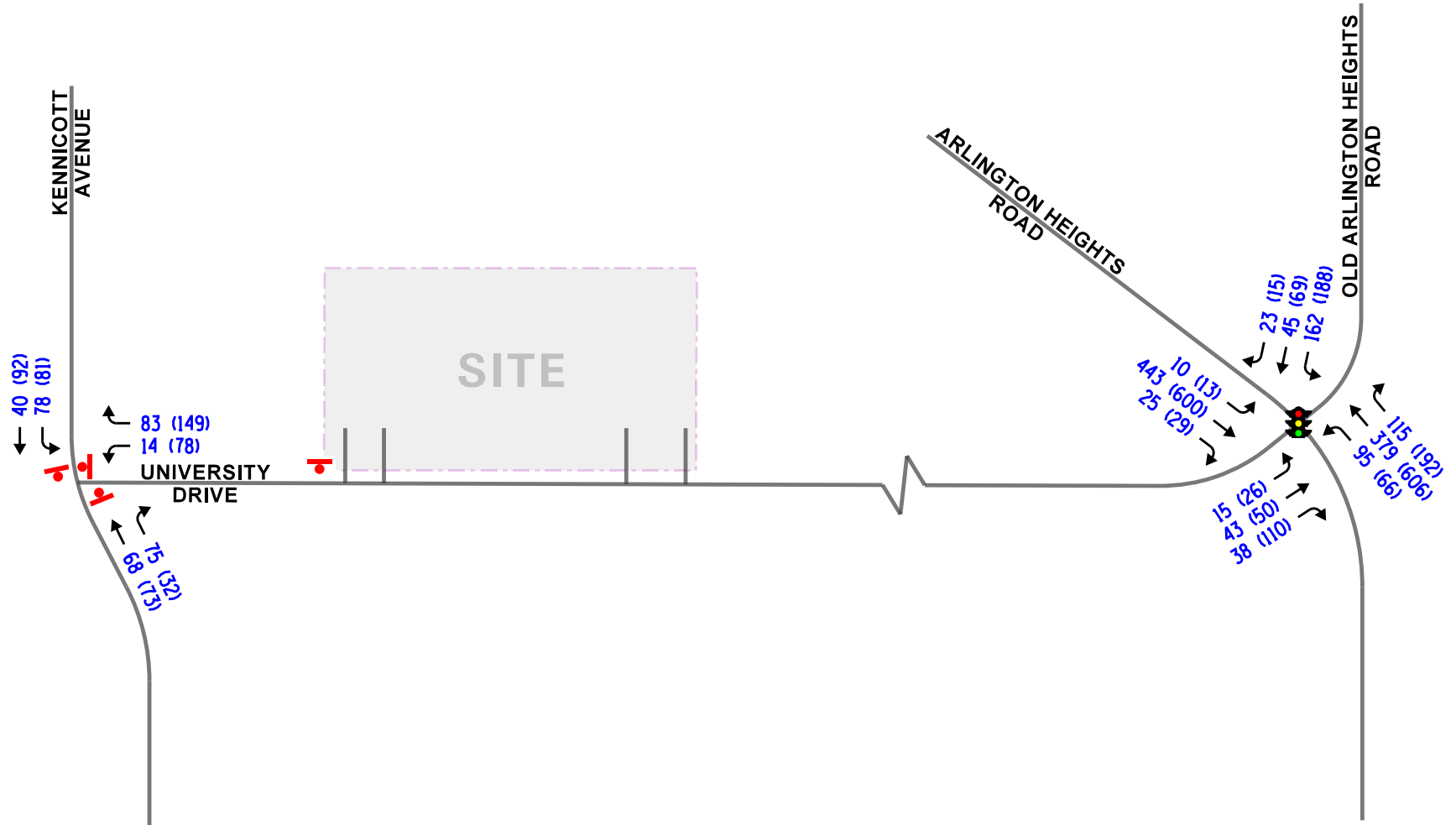
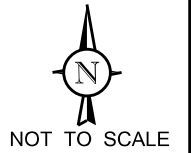
Tasty Breads
Arlington Heights, Illinois

Site-Generated Traffic Volumes
Trucks

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.
Job No: 25-221 Figure: 8

LEGEND

- 00 - AM PEAK HOUR (8:00-9:00 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)



Tasty Breads
Arlington Heights, Illinois

Year 2031 No-Build Traffic Volumes

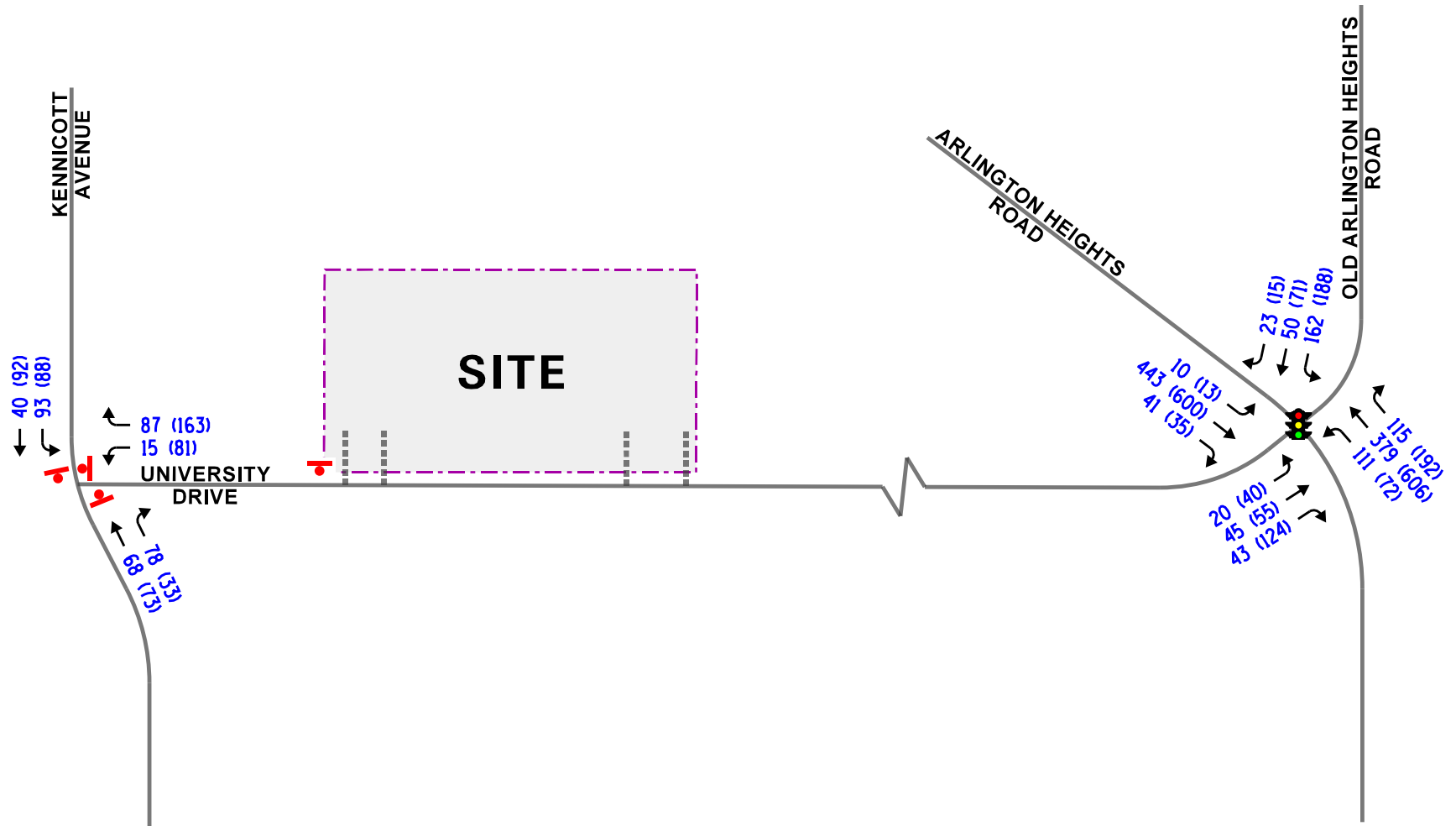
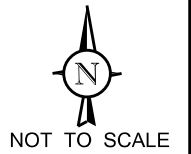


Job No: 25-221

Figure: 9

LEGEND

- 00 - AM PEAK HOUR (8:00-9:00 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)



Tasty Breads
Arlington Heights, Illinois

Year 2031 Total Traffic Volumes



Job No: 25-221 Figure: 10

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and evening peak hours for the existing, no-build (Year 2031), and total projected (Year 2031) traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 7th Edition and analyzed using Synchro/SimTraffic 12 software. The analysis for the traffic-signal controlled intersection was accomplished using actual cycle lengths and phasings to determine the average overall vehicle delay and levels of service.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing, Year 2031 no-build, and Year 2031 total projected conditions are presented in **Tables 4** through **7**. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 4

SIGNALIZED – ARLINGTON HEIGHTS ROAD WITH UNIVERSITY DRIVE/OLD ARLINGTON HEIGHTS ROAD

	Peak Hour	Eastbound	Westbound	Northbound		Southbound		Overall
		L/T/R	L/T/R	L	T/R	L	T/R	
Existing Conditions	Weekday Morning	B – 19.1	C – 31.9	A 4.4	A 6.0	A 4.1	B 10.1	B 12.4
				A – 5.7		A – 10.0		
	Weekday Evening	B – 13.4	C – 33.2	A 4.9	A 7.5	A 4.6	B 11.1	B 12.7
				A – 7.3		B – 11.0		
No-Build Conditions	Weekday Morning	B – 19.0	C – 32.1	A 4.5	A 6.1	A 4.2	B 10.4	B 12.6
				A – 5.9		B – 10.2		
	Weekday Evening	B – 13.4	C – 33.3	A 5.1	A 7.8	A 4.8	B 11.4	B 12.9
				A – 7.6		B – 11.3		
Projected Conditions	Weekday Morning	B – 19.0	C – 32.3	A 4.7	A 6.2	A 4.4	B 10.7	B 12.8
				A – 5.9		B – 10.6		
	Weekday Evening	B – 14.1	C – 33.6	A 5.2	A 7.8	A 4.9	B 11.6	B 13.1
				A – 7.6		B – 11.5		
Letter denotes Level of Service L – Left Turn R – Right Turn Delay is measured in seconds. T – Through								

Table 5

UNSIGNALIZED – EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
University Drive with Kennicott Avenue¹				
• Overall	A	7.8	B	10.1
• Westbound Approach	A	7.5	B	10.3
• Northbound Approach	A	7.7	A	9.0
• Southbound Approach	A	8.2	B	10.5
LOS = Level of Service Delay is measured in seconds.				
1 – All-way stop control				

Table 6

UNSIGNALIZED – YEAR 2031 NO-BUILD CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
University Drive with Kennicott Avenue¹				
• Overall	A	7.8	B	10.3
• Westbound Approach	A	7.5	B	10.5
• Northbound Approach	A	7.7	A	9.1
• Southbound Approach	A	8.2	B	10.7
LOS = Level of Service Delay is measured in seconds.				
1 – All-way stop control				

Table 7

UNSIGNALIZED – YEAR 2031 TOTAL PROJECTED CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
University Drive with Kennicott Avenue¹				
• Overall	A	8.0	B	10.7
• Westbound Approach	A	7.6	B	11.0
• Northbound Approach	A	7.8	A	9.3
• Southbound Approach	A	8.4	B	11.0
LOS = Level of Service Delay is measured in seconds.				
1 – All-way stop control				

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the facility-generated traffic.

Arlington Heights Road with University Drive/Old Arlington Heights Road

The results of the capacity analysis indicate that this signalized intersection currently operates at an overall Level of Service (LOS) B during the weekday morning and the weekday evening peak hours. All approaches operate at LOS C or better during both peak hours.

Under Year 2031 no-build and total projected conditions, the intersection and all its approaches are projected to continue operating at the same existing levels of service during both peak hours with increases in delay of less than one second. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed Tasty Breads and no additional roadway improvements and/or traffic control modifications are required.

University Drive with Kennicott Avenue

The results of the capacity analysis indicate that this intersection currently operates at an overall LOS A during the weekday morning and LOS B during the weekday evening peak hours. All approaches operate at LOS B or better during both peak hours.

Under Year 2031 no-build and total projected conditions, the intersection and all its approaches are projected to continue operating at the same existing levels of service during both peak hours with increases in delay of less than one second. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed Tasty Breads and no additional roadway improvements and/or traffic control modifications are required.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The existing building will be occupied by Tasty Breads replacing the Carlson College that previously occupied the site.
- The roadway system has sufficient reserve capacity to accommodate the estimated facility-generated traffic, and no roadway improvements and/or traffic control modifications are required.
- The proposed facility will generate a very low volume of truck traffic that will be spread throughout the day.
- Given the low volume of truck traffic and the number of loading docks, all trucks will be accommodated on site without the need for trucks to wait or queue on University Drive
- Access to the facility will continue to be provided via the following:
 - An existing inbound-only access drive located on the north side of University Drive approximately 2,850 feet west of Arlington Heights Road. This access drive provides one inbound lane.
 - An existing inbound-only access drive located on the north side of University Drive approximately 3,350 feet west of Arlington Heights Road. This access drive provides one inbound lane.
 - An existing outbound-only access drive located on the north side of University Drive approximately 420 feet east of Kennicott Avenue. This access drive provides two outbound lanes striped for an exclusive right-turn lane and an exclusive left-turn lane that are under stop sign control.

Appendix

Traffic Count Summary Sheets
Site Plan
ITE Trip Generation Summary Sheets
CMAP 2050 Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets

Traffic Count Summary Sheets

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt

Int# 3 arlington/university/multi

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	0	0	0	0	0	0	0	0	0	0	0	0
715	0	0	0	0	0	0	0	0	0	0	0	1	1
730	0	0	0	0	0	0	0	0	0	0	0	0	0
745	1	0	0	0	0	0	0	0	1	0	0	0	2
800	0	0	0	0	0	0	0	0	0	0	0	0	0
815	0	0	0	0	0	0	0	0	0	0	0	1	1
830	0	1	0	0	0	0	0	0	0	0	0	0	1
845	0	0	0	0	0	0	0	0	0	0	0	0	0
1600	0	0	0	0	0	0	0	0	0	0	0	0	0
1615	0	1	0	0	0	0	0	0	0	0	0	0	1
1630	0	0	0	0	0	0	0	0	0	0	0	1	1
1645	0	0	0	0	0	0	0	1	0	0	0	1	2
1700	0	3	0	0	0	0	0	0	0	0	0	0	3
1715	0	0	0	0	0	1	0	0	0	0	0	0	1
1730	0	0	0	0	0	0	0	0	0	0	0	1	1
1745	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	1	5	0	0	0	1	0	1	1	0	0	5	14

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals

Int# 3 arlington/university/multi

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	0	0	0	0	0	0	0	0	0
715	0	0	0	1	1	0	0	0	1
730	0	0	0	0	0	0	0	0	0
745	1	0	1	0	0	0	0	2	2
800	0	0	0	0	0	0	0	0	0
815	0	0	0	1	1	0	0	0	1
830	1	0	0	0	0	0	1	0	1
845	0	0	0	0	0	0	0	0	0
1600	0	0	0	0	0	0	0	0	0
1615	1	0	0	0	0	0	1	0	1
1630	0	0	0	1	1	0	0	0	1
1645	0	0	1	1	2	0	0	0	2
1700	3	0	0	0	0	0	3	0	3
1715	0	1	0	0	0	0	1	0	1
1730	0	0	0	1	1	0	0	0	1
1745	0	0	0	0	0	0	0	0	0
Total	6	1	2	5	6	0	6	2	14

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement

Int# 3 arlington/university/multi

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	0	0	0	0	0	0	0	0	0	0	0	0
715	0	0	0	0	0	0	0	0	0	0	0	4	4
730	0	0	0	0	0	0	0	0	0	0	0	0	0
745	4	0	0	0	0	0	0	0	4	0	0	0	8
800	0	0	0	0	0	0	0	0	0	0	0	0	0
815	0	0	0	0	0	0	0	0	0	0	0	4	4
830	0	4	0	0	0	0	0	0	0	0	0	0	4
845	0	0	0	0	0	0	0	0	0	0	0	0	0
1600	0	0	0	0	0	0	0	0	0	0	0	0	0
1615	0	4	0	0	0	0	0	0	0	0	0	0	4
1630	0	0	0	0	0	0	0	0	0	0	0	4	4
1645	0	0	0	0	0	0	0	4	0	0	0	4	8
1700	0	12	0	0	0	0	0	0	0	0	0	0	12
1715	0	0	0	0	0	4	0	0	0	0	0	0	4
1730	0	0	0	0	0	0	0	0	0	0	0	4	4
1745	0	0	0	0	0	0	0	0	0	0	0	0	0

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals

Int# 3 arlington/university/multi

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	0	0	0	0	0	0	0	0	0
715	0	0	0	4	4	0	0	0	4
730	0	0	0	0	0	0	0	0	0
745	4	0	4	0	0	0	0	8	8
800	0	0	0	0	0	0	0	0	0
815	0	0	0	4	4	0	0	0	4
830	4	0	0	0	0	0	4	0	4
845	0	0	0	0	0	0	0	0	0
1600	0	0	0	0	0	0	0	0	0
1615	4	0	0	0	0	0	4	0	4
1630	0	0	0	4	4	0	0	0	4
1645	0	0	4	4	8	0	0	0	8
1700	12	0	0	0	0	0	12	0	12
1715	0	4	0	0	0	0	4	0	4
1730	0	0	0	4	4	0	0	0	4
1745	0	0	0	0	0	0	0	0	0

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement

Int# 3 arlington/university/multi

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	1	0	0	0	0	0	0	0	1	0	0	1	3
715	1	0	0	0	0	0	0	0	1	0	0	1	3
730	1	0	0	0	0	0	0	0	1	0	0	1	3
745	1	1	0	0	0	0	0	0	1	0	0	1	4
800	0	1	0	0	0	0	0	0	0	0	0	1	2
815	0	1	0	0	0	0	0	0	0	0	0	1	2*
830	0	1	0	0	0	0	0	0	0	0	0	0	1*
845	0	0	0	0	0	0	0	0	0	0	0	0	0*
1600	0	1	0	0	0	0	0	1	0	0	0	2	4
1615	0	4	0	0	0	0	0	1	0	0	0	2	7
1630	0	3	0	0	0	1	0	1	0	0	0	2	7
1645	0	3	0	0	0	1	0	1	0	0	0	2	7
1700	0	3	0	0	0	1	0	0	0	0	0	1	5
1715	0	0	0	0	0	1	0	0	0	0	0	1	2*
1730	0	0	0	0	0	0	0	0	0	0	0	1	1*
1745	0	0	0	0	0	0	0	0	0	0	0	0	0*

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals

Int# 3 arlington/university/multi

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	1	0	1	1	1	0	0	2	3
715	1	0	1	1	1	0	0	2	3
730	1	0	1	1	1	0	0	2	3
745	2	0	1	1	1	0	1	2	4
800	1	0	0	1	1	0	1	0	2
815	1	0	0	1	1	0	1	0	2*
830	1	0	0	0	0	0	1	0	1*
845	0	0	0	0	0	0	0	0	0*
1600	1	0	1	2	3	0	1	0	4
1615	4	0	1	2	3	0	4	0	7
1630	3	1	1	2	3	0	4	0	7
1645	3	1	1	2	3	0	4	0	7
1700	3	1	0	1	1	0	4	0	5
1715	0	1	0	1	1	0	1	0	2*
1730	0	0	0	1	1	0	0	0	1*
1745	0	0	0	0	0	0	0	0	0*

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt

Int# 2 arlington/university/single

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	1	0	0	0	0	0	0	1	1	1	0	4
715	0	1	0	0	1	0	0	1	1	0	1	0	5
730	0	1	0	0	0	1	1	3	0	2	1	0	9
745	0	3	0	0	0	1	0	0	0	2	1	0	7
800	0	3	0	0	0	0	2	1	1	2	0	0	9
815	1	4	0	0	0	1	1	2	1	0	2	3	15
830	0	3	0	0	0	0	0	2	1	1	1	0	8
845	0	1	0	0	0	0	0	4	0	0	2	0	7
1600	0	1	0	0	2	0	1	1	1	1	0	0	7
1615	0	0	0	0	1	0	0	1	1	0	0	0	3
1630	2	1	0	0	1	0	0	1	4	1	0	2	12
1645	0	0	0	0	0	1	0	1	1	1	0	0	4
1700	0	0	0	0	1	1	0	0	1	1	0	0	4
1715	0	1	0	0	0	0	0	0	2	0	0	0	3
1730	0	0	0	0	0	0	0	1	6	0	0	0	7
1745	1	1	0	0	0	0	0	1	0	0	0	0	3
Total	4	21	0	0	6	5	5	19	21	12	9	5	107

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals

Int# 2 arlington/university/single

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	1	0	1	2	0	1	2	1	4
715	1	1	2	1	1	1	1	2	5
730	1	1	4	3	3	2	4	0	9
745	3	1	0	3	0	1	6	0	7
800	3	0	4	2	1	2	5	1	9
815	5	1	4	5	5	3	5	2	15
830	3	0	3	2	2	1	4	1	8
845	1	0	4	2	4	2	1	0	7
1600	1	2	3	1	1	1	2	3	7
1615	0	1	2	0	1	0	0	2	3
1630	3	1	5	3	3	0	2	7	12
1645	0	1	2	1	1	0	2	1	4
1700	0	2	1	1	0	0	2	2	4
1715	1	0	2	0	0	0	1	2	3
1730	0	0	7	0	1	0	0	6	7
1745	2	0	1	0	1	0	1	1	3
Total	25	11	45	26	24	14	38	31	107

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement

Int# 2 arlington/university/single

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	4	0	0	0	0	0	0	4	4	4	0	16
715	0	4	0	0	4	0	0	4	4	0	4	0	20
730	0	4	0	0	0	4	4	12	0	8	4	0	36
745	0	12	0	0	0	4	0	0	0	8	4	0	28
800	0	12	0	0	0	0	8	4	4	8	0	0	36
815	4	16	0	0	0	4	4	8	4	0	8	12	60
830	0	12	0	0	0	0	0	8	4	4	4	0	32
845	0	4	0	0	0	0	0	16	0	0	8	0	28
1600	0	4	0	0	8	0	4	4	4	4	0	0	28
1615	0	0	0	0	4	0	0	4	4	0	0	0	12
1630	8	4	0	0	4	0	0	4	16	4	0	8	48
1645	0	0	0	0	0	4	0	4	4	4	0	0	16
1700	0	0	0	0	4	4	0	0	4	4	0	0	16
1715	0	4	0	0	0	0	0	0	8	0	0	0	12
1730	0	0	0	0	0	0	0	4	24	0	0	0	28
1745	4	4	0	0	0	0	0	4	0	0	0	0	12

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals

Int# 2 arlington/university/single

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	4	0	4	8	0	4	8	4	16
715	4	4	8	4	4	4	4	8	20
730	4	4	16	12	12	8	16	0	36
745	12	4	0	12	0	4	24	0	28
800	12	0	16	8	4	8	20	4	36
815	20	4	16	20	20	12	20	8	60
830	12	0	12	8	8	4	16	4	32
845	4	0	16	8	16	8	4	0	28
1600	4	8	12	4	4	4	8	12	28
1615	0	4	8	0	4	0	0	8	12
1630	12	4	20	12	12	0	8	28	48
1645	0	4	8	4	4	0	8	4	16
1700	0	8	4	4	0	0	8	8	16
1715	4	0	8	0	0	0	4	8	12
1730	0	0	28	0	4	0	0	24	28
1745	8	0	4	0	4	0	4	4	12

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement

Int# 2 arlington/university/single

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	6	0	0	1	2	1	4	2	5	4	0	25
715	0	8	0	0	1	2	3	5	2	6	3	0	30
730	1	11	0	0	0	3	4	6	2	6	4	3	40
745	1	13	0	0	0	2	3	5	3	5	4	3	39
800	1	11	0	0	0	1	3	9	3	3	5	3	39
815	1	8	0	0	0	1	1	8	2	1	5	3	30*
830	0	4	0	0	0	0	0	6	1	1	3	0	15*
845	0	1	0	0	0	0	0	4	0	0	2	0	7*
1600	2	2	0	0	4	1	1	4	7	3	0	2	26
1615	2	1	0	0	3	2	0	3	7	3	0	2	23
1630	2	2	0	0	2	2	0	2	8	3	0	2	23
1645	0	1	0	0	1	2	0	2	10	2	0	0	18
1700	1	2	0	0	1	1	0	2	9	1	0	0	17
1715	1	2	0	0	0	0	0	2	8	0	0	0	13*
1730	1	1	0	0	0	0	0	2	6	0	0	0	10*
1745	1	1	0	0	0	0	0	1	0	0	0	0	3*

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals

Int# 2 arlington/university/single

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	6	3	7	9	4	5	13	3	25
715	8	3	10	9	5	6	16	3	30
730	12	3	12	13	9	8	20	3	40
745	14	2	11	12	8	7	20	4	39
800	12	1	15	11	12	8	15	4	39
815	9	1	11	9	11	6	10	3	30*
830	4	0	7	4	6	3	5	1	15*
845	1	0	4	2	4	2	1	0	7*
1600	4	5	12	5	6	1	6	13	26
1615	3	5	10	5	5	0	6	12	23
1630	4	4	10	5	4	0	7	12	23
1645	1	3	12	2	2	0	5	11	18
1700	3	2	11	1	2	0	4	11	17
1715	3	0	10	0	2	0	2	9	13*
1730	2	0	8	0	2	0	1	7	10*
1745	2	0	1	0	1	0	1	1	3*

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt

Int# 1 arlington/university/cars

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	3	82	0	3	8	31	10	51	16	8	5	3	220
715	8	102	0	7	9	29	15	97	22	6	7	4	306
730	7	109	2	3	8	40	21	76	14	12	18	5	315
745	12	98	3	2	14	45	22	81	30	16	21	3	347
800	8	87	4	4	10	38	29	87	17	7	7	2	300
815	5	104	1	4	11	43	25	74	25	4	5	4	305
830	6	124	2	10	10	34	26	99	22	7	12	2	354
845	4	101	3	4	13	41	29	99	24	16	13	3	350
1600	7	133	2	3	25	44	40	122	20	49	19	9	473
1615	7	145	1	2	17	40	32	149	21	31	11	2	458
1630	4	141	3	6	15	59	37	122	8	40	10	4	449
1645	16	110	5	6	14	43	42	118	25	24	7	5	415
1700	4	135	5	4	18	43	45	127	19	36	16	11	463
1715	14	158	2	4	20	47	42	138	13	27	12	7	484
1730	6	130	3	4	12	49	49	148	17	20	15	4	457
1745	3	155	3	3	16	42	50	173	6	23	6	2	482
Total	114	1914	39	69	220	668	514	1761	299	326	184	70	6178

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals

Int# 1 arlington/university/cars

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	85	42	77	16	57	15	121	27	220
715	110	45	134	17	108	22	137	39	306
730	118	51	111	35	84	41	161	29	315
745	113	61	133	40	86	46	159	56	347
800	99	52	133	16	93	40	132	35	300
815	110	58	124	13	82	31	151	41	305
830	132	54	147	21	111	40	165	38	354
845	108	58	152	32	106	45	158	41	350
1600	142	72	182	77	134	61	226	52	473
1615	153	59	202	44	153	44	216	45	458
1630	148	80	167	54	132	50	240	27	449
1645	131	63	185	36	129	54	177	55	415
1700	144	65	191	63	142	66	214	41	463
1715	174	71	193	46	149	56	232	47	484
1730	139	65	214	39	156	67	199	35	457
1745	161	61	229	31	178	59	220	25	482
Total	2067	957	2574	580	1900	737	2908	633	6178

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement

Int# 1 arlington/university/cars

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	12	328	0	12	32	124	40	204	64	32	20	12	880
715	32	408	0	28	36	116	60	388	88	24	28	16	1224
730	28	436	8	12	32	160	84	304	56	48	72	20	1260
745	48	392	12	8	56	180	88	324	120	64	84	12	1388
800	32	348	16	16	40	152	116	348	68	28	28	8	1200
815	20	416	4	16	44	172	100	296	100	16	20	16	1220
830	24	496	8	40	40	136	104	396	88	28	48	8	1416
845	16	404	12	16	52	164	116	396	96	64	52	12	1400
1600	28	532	8	12	100	176	160	488	80	196	76	36	1892
1615	28	580	4	8	68	160	128	596	84	124	44	8	1832
1630	16	564	12	24	60	236	148	488	32	160	40	16	1796
1645	64	440	20	24	56	172	168	472	100	96	28	20	1660
1700	16	540	20	16	72	172	180	508	76	144	64	44	1852
1715	56	632	8	16	80	188	168	552	52	108	48	28	1936
1730	24	520	12	16	48	196	196	592	68	80	60	16	1828
1745	12	620	12	12	64	168	200	692	24	92	24	8	1928

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals

Int# 1 arlington/university/cars

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	340	168	308	64	228	60	484	108	880
715	440	180	536	68	432	88	548	156	1224
730	472	204	444	140	336	164	644	116	1260
745	452	244	532	160	344	184	636	224	1388
800	396	208	532	64	372	160	528	140	1200
815	440	232	496	52	328	124	604	164	1220
830	528	216	588	84	444	160	660	152	1416
845	432	232	608	128	424	180	632	164	1400
1600	568	288	728	308	536	244	904	208	1892
1615	612	236	808	176	612	176	864	180	1832
1630	592	320	668	216	528	200	960	108	1796
1645	524	252	740	144	516	216	708	220	1660
1700	576	260	764	252	568	264	856	164	1852
1715	696	284	772	184	596	224	928	188	1936
1730	556	260	856	156	624	268	796	140	1828
1745	644	244	916	124	712	236	880	100	1928

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement

Int# 1 arlington/university/cars

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	30	391	5	15	39	145	68	305	82	42	51	15	1188
715	35	396	9	16	41	152	87	341	83	41	53	14	1268
730	32	398	10	13	43	166	97	318	86	39	51	14	1267
745	31	413	10	20	45	160	102	341	94	34	45	11	1306
800	23	416	10	22	44	156	109	359	88	34	37	11	1309
815	15	329	6	18	34	118	80	272	71	27	30	9	1009*
830	10	225	5	14	23	75	55	198	46	23	25	5	704*
845	4	101	3	4	13	41	29	99	24	16	13	3	350*
1600	34	529	11	17	71	186	151	511	74	144	47	20	1795
1615	31	531	14	18	64	185	156	516	73	131	44	22	1785
1630	38	544	15	20	67	192	166	505	65	127	45	27	1811
1645	40	533	15	18	64	182	178	531	74	107	50	27	1819
1700	27	578	13	15	66	181	186	586	55	106	49	24	1886
1715	23	443	8	11	48	138	141	459	36	70	33	13	1423*
1730	9	285	6	7	28	91	99	321	23	43	21	6	939*
1745	3	155	3	3	16	42	50	173	6	23	6	2	482*

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals

Int# 1 arlington/university/cars

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	426	199	455	108	335	124	578	151	1188
715	440	209	511	108	371	149	589	159	1268
730	440	222	501	104	345	158	603	161	1267
745	454	225	537	90	372	157	607	170	1306
800	449	222	556	82	392	156	606	155	1309
815	350	170	423	66	299	116	474	120	1009*
830	240	112	299	53	217	85	323	79	704*
845	108	58	152	32	106	45	158	41	350*
1600	574	274	736	211	548	209	859	179	1795
1615	576	267	745	197	556	214	847	168	1785
1630	597	279	736	199	552	226	863	170	1811
1645	588	264	783	184	576	243	822	178	1819
1700	618	262	827	179	625	248	865	148	1886
1715	474	197	636	116	483	182	651	107	1423*
1730	300	126	443	70	334	126	419	60	939*
1745	161	61	229	31	178	59	220	25	482*

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt

Int# 6 kennicott/university/multi

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	0	0	0	0	0	0	0	0	0	0	0	0
715	0	0	0	1	0	0	0	0	0	0	0	0	1
730	0	0	0	0	0	0	0	0	0	0	0	0	0
745	0	0	0	1	0	0	0	0	0	0	0	0	1
800	0	0	0	0	0	0	0	0	0	0	0	0	0
815	0	0	0	0	0	0	0	0	0	0	0	0	0
830	0	0	0	0	0	0	0	0	0	0	0	0	0
845	0	0	0	0	0	0	0	0	0	0	0	0	0
1600	0	0	1	0	0	0	0	0	0	0	0	0	1
1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1630	0	0	0	1	0	0	0	0	0	0	0	0	1
1645	0	0	1	0	0	0	0	0	0	0	0	0	1
1700	0	0	1	0	0	0	0	0	0	0	0	0	1
1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1730	0	0	1	0	0	0	0	0	0	0	0	0	1
1745	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	4	3	0	0	0	0	0	0	0	0	7

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals

Int# 6 kennicott/university/multi

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	0	0	0	0	0	0	0	0	0
715	0	1	0	0	1	0	0	0	1
730	0	0	0	0	0	0	0	0	0
745	0	1	0	0	1	0	0	0	1
800	0	0	0	0	0	0	0	0	0
815	0	0	0	0	0	0	0	0	0
830	0	0	0	0	0	0	0	0	0
845	0	0	0	0	0	0	0	0	0
1600	1	0	0	0	0	1	0	0	1
1615	0	0	0	0	0	0	0	0	0
1630	0	1	0	0	1	0	0	0	1
1645	1	0	0	0	0	1	0	0	1
1700	1	0	0	0	0	1	0	0	1
1715	0	0	0	0	0	0	0	0	0
1730	1	0	0	0	0	1	0	0	1
1745	0	0	0	0	0	0	0	0	0
Total	4	3	0	0	3	4	0	0	7

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement

Int# 6 kennicott/university/multi

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	0	0	0	0	0	0	0	0	0	0	0	0
715	0	0	0	4	0	0	0	0	0	0	0	0	4
730	0	0	0	0	0	0	0	0	0	0	0	0	0
745	0	0	0	4	0	0	0	0	0	0	0	0	4
800	0	0	0	0	0	0	0	0	0	0	0	0	0
815	0	0	0	0	0	0	0	0	0	0	0	0	0
830	0	0	0	0	0	0	0	0	0	0	0	0	0
845	0	0	0	0	0	0	0	0	0	0	0	0	0
1600	0	0	4	0	0	0	0	0	0	0	0	0	4
1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1630	0	0	0	4	0	0	0	0	0	0	0	0	4
1645	0	0	4	0	0	0	0	0	0	0	0	0	4
1700	0	0	4	0	0	0	0	0	0	0	0	0	4
1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1730	0	0	4	0	0	0	0	0	0	0	0	0	4
1745	0	0	0	0	0	0	0	0	0	0	0	0	0

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals

Int# 6 kennicott/university/multi

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	0	0	0	0	0	0	0	0	0
715	0	4	0	0	4	0	0	0	4
730	0	0	0	0	0	0	0	0	0
745	0	4	0	0	4	0	0	0	4
800	0	0	0	0	0	0	0	0	0
815	0	0	0	0	0	0	0	0	0
830	0	0	0	0	0	0	0	0	0
845	0	0	0	0	0	0	0	0	0
1600	4	0	0	0	0	4	0	0	4
1615	0	0	0	0	0	0	0	0	0
1630	0	4	0	0	4	0	0	0	4
1645	4	0	0	0	0	4	0	0	4
1700	4	0	0	0	0	4	0	0	4
1715	0	0	0	0	0	0	0	0	0
1730	4	0	0	0	0	4	0	0	4
1745	0	0	0	0	0	0	0	0	0

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement

Int# 6 kennicott/university/multi

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	0	0	2	0	0	0	0	0	0	0	0	2
715	0	0	0	2	0	0	0	0	0	0	0	0	2
730	0	0	0	1	0	0	0	0	0	0	0	0	1
745	0	0	0	1	0	0	0	0	0	0	0	0	1
800	0	0	0	0	0	0	0	0	0	0	0	0	0
815	0	0	0	0	0	0	0	0	0	0	0	0	0*
830	0	0	0	0	0	0	0	0	0	0	0	0	0*
845	0	0	0	0	0	0	0	0	0	0	0	0	0*
1600	0	0	2	1	0	0	0	0	0	0	0	0	3
1615	0	0	2	1	0	0	0	0	0	0	0	0	3
1630	0	0	2	1	0	0	0	0	0	0	0	0	3
1645	0	0	3	0	0	0	0	0	0	0	0	0	3
1700	0	0	2	0	0	0	0	0	0	0	0	0	2
1715	0	0	1	0	0	0	0	0	0	0	0	0	1*
1730	0	0	1	0	0	0	0	0	0	0	0	0	1*
1745	0	0	0	0	0	0	0	0	0	0	0	0	0*

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals

Int# 6 kennicott/university/multi

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	0	2	0	0	2	0	0	0	2
715	0	2	0	0	2	0	0	0	2
730	0	1	0	0	1	0	0	0	1
745	0	1	0	0	1	0	0	0	1
800	0	0	0	0	0	0	0	0	0
815	0	0	0	0	0	0	0	0	0*
830	0	0	0	0	0	0	0	0	0*
845	0	0	0	0	0	0	0	0	0*
1600	2	1	0	0	1	2	0	0	3
1615	2	1	0	0	1	2	0	0	3
1630	2	1	0	0	1	2	0	0	3
1645	3	0	0	0	0	3	0	0	3
1700	2	0	0	0	0	2	0	0	2
1715	1	0	0	0	0	1	0	0	1*
1730	1	0	0	0	0	1	0	0	1*
1745	0	0	0	0	0	0	0	0	0*

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt

Int# 4 kennicott/university/cars

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	5	21	7	0	3	22	17	0	0	0	0	75
715	0	5	24	20	0	1	17	17	0	0	0	0	84
730	0	7	25	13	0	2	32	13	0	0	0	0	92
745	0	14	33	23	0	4	31	15	0	0	0	0	120
800	0	12	28	16	0	2	18	12	0	0	0	0	88
815	0	2	14	19	0	7	14	16	0	0	0	0	72
830	0	11	14	19	0	3	22	17	0	0	0	0	86
845	0	10	19	18	0	2	18	20	0	0	0	0	87
1600	0	18	35	56	0	16	7	20	0	0	0	0	152
1615	0	13	16	40	0	12	11	22	0	0	0	0	114
1630	0	22	19	42	0	20	5	15	0	0	0	0	123
1645	0	25	13	38	0	19	5	22	0	0	0	0	122
1700	0	26	21	63	0	26	7	20	0	0	0	0	163
1715	0	20	19	28	0	25	11	15	0	0	0	0	118
1730	0	23	13	24	0	12	9	18	0	0	0	0	99
1745	0	19	20	19	0	13	4	14	0	0	0	0	89
Total	0	232	334	445	0	167	233	273	0	0	0	0	1684

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals

Int# 4 kennicott/university/cars

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	26	10	39	0	24	43	8	0	75
715	29	21	34	0	37	41	6	0	84
730	32	15	45	0	26	57	9	0	92
745	47	27	46	0	38	64	18	0	120
800	40	18	30	0	28	46	14	0	88
815	16	26	30	0	35	28	9	0	72
830	25	22	39	0	36	36	14	0	86
845	29	20	38	0	38	37	12	0	87
1600	53	72	27	0	76	42	34	0	152
1615	29	52	33	0	62	27	25	0	114
1630	41	62	20	0	57	24	42	0	123
1645	38	57	27	0	60	18	44	0	122
1700	47	89	27	0	83	28	52	0	163
1715	39	53	26	0	43	30	45	0	118
1730	36	36	27	0	42	22	35	0	99
1745	39	32	18	0	33	24	32	0	89
Total	566	612	506	0	718	567	399	0	1684

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement

Int# 4 kennicott/university/cars

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	20	84	28	0	12	88	68	0	0	0	0	300
715	0	20	96	80	0	4	68	68	0	0	0	0	336
730	0	28	100	52	0	8	128	52	0	0	0	0	368
745	0	56	132	92	0	16	124	60	0	0	0	0	480
800	0	48	112	64	0	8	72	48	0	0	0	0	352
815	0	8	56	76	0	28	56	64	0	0	0	0	288
830	0	44	56	76	0	12	88	68	0	0	0	0	344
845	0	40	76	72	0	8	72	80	0	0	0	0	348
1600	0	72	140	224	0	64	28	80	0	0	0	0	608
1615	0	52	64	160	0	48	44	88	0	0	0	0	456
1630	0	88	76	168	0	80	20	60	0	0	0	0	492
1645	0	100	52	152	0	76	20	88	0	0	0	0	488
1700	0	104	84	252	0	104	28	80	0	0	0	0	652
1715	0	80	76	112	0	100	44	60	0	0	0	0	472
1730	0	92	52	96	0	48	36	72	0	0	0	0	396
1745	0	76	80	76	0	52	16	56	0	0	0	0	356

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals

Int# 4 kennicott/university/cars

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	104	40	156	0	96	172	32	0	300
715	116	84	136	0	148	164	24	0	336
730	128	60	180	0	104	228	36	0	368
745	188	108	184	0	152	256	72	0	480
800	160	72	120	0	112	184	56	0	352
815	64	104	120	0	140	112	36	0	288
830	100	88	156	0	144	144	56	0	344
845	116	80	152	0	152	148	48	0	348
1600	212	288	108	0	304	168	136	0	608
1615	116	208	132	0	248	108	100	0	456
1630	164	248	80	0	228	96	168	0	492
1645	152	228	108	0	240	72	176	0	488
1700	188	356	108	0	332	112	208	0	652
1715	156	212	104	0	172	120	180	0	472
1730	144	144	108	0	168	88	140	0	396
1745	156	128	72	0	132	96	128	0	356

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement

Int# 4 kennicott/university/cars

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	31	103	63	0	10	102	62	0	0	0	0	371
715	0	38	110	72	0	9	98	57	0	0	0	0	384
730	0	35	100	71	0	15	95	56	0	0	0	0	372
745	0	39	89	77	0	16	85	60	0	0	0	0	366
800	0	35	75	72	0	14	72	65	0	0	0	0	333
815	0	23	47	56	0	12	54	53	0	0	0	0	245*
830	0	21	33	37	0	5	40	37	0	0	0	0	173*
845	0	10	19	18	0	2	18	20	0	0	0	0	87*
1600	0	78	83	176	0	67	28	79	0	0	0	0	511
1615	0	86	69	183	0	77	28	79	0	0	0	0	522
1630	0	93	72	171	0	90	28	72	0	0	0	0	526
1645	0	94	66	153	0	82	32	75	0	0	0	0	502
1700	0	88	73	134	0	76	31	67	0	0	0	0	469
1715	0	62	52	71	0	50	24	47	0	0	0	0	306*
1730	0	42	33	43	0	25	13	32	0	0	0	0	188*
1745	0	19	20	19	0	13	4	14	0	0	0	0	89*

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals

Int# 4 kennicott/university/cars

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	134	73	164	0	125	205	41	0	371
715	148	81	155	0	129	208	47	0	384
730	135	86	151	0	127	195	50	0	372
745	128	93	145	0	137	174	55	0	366
800	110	86	137	0	137	147	49	0	333
815	70	68	107	0	109	101	35	0	245*
830	54	42	77	0	74	73	26	0	173*
845	29	20	38	0	38	37	12	0	87*
1600	161	243	107	0	255	111	145	0	511
1615	155	260	107	0	262	97	163	0	522
1630	165	261	100	0	243	100	183	0	526
1645	160	235	107	0	228	98	176	0	502
1700	161	210	98	0	201	104	164	0	469
1715	114	121	71	0	118	76	112	0	306*
1730	75	68	45	0	75	46	67	0	188*
1745	39	32	18	0	33	24	32	0	89*

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - by Mvmt

Int# 5 kennicott/university/single

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	0	2	0	0	1	0	0	0	0	0	0	3
715	0	0	1	0	0	1	0	1	0	0	0	0	3
730	0	0	1	0	0	0	0	0	0	0	0	0	1
745	0	0	1	1	0	0	0	0	0	0	0	0	2
800	0	2	0	2	0	0	0	0	0	0	0	0	4
815	0	0	1	0	0	0	0	0	0	0	0	0	1
830	0	1	0	5	0	0	0	1	0	0	0	0	7
845	0	1	0	2	0	0	1	0	0	0	0	0	4
1600	0	0	1	2	0	0	0	0	0	0	0	0	3
1615	0	0	1	2	0	1	0	0	0	0	0	0	4
1630	0	0	0	3	0	0	0	1	0	0	0	0	4
1645	0	0	2	4	0	0	0	0	0	0	0	0	6
1700	0	1	1	2	0	0	0	1	0	0	0	0	5
1715	0	0	1	2	0	0	0	1	0	0	0	0	4
1730	0	0	1	6	0	0	0	0	0	0	0	0	7
1745	0	0	1	1	0	0	0	2	0	0	0	0	4
Total	0	5	14	32	0	3	1	7	0	0	0	0	62

TEAPAC[Ver 9.50.02] - 15-Minute Counts: All Vehicles - Totals

Int# 5 kennicott/university/single

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	2	1	0	0	0	2	1	0	3
715	1	1	1	0	1	1	1	0	3
730	1	0	0	0	0	1	0	0	1
745	1	1	0	0	1	1	0	0	2
800	2	2	0	0	2	0	2	0	4
815	1	0	0	0	0	1	0	0	1
830	1	5	1	0	6	0	1	0	7
845	1	2	1	0	2	1	1	0	4
1600	1	2	0	0	2	1	0	0	3
1615	1	3	0	0	2	1	1	0	4
1630	0	3	1	0	4	0	0	0	4
1645	2	4	0	0	4	2	0	0	6
1700	2	2	1	0	3	1	1	0	5
1715	1	2	1	0	3	1	0	0	4
1730	1	6	0	0	6	1	0	0	7
1745	1	1	2	0	3	1	0	0	4
Total	19	35	8	0	39	15	8	0	62

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: by Movement

Int# 5 kennicott/university/single

Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	0	8	0	0	4	0	0	0	0	0	0	12
715	0	0	4	0	0	4	0	4	0	0	0	0	12
730	0	0	4	0	0	0	0	0	0	0	0	0	4
745	0	0	4	4	0	0	0	0	0	0	0	0	8
800	0	8	0	8	0	0	0	0	0	0	0	0	16
815	0	0	4	0	0	0	0	0	0	0	0	0	4
830	0	4	0	20	0	0	0	4	0	0	0	0	28
845	0	4	0	8	0	0	4	0	0	0	0	0	16
1600	0	0	4	8	0	0	0	0	0	0	0	0	12
1615	0	0	4	8	0	4	0	0	0	0	0	0	16
1630	0	0	0	12	0	0	0	4	0	0	0	0	16
1645	0	0	8	16	0	0	0	0	0	0	0	0	24
1700	0	4	4	8	0	0	0	4	0	0	0	0	20
1715	0	0	4	8	0	0	0	4	0	0	0	0	16
1730	0	0	4	24	0	0	0	0	0	0	0	0	28
1745	0	0	4	4	0	0	0	8	0	0	0	0	16

TEAPAC[Ver 9.50.02] - 15-Minute Flow Rates: Appr/Exit Totals

Int# 5 kennicott/university/single

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	8	4	0	0	0	8	4	0	12
715	4	4	4	0	4	4	4	0	12
730	4	0	0	0	0	4	0	0	4
745	4	4	0	0	4	4	0	0	8
800	8	8	0	0	8	0	8	0	16
815	4	0	0	0	0	4	0	0	4
830	4	20	4	0	24	0	4	0	28
845	4	8	4	0	8	4	4	0	16
1600	4	8	0	0	8	4	0	0	12
1615	4	12	0	0	8	4	4	0	16
1630	0	12	4	0	16	0	0	0	16
1645	8	16	0	0	16	8	0	0	24
1700	8	8	4	0	12	4	4	0	20
1715	4	8	4	0	12	4	0	0	16
1730	4	24	0	0	24	4	0	0	28
1745	4	4	8	0	12	4	0	0	16

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: by Movement

Int# 5 kennicott/university/single

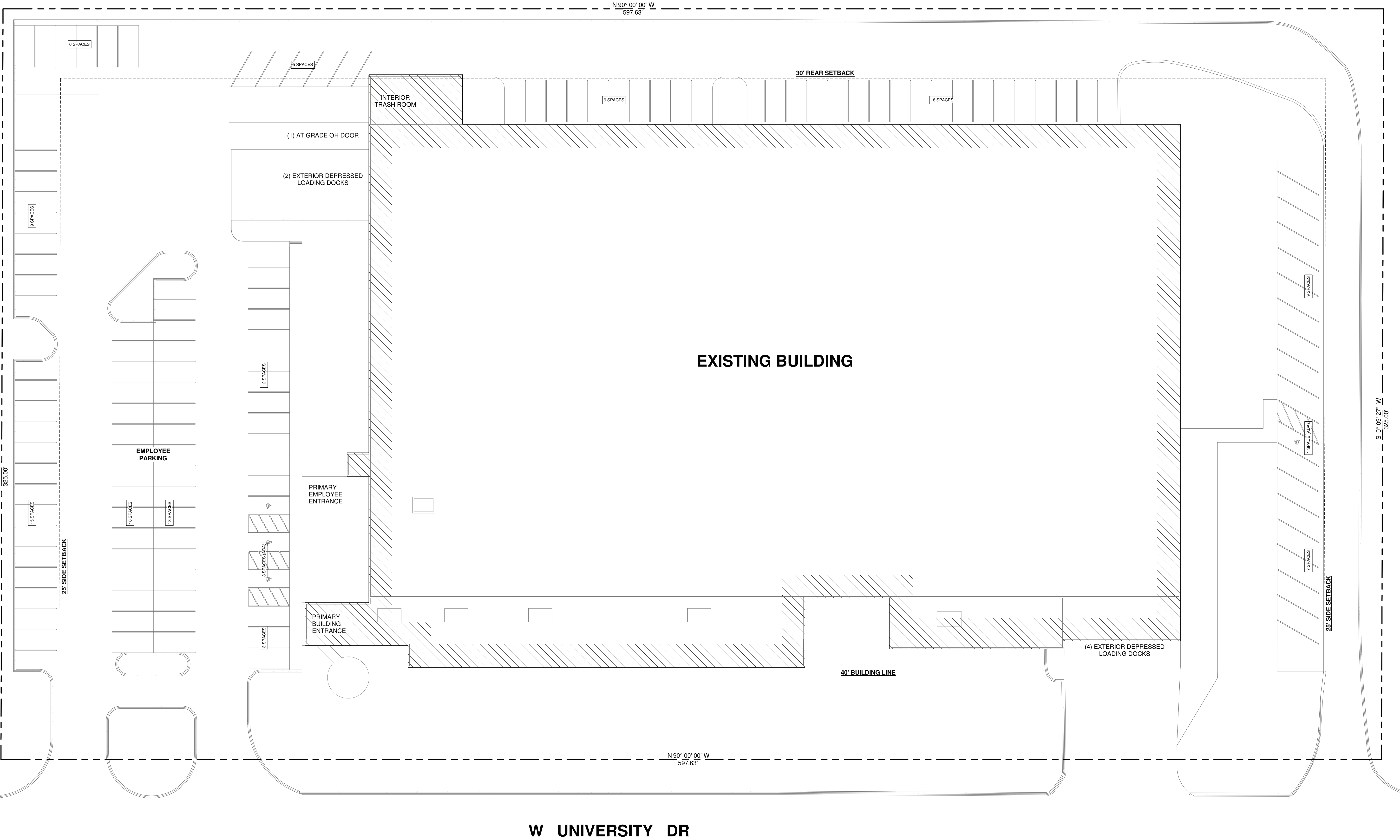
Begin Time	N-Approach			E-Approach			S-Approach			W-Approach			Int Total
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
700	0	0	5	1	0	2	0	1	0	0	0	0	9
715	0	2	3	3	0	1	0	1	0	0	0	0	10
730	0	2	3	3	0	0	0	0	0	0	0	0	8
745	0	3	2	8	0	0	0	1	0	0	0	0	14
800	0	4	1	9	0	0	1	1	0	0	0	0	16
815	0	2	1	7	0	0	1	1	0	0	0	0	12*
830	0	2	0	7	0	0	1	1	0	0	0	0	11*
845	0	1	0	2	0	0	1	0	0	0	0	0	4*
1600	0	0	4	11	0	1	0	1	0	0	0	0	17
1615	0	1	4	11	0	1	0	2	0	0	0	0	19
1630	0	1	4	11	0	0	0	3	0	0	0	0	19
1645	0	1	5	14	0	0	0	2	0	0	0	0	22
1700	0	1	4	11	0	0	0	4	0	0	0	0	20
1715	0	0	3	9	0	0	0	3	0	0	0	0	15*
1730	0	0	2	7	0	0	0	2	0	0	0	0	11*
1745	0	0	1	1	0	0	0	2	0	0	0	0	4*

TEAPAC[Ver 9.50.02] - 60-Minute Volumes: Appr/Exit Totals

Int# 5 kennicott/university/single

Begin Time	Approach Totals				Exit Totals				Int Total
	N	E	S	W	N	E	S	W	
700	5	3	1	0	2	5	2	0	9
715	5	4	1	0	4	3	3	0	10
730	5	3	0	0	3	3	2	0	8
745	5	8	1	0	9	2	3	0	14
800	5	9	2	0	10	2	4	0	16
815	3	7	2	0	8	2	2	0	12*
830	2	7	2	0	8	1	2	0	11*
845	1	2	1	0	2	1	1	0	4*
1600	4	12	1	0	12	4	1	0	17
1615	5	12	2	0	13	4	2	0	19
1630	5	11	3	0	14	4	1	0	19
1645	6	14	2	0	16	5	1	0	22
1700	5	11	4	0	15	4	1	0	20
1715	3	9	3	0	12	3	0	0	15*
1730	2	7	2	0	9	2	0	0	11*
1745	1	1	2	0	3	1	0	0	4*

Site Plan



1 SITE PLAN
1" = 20'-0"

THOMAS ARCHITECTS

2800 S RIVER RD. #305
DES PLAINES, IL 60018
O: 847.235.6815
THOMAS @ THOMASARCH.COM

No.	Description	Date
3	PLAN COMMISSION	06.25.25
5	PLAN COMMISSION	07.18.25

Project Name and Address

TASTY BREAD

INTERIOR ALTERATIONS

600 W UNIVERSITY DR
ARLINGTON HEIGHTS, IL 60004

Project No. 25-021

Description SITE PLAN

Sheet 1-A-100

ITE Trip Generation Summary Sheets

Manufacturing (140)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 48

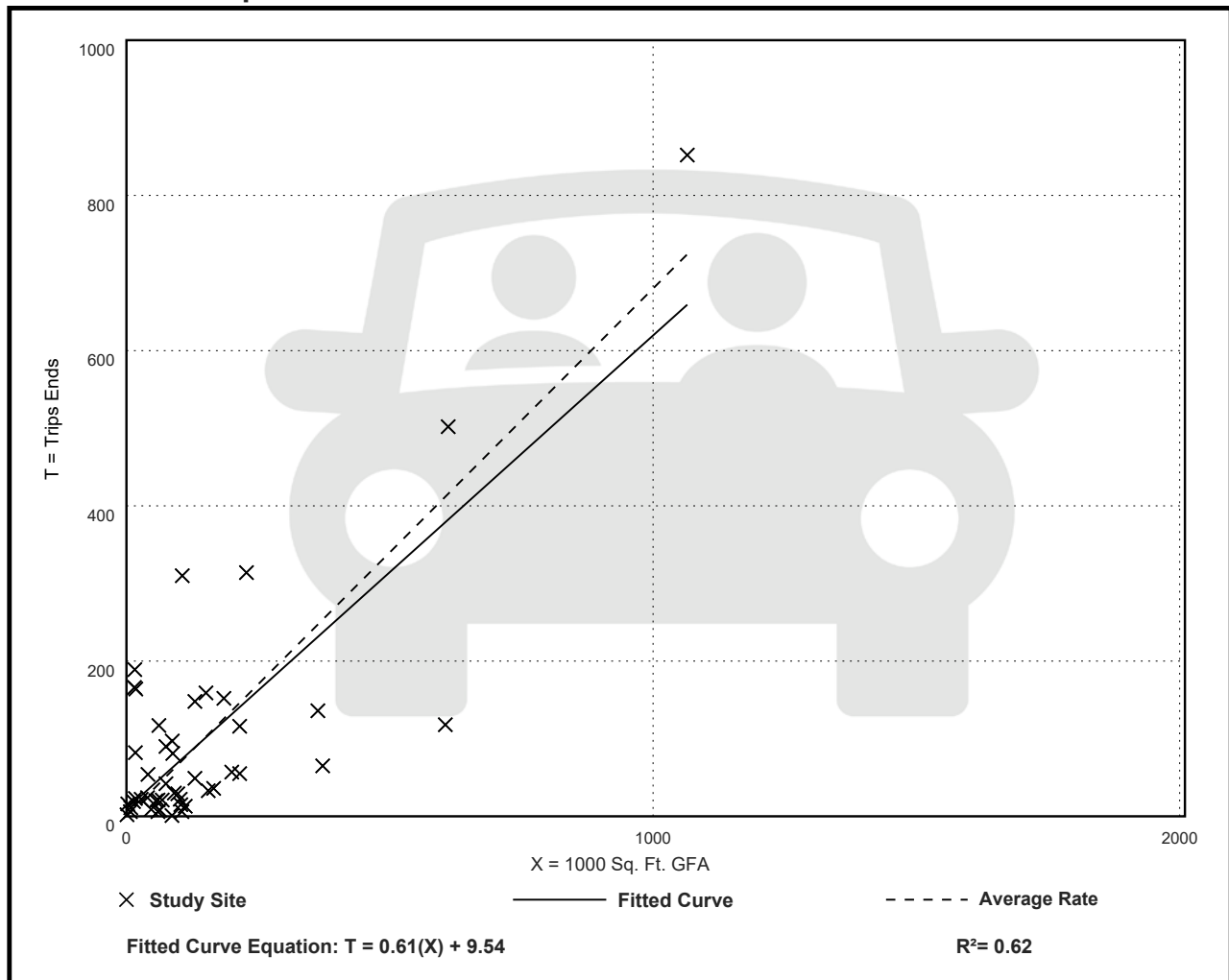
Avg. 1000 Sq. Ft. GFA: 138

Directional Distribution: 76% entering, 24% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.68	0.01 - 11.93	1.03

Data Plot and Equation



Manufacturing (140)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 55

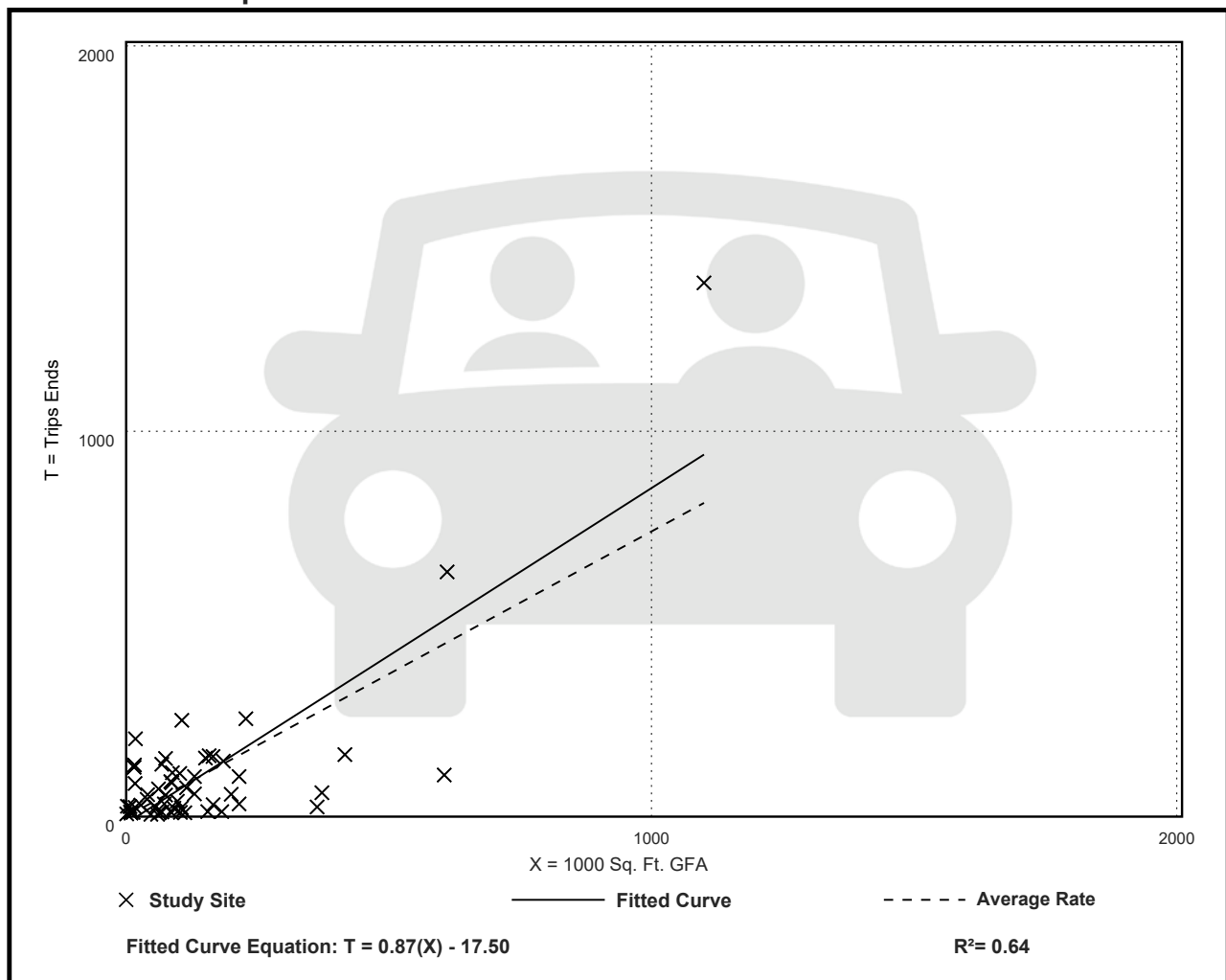
Avg. 1000 Sq. Ft. GFA: 142

Directional Distribution: 31% entering, 69% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.74	0.07 - 11.37	0.93

Data Plot and Equation



CMAP 2050 Projections Letter



August 4, 2025

Ryan May
Project Coordinator
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: University Drive with Kennicott Avenue and Arlington Heights Road
IDOT

Dear Ms. May:

In response to a request made on your behalf and dated August 4, 2025, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT (2022)	Year 2050 ADT
Kennicott Avenue at University Drive	3,650	4,280
University Drive at Arlington Heights Road	4,050	4,750
Arlington Heights Road at University Drive	19,200	22,500

Traffic projections are developed using existing ADT data provided in the request letter and the results from the June 2025 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at jrodriguez@cmap.illinois.gov

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
S:\AdminGroups\ResearchAnalysis\2025_trafficForecasts\Arlington Heights\ck-83-25\ck-83-25.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤ 10
B	Good progression, with more vehicles stopping than for Level of Service A.	$> 10 - 20$
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	$> 20 - 35$
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	$> 35 - 55$
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	$> 55 - 80$
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	> 80
Unsignalized Intersections		
Level of Service		Average Total Delay (sec/veh)
A		0 - 10
B		$> 10 - 15$
C		$> 15 - 25$
D		$> 25 - 35$
E		$> 35 - 50$
F		> 50
Source: <i>Highway Capacity Manual</i> , 7 th Edition.		

Capacity Analysis Summary Sheets
Existing Weekday Morning Peak Hour

Lanes, Volumes, Timings

5: Arlington Heights Road & University Drive/Old Arlington Heights Road

08/06/2025

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕↕			↕↕		↕	↕↕		↕	↕↕	
Traffic Volume (vph)	15	42	37	157	44	22	92	368	112	10	430	24
Future Volume (vph)	15	42	37	157	44	22	92	368	112	10	430	24
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	190		0	150		0
Storage Lanes	0		0	0		0	1		0	2		0
Taper Length (ft)	25			25			100			130		
Lane Util. Factor	0.95	0.95	0.95	0.95	0.95	0.95	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.941			0.985			0.965			0.992	
Flt Protected		0.992			0.966		0.950			0.950		
Satd. Flow (prot)	0	2988	0	0	3411	0	1752	3408	0	1805	3475	0
Flt Permitted		0.871			0.739		0.435			0.459		
Satd. Flow (perm)	0	2623	0	0	2609	0	802	3408	0	872	3475	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		40			13			51			7	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		3748			571			496			442	
Travel Time (s)		85.2			13.0			11.3			10.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	27%	12%	8%	1%	0%	0%	3%	2%	3%	0%	3%	4%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	102	0	0	243	0	100	522	0	11	493	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	2.0	2.0		2.0	2.0		3.0	4.0		3.0	4.0	
Minimum Split (s)	8.0	8.0		8.0	8.0		6.5	15.0		6.5	15.0	
Total Split (s)	35.0	35.0		35.0	35.0		15.0	45.0		15.0	45.0	
Total Split (%)	36.8%	36.8%		36.8%	36.8%		15.8%	47.4%		15.8%	47.4%	
Yellow Time (s)	4.5	4.5		4.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		6.0			6.0		3.5	6.0		3.5	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		None	Max		None	Max	
Act Effct Green (s)		11.8			11.8		50.5	46.3		46.3	39.4	
Actuated g/C Ratio		0.16			0.16		0.70	0.64		0.64	0.55	
v/c Ratio		0.22			0.55		0.15	0.24		0.02	0.26	
Control Delay (s/veh)		19.1			31.9		4.4	6.0		4.1	10.1	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)		19.1			31.9		4.4	6.0		4.1	10.1	
LOS		B			C		A	A		A	B	
Approach Delay (s/veh)		19.1			31.9			5.7			10.0	
Approach LOS		B			C			A			A	
Queue Length 50th (ft)		13			51		11	35		1	59	
Queue Length 95th (ft)		34			87		29	93		6	102	

AMEX Existing Weekday Morning Peak Hour
sa

Synchro 12 Report
Page 1

Lanes, Volumes, Timings

5: Arlington Heights Road & University Drive/Old Arlington Heights Road

08/06/2025

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		3668			491			416			362	
Turn Bay Length (ft)							190			150		
Base Capacity (vph)		1091			1069		716	2212		760	1905	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.09			0.23		0.14	0.24		0.01	0.26	

Intersection Summary

Area Type: Other

Cycle Length: 95

Actuated Cycle Length: 72

Natural Cycle: 40

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.55

Intersection Signal Delay (s/veh): 12.4

Intersection LOS: B

Intersection Capacity Utilization 46.4%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 5: Arlington Heights Road & University Drive/Old Arlington Heights Road

 Ø1	 Ø2	 Ø4
15 s	45 s	35 s
 Ø5	 Ø6	 Ø8
15 s	45 s	35 s

Intersection

Intersection Delay, s/veh 7.8

Intersection LOS A

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	14	81	66	73	76	39
Future Vol, veh/h	14	81	66	73	76	39
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles, %	0	11	2	1	1	10
Mvmt Flow	15	85	69	77	80	41
Number of Lanes	1	0	1	0	0	1

Approach	WB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	NB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right	SB	WB	
Conflicting Lanes Right	1	1	0
HCM Control Delay, s/veh	7.5	7.7	8.2
HCM LOS	A	A	A

Lane	NBLn1	WBLn1	SBLn1
Vol Left, %	0%	15%	66%
Vol Thru, %	47%	0%	34%
Vol Right, %	53%	85%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	139	95	115
LT Vol	0	14	76
Through Vol	66	0	39
RT Vol	73	81	0
Lane Flow Rate	146	100	121
Geometry Grp	1	1	1
Degree of Util (X)	0.158	0.111	0.146
Departure Headway (Hd)	3.888	3.994	4.338
Convergence, Y/N	Yes	Yes	Yes
Cap	910	903	818
Service Time	1.965	1.994	2.408
HCM Lane V/C Ratio	0.16	0.111	0.148
HCM Control Delay, s/veh	7.7	7.5	8.2
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0.6	0.4	0.5

Capacity Analysis Summary Sheets
Existing Weekday Evening Peak Hour

Lanes, Volumes, Timings

5: Arlington Heights Road & University Drive/Old Arlington Heights Road

08/06/2025

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕↕			↕↕		↕	↕↕		↕	↕↕	
Traffic Volume (vph)	25	49	107	183	67	15	64	588	186	13	583	28
Future Volume (vph)	25	49	107	183	67	15	64	588	186	13	583	28
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	190		0	150		0
Storage Lanes	0		0	0		0	2		0	1		0
Taper Length (ft)	25			25			100			130		
Lane Util. Factor	0.95	0.95	0.95	0.95	0.95	0.95	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.912			0.992			0.964			0.993	
Flt Protected		0.993			0.967		0.950			0.950		
Satd. Flow (prot)	0	3232	0	0	3431	0	1583	3480	0	1805	3544	0
Flt Permitted		0.866			0.704		0.365			0.350		
Satd. Flow (perm)	0	2819	0	0	2498	0	608	3480	0	665	3544	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		110			6			54			6	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		3775			384			444			580	
Travel Time (s)		85.8			8.7			10.1			13.2	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles (%)	4%	0%	1%	1%	1%	0%	14%	0%	0%	0%	1%	4%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	187	0	0	273	0	66	798	0	13	630	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	2.0	2.0		2.0	2.0		3.0	4.0		3.0	4.0	
Minimum Split (s)	8.0	8.0		8.0	8.0		6.5	15.0		6.5	15.0	
Total Split (s)	35.0	35.0		35.0	35.0		15.0	45.0		15.0	45.0	
Total Split (%)	36.8%	36.8%		36.8%	36.8%		15.8%	47.4%		15.8%	47.4%	
Yellow Time (s)	4.5	4.5		4.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		6.0			6.0		3.5	6.0		3.5	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		None	Max		None	Max	
Act Effct Green (s)		13.2			13.2		50.0	45.9		46.4	39.4	
Actuated g/C Ratio		0.18			0.18		0.68	0.63		0.64	0.54	
v/c Ratio		0.31			0.86dl		0.13	0.36		0.03	0.33	
Control Delay (s/veh)		13.4			33.2		4.9	7.5		4.6	11.1	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)		13.4			33.2		4.9	7.5		4.6	11.1	
LOS		B			C		A	A		A	B	
Approach Delay (s/veh)		13.4			33.2			7.3			11.0	
Approach LOS		B			C			A			B	
Queue Length 50th (ft)		16			60		8	66		2	82	
Queue Length 95th (ft)		43			99		23	161		7	137	

PMEX Existing Weekday Evening Peak Hour
sa

Synchro 12 Report
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Lanes, Volumes, Timings

5: Arlington Heights Road & University Drive/Old Arlington Heights Road

08/06/2025

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		3695			304			364			500	
Turn Bay Length (ft)							190			150		
Base Capacity (vph)		1198			1007		573	2210		638	1917	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.16			0.27		0.12	0.36		0.02	0.33	

Intersection Summary

Area Type: Other

Cycle Length: 95

Actuated Cycle Length: 73

Natural Cycle: 40

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.60

Intersection Signal Delay (s/veh): 12.7

Intersection LOS: B

Intersection Capacity Utilization 59.5%

ICU Level of Service B

Analysis Period (min) 15

dl Defacto Left Lane. Recode with 1 though lane as a left lane.

Splits and Phases: 5: Arlington Heights Road & University Drive/Old Arlington Heights Road

 Ø1	 Ø2	 Ø4
15 s	45 s	35 s
 Ø5	 Ø6	 Ø8
15 s	45 s	35 s

Intersection	
Intersection Delay, s/veh	10.1
Intersection LOS	B

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	76	145	71	31	79	89
Future Vol, veh/h	76	145	71	31	79	89
Peak Hour Factor	0.72	0.72	0.72	0.72	0.72	0.72
Heavy Vehicles, %	0	8	6	0	8	1
Mvmt Flow	106	201	99	43	110	124
Number of Lanes	1	0	1	0	0	1

Approach	WB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	NB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right	SB	WB	
Conflicting Lanes Right	1	1	0
HCM Control Delay, s/veh	10.3	9	10.5
HCM LOS	B	A	B

Lane	NBLn1	WBLn1	SBLn1
Vol Left, %	0%	34%	47%
Vol Thru, %	70%	0%	53%
Vol Right, %	30%	66%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	102	221	168
LT Vol	0	76	79
Through Vol	71	0	89
RT Vol	31	145	0
Lane Flow Rate	142	307	233
Geometry Grp	1	1	1
Degree of Util (X)	0.19	0.383	0.325
Departure Headway (Hd)	4.832	4.49	5.017
Convergence, Y/N	Yes	Yes	Yes
Cap	737	798	712
Service Time	2.898	2.536	3.077
HCM Lane V/C Ratio	0.193	0.385	0.327
HCM Control Delay, s/veh	9	10.3	10.5
HCM Lane LOS	A	B	B
HCM 95th-tile Q	0.7	1.8	1.4

Capacity Analysis Summary Sheets
Year 2031 No-Build Weekday Morning Peak Hour

Lanes, Volumes, Timings

5: Arlington Heights Road & University Drive/Old Arlington Heights Road

08/06/2025

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕↕			↕↕		↕	↕↕		↕	↕↕	
Traffic Volume (vph)	15	43	38	162	45	23	95	379	115	10	443	25
Future Volume (vph)	15	43	38	162	45	23	95	379	115	10	443	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	190		0	150		0
Storage Lanes	0		0	0		0	1		0	2		0
Taper Length (ft)	25			25			100			130		
Lane Util. Factor	0.95	0.95	0.95	0.95	0.95	0.95	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.941			0.985			0.965			0.992	
Flt Protected		0.992			0.966		0.950			0.950		
Satd. Flow (prot)	0	2989	0	0	3411	0	1752	3408	0	1805	3475	0
Flt Permitted		0.871			0.738		0.429			0.452		
Satd. Flow (perm)	0	2625	0	0	2606	0	791	3408	0	859	3475	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		41			13			51			7	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		3748			571			496			442	
Travel Time (s)		85.2			13.0			11.3			10.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	27%	12%	8%	1%	0%	0%	3%	2%	3%	0%	3%	4%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	104	0	0	250	0	103	537	0	11	509	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	2.0	2.0		2.0	2.0		3.0	4.0		3.0	4.0	
Minimum Split (s)	8.0	8.0		8.0	8.0		6.5	15.0		6.5	15.0	
Total Split (s)	35.0	35.0		35.0	35.0		15.0	45.0		15.0	45.0	
Total Split (%)	36.8%	36.8%		36.8%	36.8%		15.8%	47.4%		15.8%	47.4%	
Yellow Time (s)	4.5	4.5		4.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		6.0			6.0		3.5	6.0		3.5	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		None	Max		None	Max	
Act Effct Green (s)		12.0			12.0		50.6	46.4		46.3	39.4	
Actuated g/C Ratio		0.17			0.17		0.70	0.64		0.64	0.54	
v/c Ratio		0.22			0.56		0.16	0.24		0.02	0.27	
Control Delay (s/veh)		19.0			32.1		4.5	6.1		4.2	10.4	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)		19.0			32.1		4.5	6.1		4.2	10.4	
LOS		B			C		A	A		A	B	
Approach Delay (s/veh)		19.0			32.1			5.9			10.2	
Approach LOS		B			C			A			B	
Queue Length 50th (ft)		13			53		12	37		1	62	
Queue Length 95th (ft)		34			90		31	96		6	107	

AMNB Year 2031 No-Build Weekday Morning Peak Hour

sa

Synchro 12 Report

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Lanes, Volumes, Timings

5: Arlington Heights Road & University Drive/Old Arlington Heights Road

08/06/2025

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		3668			491			416			362	
Turn Bay Length (ft)							190			150		
Base Capacity (vph)		1088			1064		708	2206		750	1898	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.10			0.23		0.15	0.24		0.01	0.27	

Intersection Summary

Area Type: Other

Cycle Length: 95

Actuated Cycle Length: 72.3

Natural Cycle: 40

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.56

Intersection Signal Delay (s/veh): 12.6

Intersection LOS: B

Intersection Capacity Utilization 47.3%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 5: Arlington Heights Road & University Drive/Old Arlington Heights Road

 Ø1	 Ø2	 Ø4
15 s	45 s	35 s
 Ø5	 Ø6	 Ø8
15 s	45 s	35 s

Intersection

Intersection Delay, s/veh	7.8
Intersection LOS	A

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	14	83	68	75	78	40
Future Vol, veh/h	14	83	68	75	78	40
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles, %	0	11	2	1	1	10
Mvmt Flow	15	87	72	79	82	42
Number of Lanes	1	0	1	0	0	1

Approach	WB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	NB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right	SB	WB	
Conflicting Lanes Right	1	1	0
HCM Control Delay, s/veh	7.5	7.7	8.2
HCM LOS	A	A	A

Lane	NBLn1	WBLn1	SBLn1
Vol Left, %	0%	14%	66%
Vol Thru, %	48%	0%	34%
Vol Right, %	52%	86%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	143	97	118
LT Vol	0	14	78
Through Vol	68	0	40
RT Vol	75	83	0
Lane Flow Rate	151	102	124
Geometry Grp	1	1	1
Degree of Util (X)	0.163	0.114	0.15
Departure Headway (Hd)	3.894	4.008	4.346
Convergence, Y/N	Yes	Yes	Yes
Cap	908	900	817
Service Time	1.975	2.008	2.418
HCM Lane V/C Ratio	0.166	0.113	0.152
HCM Control Delay, s/veh	7.7	7.5	8.2
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0.6	0.4	0.5

Capacity Analysis Summary Sheets
Year 2031 No-Build Weekday Evening Peak Hour

Lanes, Volumes, Timings

5: Arlington Heights Road & University Drive/Old Arlington Heights Road

08/06/2025

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔↔			↔↔		↗	↕↕		↗	↕↕	
Traffic Volume (vph)	26	50	110	188	69	15	66	606	192	13	600	29
Future Volume (vph)	26	50	110	188	69	15	66	606	192	13	600	29
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	190		0	150		0
Storage Lanes	0		0	0		0	2		0	1		0
Taper Length (ft)	25			25			100			130		
Lane Util. Factor	0.95	0.95	0.95	0.95	0.95	0.95	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.912			0.992			0.964			0.993	
Flt Protected		0.993			0.967		0.950			0.950		
Satd. Flow (prot)	0	3232	0	0	3430	0	1583	3480	0	1805	3544	0
Flt Permitted		0.863			0.702		0.355			0.342		
Satd. Flow (perm)	0	2809	0	0	2490	0	592	3480	0	650	3544	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		113			6			54			6	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		3775			384			444			580	
Travel Time (s)		85.8			8.7			10.1			13.2	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles (%)	4%	0%	1%	1%	1%	0%	14%	0%	0%	0%	1%	4%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	192	0	0	280	0	68	823	0	13	649	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	2.0	2.0		2.0	2.0		3.0	4.0		3.0	4.0	
Minimum Split (s)	8.0	8.0		8.0	8.0		6.5	15.0		6.5	15.0	
Total Split (s)	35.0	35.0		35.0	35.0		15.0	45.0		15.0	45.0	
Total Split (%)	36.8%	36.8%		36.8%	36.8%		15.8%	47.4%		15.8%	47.4%	
Yellow Time (s)	4.5	4.5		4.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		6.0			6.0		3.5	6.0		3.5	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		None	Max		None	Max	
Act Effct Green (s)		13.5			13.5		50.0	46.0		46.4	39.5	
Actuated g/C Ratio		0.18			0.18		0.68	0.63		0.63	0.54	
v/c Ratio		0.32			0.87dl		0.14	0.37		0.03	0.34	
Control Delay (s/veh)		13.4			33.3		5.1	7.8		4.8	11.4	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)		13.4			33.3		5.1	7.8		4.8	11.4	
LOS		B			C		A	A		A	B	
Approach Delay (s/veh)		13.4			33.3			7.6			11.3	
Approach LOS		B			C			A			B	
Queue Length 50th (ft)		16			62		8	71		2	86	
Queue Length 95th (ft)		43			102		24	170		7	144	

PMNB Year 2031 No-Build Weekday Evening Peak Hour

Synchro 12 Report

sa

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Lanes, Volumes, Timings

5: Arlington Heights Road & University Drive/Old Arlington Heights Road

08/06/2025

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		3695			304			364			500	
Turn Bay Length (ft)							190			150		
Base Capacity (vph)		1190			998		562	2201		627	1908	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.16			0.28		0.12	0.37		0.02	0.34	

Intersection Summary

Area Type: Other

Cycle Length: 95

Actuated Cycle Length: 73.4

Natural Cycle: 40

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.60

Intersection Signal Delay (s/veh): 12.9

Intersection LOS: B

Intersection Capacity Utilization 60.6%

ICU Level of Service B

Analysis Period (min) 15

dl Defacto Left Lane. Recode with 1 though lane as a left lane.

Splits and Phases: 5: Arlington Heights Road & University Drive/Old Arlington Heights Road

 Ø1	 Ø2	 Ø4
15 s	45 s	35 s
 Ø5	 Ø6	 Ø8
15 s	45 s	35 s

Intersection	
Intersection Delay, s/veh	10.3
Intersection LOS	B

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	78	149	73	32	81	92
Future Vol, veh/h	78	149	73	32	81	92
Peak Hour Factor	0.72	0.72	0.72	0.72	0.72	0.72
Heavy Vehicles, %	0	8	6	0	8	1
Mvmt Flow	108	207	101	44	113	128
Number of Lanes	1	0	1	0	0	1

Approach	WB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	NB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right	SB	WB	
Conflicting Lanes Right	1	1	0
HCM Control Delay, s/veh	10.5	9.1	10.7
HCM LOS	B	A	B

Lane	NBLn1	WBLn1	SBLn1
Vol Left, %	0%	34%	47%
Vol Thru, %	70%	0%	53%
Vol Right, %	30%	66%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	105	227	173
LT Vol	0	78	81
Through Vol	73	0	92
RT Vol	32	149	0
Lane Flow Rate	146	315	240
Geometry Grp	1	1	1
Degree of Util (X)	0.197	0.396	0.337
Departure Headway (Hd)	4.866	4.52	5.045
Convergence, Y/N	Yes	Yes	Yes
Cap	732	791	709
Service Time	2.937	2.57	3.11
HCM Lane V/C Ratio	0.199	0.398	0.339
HCM Control Delay, s/veh	9.1	10.5	10.7
HCM Lane LOS	A	B	B
HCM 95th-tile Q	0.7	1.9	1.5

Capacity Analysis Summary Sheets
Year 2031 Total Projected Weekday Morning Peak Hour

Lanes, Volumes, Timings

5: Arlington Heights Road & University Drive/Old Arlington Heights Road

08/06/2025

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	20	45	43	162	50	23	111	379	115	10	443	41
Future Volume (vph)	20	45	43	162	50	23	111	379	115	10	443	41
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	190		0	150		0
Storage Lanes	0		0	0		0	1		0	2		0
Taper Length (ft)	25			25			100			130		
Lane Util. Factor	0.95	0.95	0.95	0.95	0.95	0.95	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.940			0.985			0.965			0.987	
Flt Protected		0.991			0.967		0.950			0.950		
Satd. Flow (prot)	0	2971	0	0	3415	0	1752	3408	0	1805	3456	0
Flt Permitted		0.849			0.734		0.418			0.452		
Satd. Flow (perm)	0	2545	0	0	2592	0	771	3408	0	859	3456	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		47			13			51			12	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		3748			571			496			442	
Travel Time (s)		85.2			13.0			11.3			10.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	27%	12%	8%	1%	0%	0%	3%	2%	3%	0%	3%	4%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	118	0	0	255	0	121	537	0	11	527	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	2.0	2.0		2.0	2.0		3.0	4.0		3.0	4.0	
Minimum Split (s)	8.0	8.0		8.0	8.0		6.5	15.0		6.5	15.0	
Total Split (s)	35.0	35.0		35.0	35.0		15.0	45.0		15.0	45.0	
Total Split (%)	36.8%	36.8%		36.8%	36.8%		15.8%	47.4%		15.8%	47.4%	
Yellow Time (s)	4.5	4.5		4.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		6.0			6.0		3.5	6.0		3.5	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		None	Max		None	Max	
Act Effct Green (s)		12.4			12.4		51.1	46.9		46.3	39.4	
Actuated g/C Ratio		0.17			0.17		0.70	0.64		0.63	0.54	
v/c Ratio		0.25			0.57		0.19	0.24		0.02	0.28	
Control Delay (s/veh)		19.0			32.3		4.7	6.2		4.4	10.7	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)		19.0			32.3		4.7	6.2		4.4	10.7	
LOS		B			C		A	A		A	B	
Approach Delay (s/veh)		19.0			32.3			5.9			10.6	
Approach LOS		B			C			A			B	
Queue Length 50th (ft)		15			55		14	38		1	66	
Queue Length 95th (ft)		37			93		35	97		6	113	

AMPR Year 2031 Total Projected Weekday Morning Peak Hour
sa

Synchro 12 Report
Page 1

Lanes, Volumes, Timings

5: Arlington Heights Road & University Drive/Old Arlington Heights Road

08/06/2025

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		3668			491			416			362	
Turn Bay Length (ft)							190			150		
Base Capacity (vph)		1049			1047		695	2202		744	1869	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.11			0.24		0.17	0.24		0.01	0.28	

Intersection Summary

Area Type: Other

Cycle Length: 95

Actuated Cycle Length: 73.1

Natural Cycle: 40

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.57

Intersection Signal Delay (s/veh): 12.8

Intersection LOS: B

Intersection Capacity Utilization 48.7%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 5: Arlington Heights Road & University Drive/Old Arlington Heights Road

 Ø1	 Ø2	 Ø4
15 s	45 s	35 s
 Ø5	 Ø6	 Ø8
15 s	45 s	35 s

Intersection

Intersection Delay, s/veh

8

Intersection LOS

A

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	15	87	68	78	93	40
Future Vol, veh/h	15	87	68	78	93	40
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles, %	0	12	2	1	3	10
Mvmt Flow	16	92	72	82	98	42
Number of Lanes	1	0	1	0	0	1

Approach	WB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	NB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right	SB	WB	
Conflicting Lanes Right	1	1	0
HCM Control Delay, s/veh	7.6	7.8	8.4
HCM LOS	A	A	A

Lane	NBLn1	WBLn1	SBLn1
Vol Left, %	0%	15%	70%
Vol Thru, %	47%	0%	30%
Vol Right, %	53%	85%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	146	102	133
LT Vol	0	15	93
Through Vol	68	0	40
RT Vol	78	87	0
Lane Flow Rate	154	107	140
Geometry Grp	1	1	1
Degree of Util (X)	0.167	0.121	0.171
Departure Headway (Hd)	3.908	4.056	4.398
Convergence, Y/N	Yes	Yes	Yes
Cap	902	889	806
Service Time	2.002	2.056	2.478
HCM Lane V/C Ratio	0.171	0.12	0.174
HCM Control Delay, s/veh	7.8	7.6	8.4
HCM Lane LOS	A	A	A
HCM 95th-tile Q	0.6	0.4	0.6

Capacity Analysis Summary Sheets
Year 2031 Total Projected Weekday Evening Peak Hour

Lanes, Volumes, Timings

5: Arlington Heights Road & University Drive/Old Arlington Heights Road

08/06/2025

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	40	55	124	188	71	15	72	606	192	13	600	35
Future Volume (vph)	40	55	124	188	71	15	72	606	192	13	600	35
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	190		0	150		0
Storage Lanes	0		0	0		0	2		0	1		0
Taper Length (ft)	25			25			100			130		
Lane Util. Factor	0.95	0.95	0.95	0.95	0.95	0.95	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.915			0.992			0.964			0.992	
Flt Protected		0.991			0.967		0.950			0.950		
Satd. Flow (prot)	0	3232	0	0	3430	0	1583	3480	0	1805	3540	0
Flt Permitted		0.828			0.690		0.351			0.342		
Satd. Flow (perm)	0	2700	0	0	2448	0	585	3480	0	650	3540	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		128			6			54			7	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		3775			384			444			580	
Travel Time (s)		85.8			8.7			10.1			13.2	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles (%)	4%	0%	1%	1%	1%	0%	14%	0%	0%	0%	1%	4%
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	226	0	0	282	0	74	823	0	13	655	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	2.0	2.0		2.0	2.0		3.0	4.0		3.0	4.0	
Minimum Split (s)	8.0	8.0		8.0	8.0		6.5	15.0		6.5	15.0	
Total Split (s)	35.0	35.0		35.0	35.0		15.0	45.0		15.0	45.0	
Total Split (%)	36.8%	36.8%		36.8%	36.8%		15.8%	47.4%		15.8%	47.4%	
Yellow Time (s)	4.5	4.5		4.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		6.0			6.0		3.5	6.0		3.5	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		None	Max		None	Max	
Act Effct Green (s)		13.7			13.7		50.3	46.2		46.4	39.5	
Actuated g/C Ratio		0.19			0.19		0.68	0.63		0.63	0.54	
v/c Ratio		0.37			0.89dl		0.15	0.37		0.03	0.35	
Control Delay (s/veh)		14.1			33.6		5.2	7.8		4.9	11.6	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)		14.1			33.6		5.2	7.8		4.9	11.6	
LOS		B			C		A	A		A	B	
Approach Delay (s/veh)		14.1			33.6			7.6			11.5	
Approach LOS		B			C			A			B	
Queue Length 50th (ft)		20			63		9	71		2	88	
Queue Length 95th (ft)		50			103		26	172		8	148	

PMPR Year 2031 Total Projected Weekday Evening Peak Hour
sa

Synchro 12 Report
Page 1

Lanes, Volumes, Timings

5: Arlington Heights Road & University Drive/Old Arlington Heights Road

08/06/2025

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Internal Link Dist (ft)		3695			304			364			500	
Turn Bay Length (ft)							190			150		
Base Capacity (vph)		1151			977		557	2198		625	1896	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.20			0.29		0.13	0.37		0.02	0.35	

Intersection Summary

Area Type: Other

Cycle Length: 95

Actuated Cycle Length: 73.8

Natural Cycle: 40

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.61

Intersection Signal Delay (s/veh): 13.1

Intersection LOS: B

Intersection Capacity Utilization 61.6%

ICU Level of Service B

Analysis Period (min) 15

dl Defacto Left Lane. Recode with 1 though lane as a left lane.

Splits and Phases: 5: Arlington Heights Road & University Drive/Old Arlington Heights Road

 Ø1	 Ø2	 Ø4
15 s	45 s	35 s
 Ø5	 Ø6	 Ø8
15 s	45 s	35 s

Intersection

Intersection Delay, s/veh 10.7

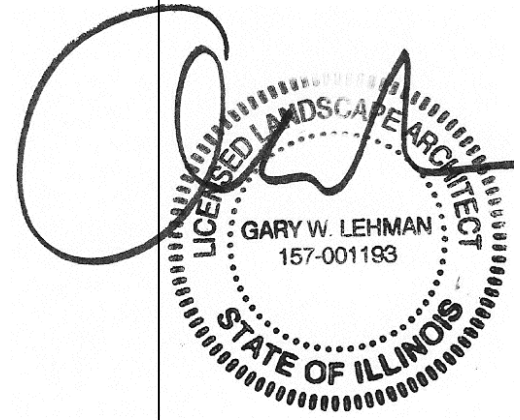
Intersection LOS B

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	81	163	73	33	88	92
Future Vol, veh/h	81	163	73	33	88	92
Peak Hour Factor	0.72	0.72	0.72	0.72	0.72	0.72
Heavy Vehicles, %	0	8	6	0	8	1
Mvmt Flow	113	226	101	46	122	128
Number of Lanes	1	0	1	0	0	1

Approach	WB	NB	SB
Opposing Approach		SB	NB
Opposing Lanes	0	1	1
Conflicting Approach Left	NB		WB
Conflicting Lanes Left	1	0	1
Conflicting Approach Right	SB	WB	
Conflicting Lanes Right	1	1	0
HCM Control Delay, s/veh	11	9.3	11
HCM LOS	B	A	B

Lane	NBLn1	WBLn1	SBLn1
Vol Left, %	0%	33%	49%
Vol Thru, %	69%	0%	51%
Vol Right, %	31%	67%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	106	244	180
LT Vol	0	81	88
Through Vol	73	0	92
RT Vol	33	163	0
Lane Flow Rate	147	339	250
Geometry Grp	1	1	1
Degree of Util (X)	0.202	0.428	0.355
Departure Headway (Hd)	4.937	4.547	5.11
Convergence, Y/N	Yes	Yes	Yes
Cap	720	786	698
Service Time	3.019	2.602	3.185
HCM Lane V/C Ratio	0.204	0.431	0.358
HCM Control Delay, s/veh	9.3	11	11
HCM Lane LOS	A	B	B
HCM 95th-tile Q	0.8	2.2	1.6

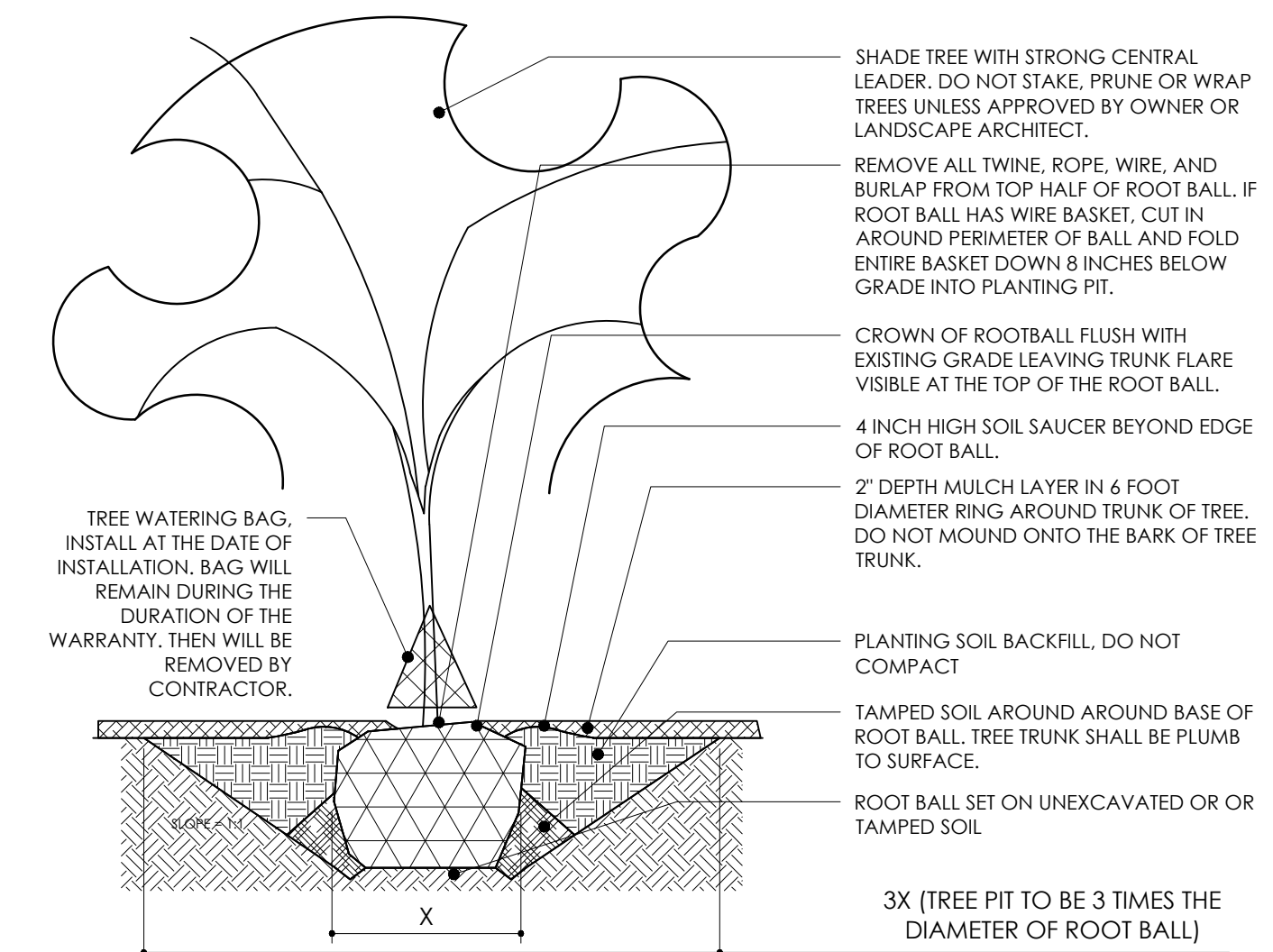
MANUFACTURING LAND USE



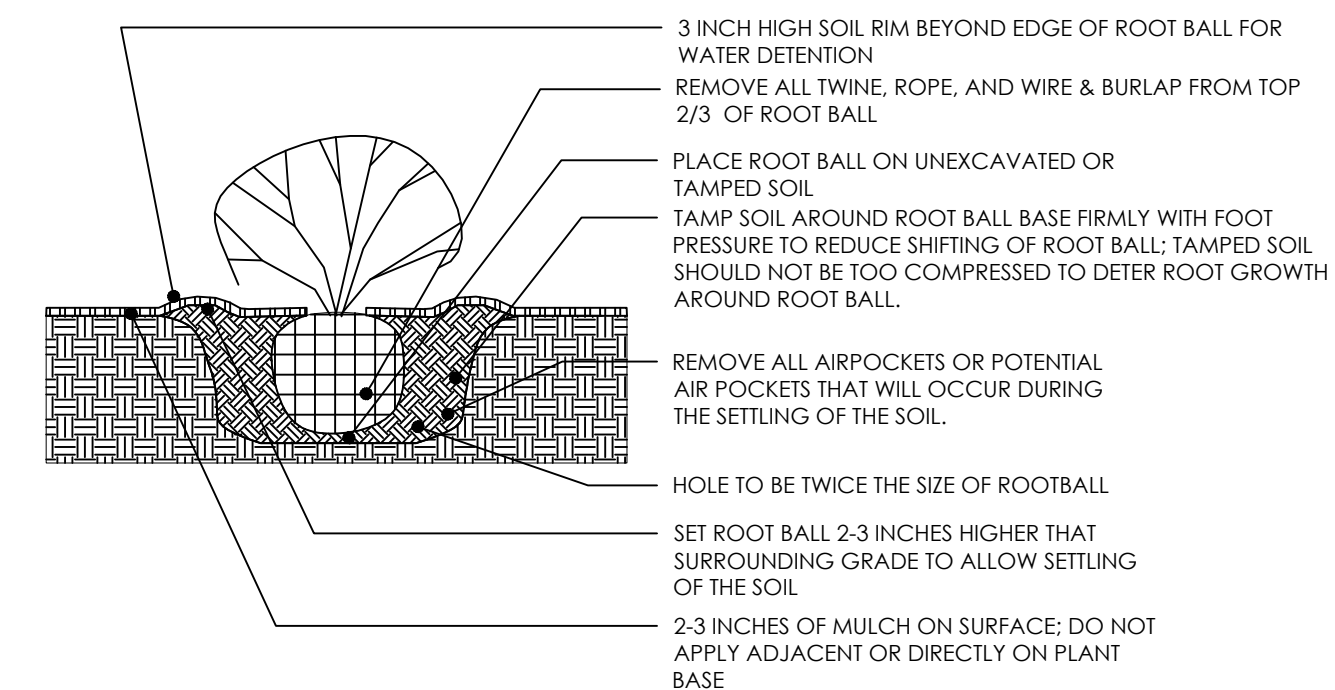
MANUFACTURING LAND USE

Botanical Name	Common Name	Qty	Size	Condition	Notes
Shade Trees					
<i>Acer x freemanii 'Jeffersred'</i>	Autumn Blaze Maple	2	4" caliper	B&B	single stem
<i>Celtis occidentalis</i>	Hackberry	3	4" caliper	B&B	single stem
<i>Gymnocladus dioica</i>	Kentucky Coffeetree	1	4" caliper	B&B	single stem
<i>Liriodendron tulipifera</i>	Tulip Tree	2	4" caliper	B&B	single stem
Deciduous Shrubs					
<i>Physocarpus opulifolius</i>	Common Ninebark	5	36 inches	B&B	Chicago area native*
Evergreen Shrubs					
<i>Juniperus communis var. montana</i>	Mountain Juniper	5	36 inches	B&B	Chicago area native*
<i>Taxus cuspidata</i>	Japanese Yew	8	36 inches	B&B	
*source: The Morton Arboretum					

PLANT SCHEDULE



DECIDUOUS TREE DETAIL

SHRUB & ORNAMENTAL
GRASS DETAIL

Village of Arlington Heights

Interoffice Memorandum



To: <Planning Staff Liaison >
From: <Building Department Staff>
Department: Building Department
File Number: <PCA00016-2025>
Project: <600 W University Dr>
Review Round: <Round 1 Review>
Date: <07/10/2025>

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

	YES	NO
1. VILLAGE BUILDING CODE	☐	☒
2. PRESENT ZONING USE	☐	☐
3. REQUESTED ZONING USE	☐	☐
4. SUBDIVISION REQUIRED	☐	☐
5. SIGN CODE	☐	☐

BUILDING REVIEW COMMENTS:

1. The following construction and property maintenance codes have been updated by the Village of Arlington Heights and go into effect on March 1, 2020.
 - ICC 2018 International Building Code *(23)
 - ICC 2018 International Residential Code *(23)
 - ICC 2018 International Fire Code *(27)
 - ICC 2018 International Existing Building Code *(23)
 - ICC 2018 International Mechanical Code *(23)
 - ICC 2018 International Fuel Gas Code *(23)
 - ICC 2018 International Swimming Pool and Spa Code *(23)
 - NFPA 2017 National Electrical Code *(23)
 - ICC 2018 International Property Maintenance Code *(26)

The following construction codes are mandated by the State of Illinois and enforced by the Village of Arlington Heights.

- 2014 Illinois Plumbing Code *(23)
- 2021 Illinois Energy Conservation Code
- 2018 Illinois Accessibility Code
- Illinois Elevator Safety Rules

- NFPA 2015 Life Safety Code (OSFM)

Adapted and amended building code information can be found from the link follows:

[List of Building Codes and Local Amendments](#)

[CHAPTER 23 - BUILDING REGULATIONS | Municipal Code | Arlington Heights, IL | Municode Library](#)

[CHAPTER 27 - FIRE REGULATIONS | Municipal Code | Arlington Heights, IL | Municode Library](#)

- [NOTE: The new Illinois Energy Code is effective Jan. 1st, 2024.](#)
 - o C406.1 Additional energy efficiency credit requirements.
 - o New buildings shall achieve a total of 10 credits from Tables C406.1(1) through C406.1(5) where the table is selected based on the use group of the building and from credit calculations as specified in relevant subsections of Section C406.
 - o The credit for reduced lighting using the temporary lighting load for the shell building will not be allowed.
 - o If the thermal envelope upgrade is used which requires insulation under the entire floor slab, the insulation installed can be postponed until the tenants complete their under slab work associated with their tenant build-out permits.

Standard Requirements for Permit Application:

1. Must add the estimated cost of work within the permit application.
2. Visit the [Building Permits](#) webpage for details on the permitting process, including submittal, reviews, fees and issuance.
3. Building Code Matrix on the cover sheet of permit drawing set. Among the standard building code information to be provided, (two columns of information, Code Required, Actual Provided), ensure the following information is listed within it:
 - Scope of work
 - Occupancy Classification and Use Designation, per 2018 IBC, Section 302
 - Construction Classification, per 2018 IBC, Section 602
 - Types of fire suppression systems with which the building is equipped.
 - Total Gross Area of Construction
4. Submit signed, dated, and stamped set of structural calculations.
5. Submit fire protection design drawings.
6. Submit applicable COMCheck compliance report ([COMcheck-Web - 2021 IECC](#))
 - Commercial Thermal Envelope Certificate.
 - Interior Lighting Report
 - Exterior Lighting Report
 - Mechanical Report
7. The minimum number of required plumbing fixtures must comply with the 2014 State of Illinois Plumbing Code. Provide a plumbing fixture matrix for both Required and Provided fixtures, including all calculations used to demonstrate code compliance.
8. Separate permits are required for the following:
 - Each separate tenant buildout permit and separate landlord scope of work permit(s).
 - Fire Suppression system
 - Fire Alarm

- Signage

Review Comments:

1. A change in occupancy may require an automatic sprinkler system throughout the building.
Section: Village of Arlington Heights Municipal Code Chapter 27. 903.2.13
2. The allowable building height above the grade plane must be in accordance with the type of construction, occupancy classifications, and a fire sprinkler system. Verify the allowable building height
Section: 2018 IBC, 504.3
3. The allowable floor area of a building shall be determined based on the type of construction, occupancy classification, whether there is an automatic sprinkler system installed throughout the building and the amount of building frontage on public way or open space. Provide the allowable building area.
Section: 2018 IBC, 506.2
4. Exterior wall rating shall be based on fire separation distance.
Section: 2018 IBC Tables 601 and 602
5. Verify the type of construction of the building.
Section: 2018 IBC 602
6. Verify the types of fire suppression systems with which the building is equipped.
Section: 2018 IBC Chapter 9
7. The minimum number of exits shall be provided based on the occupant load calculations.
Section: 2018 IBC 1006.3.2
8. The life-safety plan is required, including:
 - Occupant load calculations
 - Travel distance with an exit access
 - Exit separation distance
9. Building entrances shall be protected with an enclosed vestibule, with all doors opening into and out of the vestibule equipped with self-closing devices. If the space is larger than 3,000 SF
Section: 2021 IECC C402.5.9
10. Calculations for the minimum number of required plumbing fixtures, for both required and provided, shall be submitted.
Section: 2014 State of Illinois Plumbing Code, Appendix A
11. Buildings or facilities exceeding 30 feet or three stories in height shall have not fewer than two means of fire apparatus access for each structure.
12. Provide an approved water supply capable of meeting the required fire flow for fire protection and include fire flow calculations.
Section: 2018 IFC, Appendix B

FIRE PREVENTION COMMENTS:

13. Provide a drawing in compliance with the access route requirement. One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet 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.
Section: 2018 IFC Appendix D D105.3
14. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. Section: 2018 IFC Appendix D D105.4

PLAN COMMISSION REVIEW
BUILDING DEPARTMENT

15. An autoturn diagram is required to confirm fire apparatus access.
Section: 2018 IFC 503.2.4 and Appendix D D103.3
16. Fire department connections (FDC) shall be located on the street side of buildings, 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 and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.
Section: 2018 IFC 912.2.1 as amended
17. A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
Section: 2018 IFC 506.1
18. Signs shall be posted on both sides of an approach of any fire lane stating "NO PARKING – FIRE LANE". Signs shall have arrows indicating the area of parking restriction.
Section: 2018 IFC 503.3



Food Service Plan Review Requirements

The Village of Arlington Heights has adopted the Illinois Department of Public Health Food Code. Copies may be obtained by visiting www.dph.illinois.gov or calling 630/293-6800.

For a complete plan review, drawings to scale must be submitted containing the information noted below. This list, while not necessarily complete, highlights areas of concern and common reasons for plan rejection.

- 1. Floor Plan for Operation.** Designation of various areas (service areas, food preparation, dry storage, numbers and locations of seats, restrooms, break areas, etc).
 - 2. General Layout.** Location of equipment fixtures (cross-reference to an equipment schedule) including distances above the floor, between other pieces of equipment, whether on legs or casters, etc.
 - 3. Food Service Equipment.** All equipment must be commercial and listed with NSF or equivalent in both construction and installation. Used equipment must be inspected for approval prior to installation. Equipment schedules must contain manufacturer and model numbers for each piece of food service equipment. Equipment spec sheets are required for all new equipment.
 - 4. Plumbing fixtures.** Location and type must be shown in overhead and schematic design. Include provisions for drainage from condensate for refrigerators and freezers, ice machines, soda or water stations, steam tables, etc. The location of all floor drains and sinks must also be shown. All 3 compartment sinks, dish machines, prep sinks, ice machines, steam tables, and condensate lines must have an air-gap (open-site drain) on the waste line. All hub drains, floor sinks, and floor drains must be located on the toe-edge of, or adjacent to, the equipment to facilitate cleaning. Facilities cooking or performing food prep must have a grease trap. Food waste disposal units may not drain through the grease trap. All ice machines must be air cooled.
 - 5. Sinks.** Sinks that are mandatory to be installed include:
 - three compartment sink with integral drain boards
 - mop/utility sink
 - hand sink in preparation areas (including bars) and dish areas (more than one may be required)
 - food prep sink (depending on type of operation)
- Hot and cold running water are required at all sinks. The water must be tempered by means of a mixing valve. A metering faucet must provide at least 10 seconds of running water.
- 6. Ventilation Requirements.** Adequate ventilation must be provided throughout the facility to remove excessive heat, steam, vapors, smoke, fumes, and noxious odors. Submit specifics on ventilation hoods for Fire Code review.
 - 7. Floors, Walls, and Ceilings.** The surfaces in all food preparation, dishwashing rooms, and toilet rooms must be smooth, non-porous, and easily cleanable. Ceiling tiles may not contain fissures, and must be vinyl coated above food prep areas. Cove base must be provided at all floor/wall junctures. Grouting for all floor tiles must be sealed to be non-porous. Non-slip finishes may only be installed in traffic areas, not under equipment.
 - 8. Lighting.** Artificial light sources must be installed to provide at least 20 footcandles of light in all food prep areas, dish areas, and wash rooms. All walk-in refrigeration/freezer units, dry storage areas, dining rooms during cleaning, and other areas must be provided with at least 10 footcandles of light. All light fixtures over, near, or within food preparation, display, or service areas, and dish areas, must be shielded to prevent broken glass from falling onto food. This includes heat lamps.
 - 9. Dry Storage Areas.** A minimum of 25% of the food preparation area must be set aside for dry storage. Provide calculations showing how the dry storage requirement is met. Show dimensions and numbers of tiers for each shelving unit. All shelving must be at least 6 inches above the floor, and 18 inches below the ceiling. Remember that carry-out operations require more storage space for disposable containers.

10. Other Storage Areas. Provide storage for the following and indicate their locations: refrigerated and frozen storage, both clean and dirty dish storage, kitchen utensils, employee belongings and coats, and all cleaning supplies and toxic chemicals. Provide a mop and broom storage rack over the mop/utility sink.

11. Garbage and Refuse Disposal. An adequately sized solid waste storage site must be provided. The area must be paved, curbed, and graded to the front to prevent the accumulation of liquids. Visual screening for the area must be provided.

12. Outer Openings. No doors or windows may be left open and unscreened. All doors must be self-closing and tight-fitting. Provide screening of at least 16 mesh per inch for any windows to be opened. Air curtains and self-closing automatic windows must be installed on drive-through windows. Doors to outdoor dining areas must have operable air curtains installed above if outdoor wait staff are provided.

13. Other Concerns. All conduits and plumbing pipes must be installed inside the walls. If this is not possible, they must be at least 1 inch from the wall and 6 inches above the floor to facilitate cleaning.

14. Menu. A copy of the proposed menu must be submitted.

15. Smoking. No smoking is allowed in any enclosed space, including bars, private offices, or outdoor dining areas. Smoking is not allowed within 15 feet of any door, and ashtrays and other smoking materials may not be within 15 feet of the doors.

16. Certified Food Service Manager. At least one IDPH certified Food Service Manager must be present at all times foods are handled in high-risk and medium risk establishments.

Installation Standards for Food Service Equipment

Equipment must be mounted with a minimum of 6 inches of clear space underneath. In lieu of the clear space, equipment may be equipped with casters or placed on a raised solid masonry or sealed metal platform. The platform must be at least 2 inches high, sealed at all edges, and sealed to the floor. Necessary space for air intake must be provided for any units that need ventilation. If fresh air is provided, any air intake openings must be screened with a minimum of 16 mesh per inch screening.

Equipment that is not easily movable must also be sealed to the wall, or meet the following minimum clearances to facilitate cleaning:

- When the distance to be cleaned is less than 2 feet in length, the width of the clear unobstructed space must not be less than 5 inches.
- When the distance to be cleaned is between 2 and 4 feet, the width of the clear unobstructed space must not be less than 8 inches.
- When the distance to be cleaned is greater than 4 feet, the width of the clear unobstructed space must not be less than 12 inches.

Other Considerations

A valid Business License is required to operate a food service facility in the Village of Arlington Heights. Contact the Licensing Coordinator in the Building Department at 847/368-5560.

A special use permit may be required for your location. Contact the Planning & Community Development Department at 847/368-5200 to inquire about the requirements.

No alcoholic beverages may be sold without first obtaining a Village Liquor License. Contact the Liquor License Officer at 847/368-5100.

Other licenses may be required as well. It is up to the owner and/or operator of each facility to obtain all of the required State and Local licenses prior to opening.

An early consultation between the Health & Human Services Department and the persons planning to build and/or operate a food service establishment can be beneficial. We may also be able to answer any questions you may have during the process. Contact the Health & Human Services Department at 847/368-5760 or by fax at 847/368-5980.



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: PCA00016-2025
Project: Tasty Bread, 600 W University Dr
Review Round: Round 1
Date: July 15, 2025

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

1. PUBLIC IMPROVEMENTS REQUIRED:

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

2. PERMITS REQUIRED OTHER THAN VILLAGE

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

3. R.O.W. DEDICATIONS.....	YES ☐	NO ☒	_____
4. SITE PLAN ACCEPTABLE.....	YES ☐	NO ☒	_____
5. PRELIMINARY PLAT ACCEPTABLE.....	YES ☐	NO ☐	N/A
6. TRAFFIC STUDY ACCEPTABLE.....	YES ☐	NO ☒	_____
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 ☒	_____

PLAN COMMISSION REVIEW
ENGINEERING DEPARTMENT

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 stormwater report. The detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. The restrictor required to meet the allowable release rate is less than 2". Calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.

14. The existing permeable paver parking area located on the east side of the building was constructed in 2019 and was an expansion of the parking for the site. The storage below the permeable pavers served as the stormwater detention to meet the Village's stormwater requirements. This area shall be included in the increase in impervious area for the detention calculations.

15. Provide a permit determination letter from the Metropolitan Water Reclamation District of Greater Chicago.

16. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.

17. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

PLAN COMMISSION REVIEW
ENGINEERING DEPARTMENT

18. Fire lanes, where required adjacent to buildings, must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Revise the pavement cross section on sheet C-2.
19. Show the Fire Department Connection and the location of fire hydrant(s).
20. Provide a traffic & parking study. The study should include delivery, pick-up, queuing for the loading docks, and hours of operation.



July 15 , 2025

Nanci C. Julius, P.E.

Date

Assistant Village Engineer



Village of Arlington Heights

Interoffice Memorandum

To: Planning & Community Development
From: Div. Chief Dave Roberts
Department: Fire Department
File Number: PCA00016-2025
Project: 600 W University Drive
Review Round: Round 1
Date: July 15, 2025

GENERAL COMMENTS:

1. **2018 IFC 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. *Please show documentation that proves compliance to the above requirement.*
2. **2018 IFC 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 show documentation that proves compliance to the above requirement.
3. **2018 IFC 503.2.3 Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. *Please show documentation that proves compliance to the above requirement.*
4. **2018 IFC D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg). *Please show documentation that proves compliance to the above requirement.*
5. **2018 IFC 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 a drawing showing the building height.

6. **2018 IFC 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. **2018 IFC 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.
8. **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. Please show documentation that proves compliance to the above requirement.

Village of Arlington Heights

Interoffice Memorandum



From: Dan Osoba | 847-368-5215; dosoba@vah.com
Department: Planning & Community Development
File Number: PC25-016
Project: 600 W. University Dr – Tasty Breads Land Use Variation
Review Round: Round 1
Date: July 14, 2025

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIATIONS NEEDED FROM ZONING REGULATIONS: a. Variation listed in comment 8a.	☒	☐
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☐	☒
6. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED:	☐	☒

Zoning:

7. The following zoning approvals have been requested based on a review of the plans. Please acknowledge the following:
- a. Land Use Variation to permit "Bakery Products, Production & Wholesale" within the M-1 Research, Development & Light Manufacturing District.
 - b. The submitted plans include a freezer addition; therefore, a Planned Unit Development to the University Subdivision PUD (Ord. 01-057; Ord. 24-004) is required.
 - i. Per the project narrative, the Petitioner may decide to seek only a Land Use Variation at this time and make a second petition for the PUD Amendment. If the freezer addition is included in the plans, a PUD Amendment is required. Based on the review of these comments, please provide a response that indicates if the freezer addition will be part of this petition or if it will be deferred to a future submittal. If it is deferred, all reference to the freezer addition must be removed as the petition will be for a Land Use Variation for the building as is.

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

8. The following variances from Chapter 28 have been requested based on a review of the submittal. Please acknowledge the following:
 - a. Variation from Chapter 28, Section 6.12-1(2)(a) to waive the requirement for a traffic study and parking analysis.
9. Provide a written response to the four variation criteria listed below for variation requests other than the Land Use Variation. This shall be provided with the second submission:
 - a. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
 - b. 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.
 - c. The proposed variation is in harmony with the spirit and intent of this Chapter.
 - d. The variance requested is the minimum variance necessary to allow reasonable use of the property.
10. Provide a separate operations plan document that provides information on business operations that address the following:
 - a. The Petitioner shall verify that the processing of goods, materials or products shall take place without creating disturbing influences to the use and occupancy of adjoining properties.
 - b. The Petitioner shall provide hours of operation for the dough production. Provide separate delivery hours if they are different than business hours. The Petitioner indicated that they expect six delivery vehicles daily.

General:

11. The Petitioner has indicated that a Land Use Variation may be requested first and a PUD Amendment for the freezer addition to follow. If the petition is for just a Land Use Variation and the building is left as is, would the building be able to be utilized by Tasty Breads without the freezer addition?
12. Planning Department Staff recommends that the Petitioner submit for the intended scope of the project, including the freezer addition, especially if the freezer addition is vital to the operation of the business. A future amendment to the Land Use Variation will be required along with the Planned Unit Development Amendment to accommodate the freezer.
13. 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. Please coordinate with me on any upload of revised/new plans. We can set up a meeting to assist as needed.

Site & Landscaping

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

14. If a PUD Amendment is included in this petition, the following are required that are not included in the submittal:
- Fully dimensioned site plan that includes the whole property
 - Grading plan that includes the whole property (areas not to be disturbed can be labeled as such)
 - Utility plan for the whole property
 - Landscape plan for the whole property
 - Photometrics plan for the whole property
15. Impervious surface coverage shall be calculated for the whole lot if the freezer addition and therefore a PUD Amendment is included in this petition. The calculations provided are for the area in the addition only.

Parking

16. The parking requirements are listed below:

Use	Square-Footage	Employees	Parking Ratio	Required Parking
Production of Goods or Products	N/A	75 employees per shift (2 shifts)	One space for each two employees plus one per operation vehicle	38
Office	<i>Petitioner to Verify</i>	N/A	1 space / 300 SF	--
Total				38
	Total Provided			105
	Surplus / (Deficit)			67

17. As requested in the CPRC Staff Report, the Petitioner is to verify the office square-footage for the purposes of calculating parking requirements.
18. To justify the Land Use Variance and variance request to waive the parking study on this property, please provide information on other Tasty Breads locations in regards to parking. A parking survey(es) on another location will provide information on whether this location has adequate parking to accommodate the land use.
- Parking survey shall include at least 3 days during normal business hours.
 - Survey should be taken during operating hours and provide the number of occupied spaces every hour. Provide the address and total number of spaces at other locations for reference.



Village of Arlington Heights
Interoffice Memorandum

To: Dan Osoba, Planner I
From: Derek Mach, Landscape Planner
Department: Planning & Community Development Department
File Number: PCA00016-2025
Project: 600 W University Drive
Review Round: Round 1 Review
Date: July 15, 2025

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH TREE PRESERVATION ORDINANCE:	☐	☒
2. COMPLIES WITH LANDSCAPE PLAN ORDINANCE:	☐	☒
3. PARKWAY TREE FEE REQUIRED:	☐	☒

Landscape Comments

- 1.) Please submit a landscape plan. Per Chapter 28, four inch caliper shade trees are required at the ends of all parking rows. In addition, a three foot high screen is required along the University Drive frontage adjacent to the parking area.



THOMAS ARCHITECTS

www.thomasarch.com

July 18, 2025

Dan Osoba
Planner I
Planning & Community Development
Village of Arlington Heights

**RE: PRC comment response letter
600 W University Dr**

Dear Mr Osoba,

We respectfully submit the attached responses for the project located at the address above. As discussed earlier, we will be filing only for the Land Use Variation at this time and removed any reference to the PUD amendment and building addition. We appreciate your consideration in this matter.

Building Department

1. The entire building has an existing automatic fire sprinkler system and will be modified as necessary for the interior remodel.
2. Not Applicable, addition removed from scope
3. “
4. “
5. See updated Life Safety Plan.
6. Fire sprinkler and fire alarm plans shall be submitted based on the proposed remodeling as part of the building permit process.
7. See updated Life Safety Plan.
8. See updated Life Safety Plan.
9. Primary entrance to building has an enclosed vestibule.
10. See updated Life Safety Plan.
11. Not Applicable, addition removed from scope
12. Fire sprinkler and fire alarm plans shall be submitted based on the proposed remodeling as part of the building permit process.
13. Not Applicable, addition removed from scope
14. “
15. “
16. “
17. Noted
18. Noted

2800 S River Rd, Suite 305
Des Plaines, IL 60018
O | 877 . 205 . 3799

Public Works & Engineering Department

11. Noted
12. Not Applicable, addition removed from scope
13. “
14. “
15. “
16. “
17. No changes are indicated to any exterior on-site lighting
18. Not Applicable, addition removed from scope
19. Not Applicable, addition removed from scope
20. Please note that we are requesting a zoning variance to waive the requirement for the traffic & parking study.

Fire Department

All comments are not applicable as they are related to the building addition.

Zoning Department

7. As noted, application is amended to request the Land Use Variation and related Zoning Variation only. Please see proposed floor plan indicating room for warehouse space within the building. Should the freezer addition become cost prohibitive or otherwise unfeasible, the owner can convert the existing warehouse space into freezer warehouse.
8. Please see attached separate response letter for the variation to waive the traffic study.
9. “
10. Please see attached business operations letter
11. Yes, as noted above, there is room within the existing building to accommodate an internal freezer that will meet the Petitioner’s needs.
12. Noted
13. Noted
14. This will be provided under a separate application
15. “
16. See revised plans indicating proposed SF of office space that will be utilized by the Petitioner.
17. “
18. Please see attached parking survey as provided by the Petitioner.

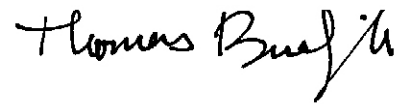
Landscape Department

All comments are not applicable as they are related to the building addition.

Please feel free to contact Thomas Architects with any further comments or questions that you may have regarding this project.

Sincerely,

Thomas Architects

A handwritten signature in black ink that reads "Thomas Budzik". The signature is written in a cursive, flowing style with a large, stylized 'T' and 'B'.

Thomas Budzik, AIA



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: PCA00016-2025
Project: Tasty Bread, 600 W University Dr
Review Round: Round 2
Date: July 24, 2025

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. **ACKNOWLEDGED**

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

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 stormwater report. The detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. The restrictor required to meet the allowable release rate is less than 2". Calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot. **ACKNOWLEDGED.** *Petitioner has removed exterior site improvements from this permit, the stormwater report is no longer required.*

14. The existing permeable paver parking area located on the east side of the building was constructed in 2019 and was an expansion of the parking for the site. The storage below the permeable pavers served as the stormwater detention to meet the Village's stormwater requirements. This area shall be included in the increase in impervious area

for the detention calculations. **ACKNOWLEDGED** *The addition has been removed from scope.*

15. Provide a permit determination letter from the Metropolitan Water Reclamation District of Greater Chicago. **ACKNOWLEDGED** *The addition has been removed from scope, the permit determination letter is no longer required.*
16. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA. **ACKNOWLEDGED** *The addition has been removed from scope, the OUMA is no longer required.*
17. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted. **ACKNOWLEDGED** *No changes are indicated to any exterior on-site lighting.*
18. Fire lanes, where required adjacent to buildings, must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Revise the pavement cross section on sheet C-2. **ACKNOWLEDGED** *The addition has been removed from scope, modifications to the fire lanes are no longer required.*
19. Show the Fire Department Connection and the location of fire hydrant(s). **ACKNOWLEDGED** *The addition has been removed from scope.*
20. Provide a traffic & parking study. The study should include delivery, pick-up, queuing for the loading docks, and hours of operation. **INCOMPLETE** *Staff is not in favor of waiving the requirement for a traffic study. Provide a traffic study including delivery, pick-up, queuing for the loading docks, and hours of operation.*



July 24 , 2025

Nanci C. Julius, P.E.

Date

Assistant Village Engineer

Village of Arlington Heights

Interoffice Memorandum



From: Dan Osoba | 847-368-5215; dosoba@vah.com
Department: Planning & Community Development
File Number: PC25-016
Project: 600 W. University Dr – Tasty Breads Land Use Variation
Review Round: Round 2
Date: July 25, 2025

*Review Comments marked **COMPLETE** require no further action; **NOTED** requires some correction as the comment was partially addressed; **INCOMPLETE** requires correction that the original comment was not addressed.*

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN: COMPLETE	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN: 3. COMPLETE	☒	☐
4. VARIATIONS NEEDED FROM ZONING REGULATIONS: a. Variation listed in comment 8a. COMPLETE	☒	☐
5. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS: COMPLETE	☐	☒
6. SUBDIVISION REQUIRED: COMPLETE	☐	☒
7. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED: COMPLETE	☐	☒

Zoning:

8. The following zoning approvals have been requested based on a review of the plans. Please acknowledge the following:
- a. Land Use Variation to permit "Bakery Products, Production & Wholesale" within the M-1 Research, Development & Light Manufacturing District.
COMPLETE

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

- ~~b. The submitted plans include a freezer addition; therefore, a Planned Unit Development to the University Subdivision PUD (Ord. 01-057; Ord. 24-004) is required.~~
- i. Per the project narrative, the Petitioner may decide to seek only a Land Use Variation at this time and make a second petition for the PUD Amendment. If the freezer addition is included in the plans, a PUD Amendment is required. Based on the review of these comments, please provide a response that indicates if the freezer addition will be part of this petition or if it will be deferred to a future submittal. If it is deferred, all reference to the freezer addition must be removed as the petition will be for a Land Use Variation for the building as is.
 - ii. **NOTED:** The Petitioner has indicated the only request for this Petition is for a Land Use Variation at this time. The freezer addition will be submitted under a separate cover.
9. The following variances from Chapter 28 have been requested based on a review of the submittal. Please acknowledge the following:
- a. Variation from Chapter 28, Section 6.12-1(2)(a) to waive the requirement for a traffic study and parking analysis.
 - i. **INCOMPLETE:** Based on this 2nd Submission, the SDC requires that a traffic study be submitted for review. Public Works has indicated that there is a documented history of complaints regarding truck traffic and truck parking on W. University Drive. The traffic study shall provide analysis of pick-up/delivery operations, truck queuing with analysis of how long a truck is typically docked to load or unload, queuing areas that are on-site (truck parking on University Drive is prohibited), and hours of operation of the business. The traffic study is to provide analysis of truck traffic in and out of the site to determine that there will not be an adverse impact on adjacent businesses or overflow truck parking on W. University Drive.
 - ii. **COMPLETE:** The SDC is in agreement that the waiver of the parking analysis is acceptable at this time.
10. Provide a written response to the four variation criteria listed below for variation requests other than the Land Use Variation. This shall be provided with the second submission:
- a. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
 - b. 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.
 - c. The proposed variation is in harmony with the spirit and intent of this Chapter.
 - d. The variance requested is the minimum variance necessary to allow reasonable use of the property.
 - i. **NOTED:** The Petitioner provided a written response to the four criteria for approval for variation requests for the land use variation and the requested variation to the traffic study and parking analysis. Update

the variance requests to only include a waiver of the parking study per comment 9 above.

11. Provide a separate operations plan document that provides information on business operations that address the following:
 - a. The Petitioner shall verify that the processing of goods, materials or products shall take place without creating disturbing influences to the use and occupancy of adjoining properties.
 - b. The Petitioner shall provide hours of operation for the dough production. Provide separate delivery hours if they are different than business hours. The Petitioner indicated that they expect six delivery vehicles daily.
 - i. **NOTED:** The Petitioner has provided information in the project narrative to highlight above requested business operations. No further changes to the project narrative are required; however, these assumptions regarding the business operations shall be included in the traffic study as noted in comment 9 above.

General:

12. The Petitioner has indicated that a Land Use Variation may be requested first and a PUD Amendment for the freezer addition to follow. If the petition is for just a Land Use Variation and the building is left as is, would the building be able to be utilized by Tasty Breads without the freezer addition?
 - a. **COMPLETE:** the Petitioner has indicated the petition is only for the LUV and that the building will be able to be utilized by Tasty Breads as is without the freezer addition.
13. Planning Department Staff recommends that the Petitioner submit for the intended scope of the project, including the freezer addition, especially if the freezer addition is vital to the operation of the business. A future amendment to the Land Use Variation will be required along with the Planned Unit Development Amendment to accommodate the freezer.
 - a. **COMPLETE**
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. Please coordinate with me on any upload of revised/new plans. We can set up a meeting to assist as needed.
 - a. **NOTED:** The Petitioner's comment response is noted. A resubmittal is required and will require a revised response to comments for this 2nd round review. Ensure that **ALL** comments are responded to with acknowledged, noted, and how the comment has been addressed. For items from the 1st review that related to the PUD, please still acknowledge the comments will be addressed on a future submission and/or building permits.

Site & Landscaping

15. If a PUD Amendment is included in this petition, the following are required that are not included in the submittal:
- Fully dimensioned site plan that includes the whole property
 - Grading plan that includes the whole property (areas not to be disturbed can be labeled as such)
 - Utility plan for the whole property
 - Landscape plan for the whole property
 - Photometrics plan for the whole property
 - COMPLETE:** This Petition does not require the above plans as the PUD amendment is being submitted at a later date.
16. Impervious surface coverage shall be calculated for the whole lot if the freezer addition and therefore a PUD Amendment is included in this petition. The calculations provided are for the area in the addition only.
- COMPLETE:** Impervious surface coverage calculations are not necessary for this Petition as the impervious coverage is not changing.

Parking

17. The parking requirements are listed below updated per the Petitioner's response to comments letter and revised plans that indicate square-footage of office space:

Use	Square-Footage	Employees	Parking Ratio	Required Parking
Production of Goods or Products & Warehousing	N/A	75 employees per shift (2 shifts)	One space for each two employees plus one per operation vehicle	38
Office	28,879	N/A	1 space / 300 SF	96
	Total Required			134
	Total Provided			131
	Surplus / (Deficit)			(3)

18. As requested in the CPRC Staff Report, the Petitioner is to verify the office square-footage for the purposes of calculating parking requirements.
- COMPLETE:** Per Chapter 28, Section 10.5-9 (Substantial Compliance), if a developed parcel does not meet the parking requirements but is not more than 10 spaces less than the parking requirement or not more than 5% less than the number of required parking spaces, the parcel will be deemed substantially compliant in regards to parking. The proposed parking deficit of 3 spaces is considered substantially compliant with the requirements of Section 10.4 based on the survey provided for Tasty Breads locations in Northbrook and Franklin Park. Please **NOTE** that a parking variance will be required with any future building addition that removes parking.

19. To justify the Land Use Variance and variance request to waive the parking study on this property, please provide information on other Tasty Breads locations in regards to parking. A parking survey(es) on another location will provide information on whether this location has adequate parking to accommodate the land use.
- a. Parking survey shall include at least 3 days during normal business hours.
 - b. Survey should be taken during operating hours and provide the number of occupied spaces every hour. Provide the address and total number of spaces at other locations for reference.
 - i. **COMPLETE:** The Petitioner provided a parking survey of other locations and found that the average capacity was 65% and 54%.

Village of Arlington Heights
Interoffice Memorandum



To: Dan Osoba, Planner I
From: Derek Mach, Landscape Planner
Department: Planning & Community Development Department
File Number: PCA00016-2025
Project: 600 W University Drive
Review Round: Round 1 Review
Date: July 25, 2025

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH TREE PRESERVATION ORDINANCE:	☒	☐
2. COMPLIES WITH LANDSCAPE PLAN ORDINANCE:	☐	☒
3. PARKWAY TREE FEE REQUIRED:	☐	☒

Landscape Comments

- 1.) Please submit a landscape plan. Per Chapter 28, four inch caliper shade trees are required at the ends of all parking rows. In addition, a three foot high screen is required along the University Drive frontage adjacent to the parking area.



THOMAS ARCHITECTS

www.thomasarch.com

August 7, 2025

Dan Osoba
Planner I
Planning & Community Development
Village of Arlington Heights

**RE: PRC comment response letter II
600 W University Dr**

Dear Mr Osoba,

We respectfully submit the attached responses for the project located at the address above. We appreciate your consideration in this matter.

Building Department

1. The entire building has an existing automatic fire sprinkler system and will be modified as necessary for the interior remodel.
2. Not Applicable, addition removed from scope
3. “
4. “
5. See updated Life Safety Plan.
6. Fire sprinkler and fire alarm plans shall be submitted based on the proposed remodeling as part of the building permit process.
7. See updated Life Safety Plan.
8. See updated Life Safety Plan.
9. Primary entrance to building has an enclosed vestibule.
10. See updated Life Safety Plan.
11. Not Applicable, addition removed from scope
12. Fire sprinkler and fire alarm plans shall be submitted based on the proposed remodeling as part of the building permit process.
13. Not Applicable, addition removed from scope
14. “
15. “
16. “
17. Noted
18. Noted

2800 S River Rd, Suite 305
Des Plaines, IL 60018
O | 877 . 205 . 3799

Public Works & Engineering Department

11. Noted
12. Not Applicable, addition removed from scope
13. “
14. “
15. “
16. “
17. No changes are indicated to any exterior on-site lighting
18. Not Applicable, addition removed from scope
19. Not Applicable, addition removed from scope
20. Please note that we are requesting a zoning variance to waive the requirement for the traffic & parking study.

Fire Department

All comments are not applicable as they are related to the building addition.

Zoning Department

7. As noted, application is amended to request the Land Use Variation and related Zoning Variation only. Please see proposed floor plan indicating room for warehouse space within the building. Should the freezer addition become cost prohibitive or otherwise unfeasible, the owner can convert the existing warehouse space into freezer warehouse.
8. Please see attached separate response letter for the variation to waive the parking study. Please also see attached traffic study.
9. “
10. Please see attached business operations letter
11. Yes, as noted above, there is room within the existing building to accommodate an internal freezer that will meet the Petitioner’s needs.
12. Noted
13. Noted
14. This will be provided under a separate application
15. “
16. See revised plans indicating proposed SF of office space that will be utilized by the Petitioner.
17. “
18. Please see attached parking survey as provided by the Petitioner. Please also see attached traffic study provided by Traffic Consultant.

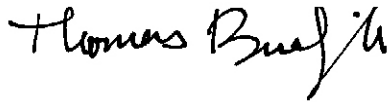
Landscape Department

Please see attached landscape plan including parkway trees and parking lot landscaping per Village requirements.

Please feel free to contact Thomas Architects with any further comments or questions that you may have regarding this project.

Sincerely,

Thomas Architects

A handwritten signature in black ink that reads "Thomas Budzik". The signature is written in a cursive, flowing style with a large, stylized 'T' and 'B'.

Thomas Budzik, AIA



Village of Arlington Heights
Interoffice Memorandum

To: Planning Staff Liaison
From: Nanci Julius, P.E., Assistant Village Engineer
Department: Public Works & Engineering Department
File Number: PCA00016-2025
Project: Tasty Bread, 600 W University Dr
Review Round: Round 3
Date: August 18, 2025

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. **ACKNOWLEDGED**

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

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 stormwater report. The detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. The restrictor required to meet the allowable release rate is less than 2". Calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot. **ACKNOWLEDGED.** *Petitioner has removed exterior site improvements from this permit, the stormwater report is no longer required.*

14. The existing permeable paver parking area located on the east side of the building was constructed in 2019 and was an expansion of the parking for the site. The storage below the permeable pavers served as the stormwater detention to meet the Village's stormwater requirements. This area shall be included in the increase in impervious area

for the detention calculations. **ACKNOWLEDGED** *The addition has been removed from scope.*

15. Provide a permit determination letter from the Metropolitan Water Reclamation District of Greater Chicago. **ACKNOWLEDGED** *The addition has been removed from scope, the permit determination letter is no longer required.*
16. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA. **ACKNOWLEDGED** *The addition has been removed from scope, the OUMA is no longer required.*
17. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted. **ACKNOWLEDGED** *No changes are indicated to any exterior on-site lighting.*
18. Fire lanes, where required adjacent to buildings, must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Revise the pavement cross section on sheet C-2. **ACKNOWLEDGED** *The addition has been removed from scope, modifications to the fire lanes are no longer required.*
19. Show the Fire Department Connection and the location of fire hydrant(s). **ACKNOWLEDGED** *The addition has been removed from scope.*
20. Provide a traffic & parking study. The study should include delivery, pick-up, queuing for the loading docks, and hours of operation. **COMPLETE.**
21. *The Public Works & Engineering Division have no further comments.*



August 18, 2025

Nanci C. Julius, P.E.

Date

Assistant Village Engineer

Village of Arlington Heights

Interoffice Memorandum



From: Dan Osoba | 847-368-5215; dosoba@vah.com
Department: Planning & Community Development
File Number: PC25-016
Project: 600 W. University Dr – Tasty Breads Land Use Variation
Review Round: Round 3
Date: August 21, 2025

*Review Comments marked **COMPLETE** require no further action; **NOTED** requires some correction as the comment was partially addressed; **INCOMPLETE** requires correction that the original comment was not addressed.*

	<u>YES</u>	<u>NO</u>
1. COMPLIES WITH COMPREHENSIVE PLAN: COMPLETE	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN: 3. COMPLETE	☒	☐
4. VARIATIONS NEEDED FROM ZONING REGULATIONS: a. Variation listed in comment 8a. COMPLETE	☒	☐
5. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS: COMPLETE	☐	☒
6. SUBDIVISION REQUIRED: COMPLETE	☐	☒
7. SCHOOL/PARK DISTRICT CONTRIBUTION REQUIRED: COMPLETE	☐	☒

Zoning:

8. The following zoning approvals have been requested based on a review of the plans. Please acknowledge the following:
- a. Land Use Variation to permit "Bakery Products, Production & Wholesale" within the M-1 Research, Development & Light Manufacturing District.
COMPLETE

- ~~b. The submitted plans include a freezer addition; therefore, a Planned Unit Development to the University Subdivision PUD (Ord. 01-057; Ord. 24-004) is required.~~
- i. Per the project narrative, the Petitioner may decide to seek only a Land Use Variation at this time and make a second petition for the PUD Amendment. If the freezer addition is included in the plans, a PUD Amendment is required. Based on the review of these comments, please provide a response that indicates if the freezer addition will be part of this petition or if it will be deferred to a future submittal. If it is deferred, all reference to the freezer addition must be removed as the petition will be for a Land Use Variation for the building as is.
 - ii. **NOTED:** The Petitioner has indicated the only request for this Petition is for a Land Use Variation at this time. The freezer addition will be submitted under a separate cover.
9. The following variances from Chapter 28 have been requested based on a review of the submittal. Please acknowledge the following:
- a. Variation from Chapter 28, Section 6.12-1(2)(a) to waive the requirement for a traffic study and parking analysis.
 - i. **COMPLETE** 2nd Review Comment: Based on this 2nd Submission, the SDC requires that a traffic study be submitted for review. Public Works has indicated that there is a documented history of complaints regarding truck traffic and truck parking on W. University Drive. The traffic study shall provide analysis of pick-up/delivery operations, truck queuing with analysis of how long a truck is typically docked to load or unload, queuing areas that are on-site (truck parking on University Drive is prohibited), and hours of operation of the business. The traffic study is to provide analysis of truck traffic in and out of the site to determine that there will not be an adverse impact on adjacent businesses or overflow truck parking on W. University Drive.
 - ii. **COMPLETE:** The SDC is in agreement that the waiver of the parking analysis is acceptable at this time.
10. **COMPLETE:** Provide a written response to the four variation criteria listed below for variation requests other than the Land Use Variation. This shall be provided with the second submission:
- a. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
 - b. 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.
 - c. The proposed variation is in harmony with the spirit and intent of this Chapter.
 - d. The variance requested is the minimum variance necessary to allow reasonable use of the property.
 - i. **COMPLETE:** The Petitioner provided a written response to the four criteria for approval for variation requests for the land use variation and the requested variation to the traffic study and parking analysis.

Update the variance requests to only include a waiver of the parking study per comment 9 above.

11. Provide a separate operations plan document that provides information on business operations that address the following:
 - a. The Petitioner shall verify that the processing of goods, materials or products shall take place without creating disturbing influences to the use and occupancy of adjoining properties.
 - b. The Petitioner shall provide hours of operation for the dough production. Provide separate delivery hours if they are different than business hours. The Petitioner indicated that they expect six delivery vehicles daily.
 - i. **NOTED:** The Petitioner has provided information in the project narrative to highlight above requested business operations. No further changes to the project narrative are required; however, these assumptions regarding the business operations shall be included in the traffic study as noted in comment 9 above.

General:

12. The Petitioner has indicated that a Land Use Variation may be requested first and a PUD Amendment for the freezer addition to follow. If the petition is for just a Land Use Variation and the building is left as is, would the building be able to be utilized by Tasty Breads without the freezer addition?
 - a. **COMPLETE:** the Petitioner has indicated the petition is only for the LUV and that the building will be able to be utilized by Tasty Breads as is without the freezer addition.
13. Planning Department Staff recommends that the Petitioner submit for the intended scope of the project, including the freezer addition, especially if the freezer addition is vital to the operation of the business. A future amendment to the Land Use Variation will be required along with the Planned Unit Development Amendment to accommodate the freezer.
 - a. **COMPLETE**
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. Please coordinate with me on any upload of revised/new plans. We can set up a meeting to assist as needed.
 - a. **COMPLETE:** The Petitioner's comment response is noted. A resubmittal is required and will require a revised response to comments for this 2nd round review. Ensure that **ALL** comments are responded to with acknowledged, noted, and how the comment has been addressed. For items from the 1st review that related to the PUD, please still acknowledge the comments will be addressed on a future submission and/or building permits.
 - b. **3RD REVIEW:** All comments have been addressed. This petition will move forward to the Plan Commission scheduled on August 27th.

Site & Landscaping

15. If a PUD Amendment is included in this petition, the following are required that are not included in the submittal:
- Fully dimensioned site plan that includes the whole property
 - Grading plan that includes the whole property (areas not to be disturbed can be labeled as such)
 - Utility plan for the whole property
 - Landscape plan for the whole property
 - Photometrics plan for the whole property
 - COMPLETE:** This Petition does not require the above plans as the PUD amendment is being submitted at a later date.
16. Impervious surface coverage shall be calculated for the whole lot if the freezer addition and therefore a PUD Amendment is included in this petition. The calculations provided are for the area in the addition only.
- COMPLETE:** Impervious surface coverage calculations are not necessary for this Petition as the impervious coverage is not changing.

Parking

17. The parking requirements are listed below updated per the Petitioner's response to comments letter and revised plans that indicate square-footage of office space:

Use	Square-Footage	Employees	Parking Ratio	Required Parking
Production of Goods or Products & Warehousing	N/A	75 employees per shift (2 shifts)	One space for each two employees plus one per operation vehicle	38
Office	28,879	N/A	1 space / 300 SF	96
	Total Required			134
	Total Provided			131
	Surplus / (Deficit)			(3)

18. As requested in the CPRC Staff Report, the Petitioner is to verify the office square-footage for the purposes of calculating parking requirements.
- COMPLETE:** Per Chapter 28, Section 10.5-9 (Substantial Compliance), if a developed parcel does not meet the parking requirements but is not more than 10 spaces less than the parking requirement or not more than 5% less than the number of required parking spaces, the parcel will be deemed substantially compliant in regards to parking. The proposed parking deficit of 3 spaces is considered substantially compliant with the requirements of Section 10.4 based on the survey provided for Tasty Breads locations in

Northbrook and Franklin Park. Please **NOTE** that a parking variance will be required with any future building addition that removes parking.

19. To justify the Land Use Variance and variance request to waive the parking study on this property, please provide information on other Tasty Breads locations in regards to parking. A parking survey(es) on another location will provide information on whether this location has adequate parking to accommodate the land use.
 - a. Parking survey shall include at least 3 days during normal business hours.
 - b. Survey should be taken during operating hours and provide the number of occupied spaces every hour. Provide the address and total number of spaces at other locations for reference.
 - i. **COMPLETE:** The Petitioner provided a parking survey of other locations and found that the average capacity was 65% and 54%.



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Plan Commission
8/27/2025

Item: 1407 E. Palatine Rd. - Cherepovich Tattoo - PC25-017
Planned Unit Development for a Land Use Variation to allow a
Tattoo Parlor in the B-2 District

Department: Planning & Community Development

Item Description:

Requested Action

1. Planned Unit Development Amendment for a Land Use Variation to allow a Tattoo Parlor within the B-2 District.

Variations Required

No Variations Required

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Planned Unit Development Amendment for a Land Use Variation to allow a Tattoo Parlor in the B-2, General Business District and recommends APPROVAL of the application subject to the following conditions:

1. The facility shall be required to register with the Illinois Department of Public Health (IDPH) as a "Body Art Establishment", and shall submit to the Village, a copy of the inspection permit and registration from the IDPH that this location is a Body Art Establishment.
2. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

1. PC Staff Report 1407 E Palatine Road - Cherepovich Tattoo
2. Public Notice
3. Aerial
4. CPRC Minutes
5. Exhibit A - ALTA with Legal Description
6. Exhibit B - Business Plan
7. Exhibit C - Written Justification to the Land Use Variation Criteria
8. Exhibit E - Parking Survey

Project Background

The subject property is located at 1401 – 1456 E. Palatine Road, within a multi-tenant commercial building in Pal Win Plaza which is owned by Pal Win Retail Investors LLC. The building is approximately 35,000 square-feet with 19 tenant spaces, and 164 existing parking spaces. Access to the site comes from curb cuts on Palatine Frontage Road and Windsor Drive. There is a private access drive that runs along the south and east side of the shopping center, connecting it to a lot with 28 parking spaces at 1601 E palatine Road. The property is within the Sugarbrook Subdivision Planned Unit Development (PUD), along with the multifamily residential neighborhood immediately south of Pal Win Plaza.

The petitioner, Cherepovich Tattoo, is proposing a new tattoo parlor in Arlington Heights and intends to lease an 866 square-foot vacant tenant space within the subject property. The proposed floor plan (see Exhibit D in the agenda packet) consists of four tattoo studios, a waiting area with a front desk, restroom, and small kitchen. The proposed business services include custom tattoo designs and cover-up tattoos. The petitioner indicates the business will retain five to six full-time tattoo artists on staff and one receptionist. The proposed hours of operation are 11:00 am – 7:00 pm Tuesdays through Sundays.

Zoning and Comprehensive Plan

The property is located in the B-2, General Business District. The proposed use is classified as a Tattoo Parlor, which is not permitted in any zoning district. As such, the existing Planned Unit Development must be amended to include a Land Use Variation allowing this business to operate within the B-2, General Business District. The petitioner provided a written response to each of the four hardship criteria necessary for land use variation approval, which are found below:

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

The petitioner's response can be found in Exhibit C of the agenda packet. The SDC (Staff Development Committee) concurs with the petitioner's response to the Land Use Variation criteria for approval.

The Comprehensive Plan classifies this property as appropriate for "Commercial" uses. Based on Village Staff review of the petitioner's application, this land use is appropriate for the commercial and personal service context of the commercial corridor along Palatine Road by providing a service that is limited in the area and contributing to the economic vitality of the shopping center. There are two other operating tattoo parlors within the Village, at 630 E. Golf Road and 19 N. Wilke Road, both of which obtained land use variations. The tattoo parlor will fill a vacant tenant space in the shopping center, alleviating the plight of the owner caused by the vacancies. Additionally, the building will look and function in a similar manner as it currently operates. Overall, the land use is consistent with the spirit and intent of the Comprehensive Plan and compatible with the context of the surrounding development.

Building, Site and Landscaping

The petitioner is not proposing any changes to the exterior of the building or site. The petitioner has indicated they may want to add exterior signage. Any signage will require a separate sign permit which would be reviewed and evaluated for code compliance at that time.

Parking and Traffic

The subject shopping center currently operates with 164 parking spaces. 136 spaces are located in front of the building, and 28 are located in near the rear of the building, on 1601 E. Palatine Road.

Per Section 6.12-1 of the Zoning Code, a parking analysis and survey were required and provided by the petitioner (see Exhibit E in the agenda packet). The parking survey indicates vehicles parked in the parking lot in front of Pal Win Plaza. The survey was conducted in July on three separate days, including a Friday, Saturday and Sunday. The survey data shows limited parking demand at the time of the survey and demonstrates that the existing parking lot can sufficiently accommodate additional visitors.

Tattoo parlors are not specified in code; however, previous land use variation applications for tattoo parlors have utilized the "Beauty Shop" category for parking requirements, which is 1 space per 250 square-feet. Table I below shows the parking requirements for the subject property broken down by individual tenants (note that vacant spaces are calculated at the standard rate of 1 space per 300 square-feet):

Table I: Required Parking

Tenant Space	Address (E. Palatine Rd.)	Business	SF			Total Parking Required
1	1457	12 FUTOV	1,800	1	300	6
2	1453	12 FUTOV*	3,000	N/A	N/A	25
3	1451	Osaku Asian Kitchen	900	1	300	3
4	1449	H&R Block	1,100	1	300	4
5	1447	Farmers Insurance	700	1	300	2
6	1429	VACANT	7,000	1	300	23
7	1427	AH Thunder (softball training)	5,230	N/A	N/A	31
8	1425	KG Strength & Performance	1,750	N/A	N/A	8
9	1421-1423	VACANT	2,450	1	300	8
10	1419	Alli's Nails Spa	1,050	1	250	4
11	1417	Shear Design Beauty Shop	975	1	250	4
12	1415	Edward Jones	1,200	1	300	4
13	1413	Euro Experts (tailor)	596	1	300	2
14a	1411	Health First Chiropractor	1,170	1	200	6
14	1407	Cherepovich Tattoo	866	1	250	3
16	1405	D&D Smoke & Spirits	3,000	1	300	10
17	1403	The Spot Ice Cream Shop (aka the Pal-Win Ice Cream Shop)	1,114 (363 SF "Seating" Area)	1	45	8
18	1401A	Magy's Pizza (carryout only)	900	1	300	3
19	1401B	All Pets Groomed	900	1	300	3
Total Required						158
Total Parking Provided in Front of Center						136
Total Parking Provided in Back of Center						28
Total Parking Provided on Site						164
Surplus (Deficit)						6

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Planned Unit Development Amendment for a Land Use Variation to allow a Tattoo Parlor in the B-2, General Business District and recommends **APPROVAL** of the application subject to the following conditions:

1. The facility shall be required to register with the Illinois Department of Public Health (IDPH) as a "Body Art Establishment", and shall submit to the Village, a copy of the inspection permit and registration from the IDPH that this location is a Body Art Establishment.
2. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

August 15, 2025

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON August 27th, 2025 AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 25-017, a request for an amendment to a Planned Unit Development (PUD) for a Land Use Variation to allow a Tattoo Parlor in the B-2 zoning district. The subject property is located at 1407 E. Palatine Rd., in Arlington Heights, Illinois. The PIN for the subject property is 03-21-100-012. The subject property is legally described as follows:

THE NORTH 364.74 FEET OF THE WEST ½ OF THE WEST ½ OF THE NORTH WEST ¼ OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM SAID TRACT OF LAND THE EAST 260 FEET AS MEASURED ALONG THE NORTH LINE THEREOF) (AND ALSO EXCEPTING FROM SAID TRACT OF THE LAND THE NORTH 60 FEET THEREOF) (AND ALSO EXCEPTING FROM SAID TRACT OF LAND THAT PART THEREOF FALLING WITHIN THE FOLLOWING DESCRIBED PARCEL: WEST ½ OF THE WEST ½ OF SAID NORTH WEST ¼, THENCE SOUTH ON A LINE WHICH IS PARALLEL TO SAID EAST LINE 60.0 FEET THENCE WEST PARALLEL TO SAID NORTH LINE TO A POINT 120 FEET EAST OF THE WEST LINE OF SAID SECTION, THENCE SOUTH WESTERLY TO A POINT 93.0 FEET SOUTH OF AND 40.0 FEET EAST OF THE NORTH WEST CORNER OF SAID SECTION, THENCE SOUTHERLY TO A POINT ON THE WEST LINE OF SAID SECTION 333.0 FEET SOUTH FROM THE NORTH WEST CORNER THEREOF, THENCE NORTH ON SAID WEST LINE TO THE PLACE BEGINNING) IN COOK COUNTY, ILLINOIS/

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

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

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

Jay Cherwin, Chair

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald Aug. 12, 2025 (301212)

CERTIFICATE OF PUBLICATION

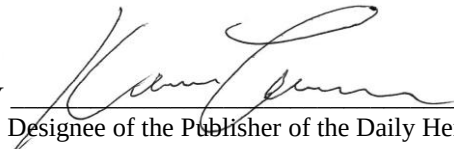
Paddock Publications, Inc.

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.

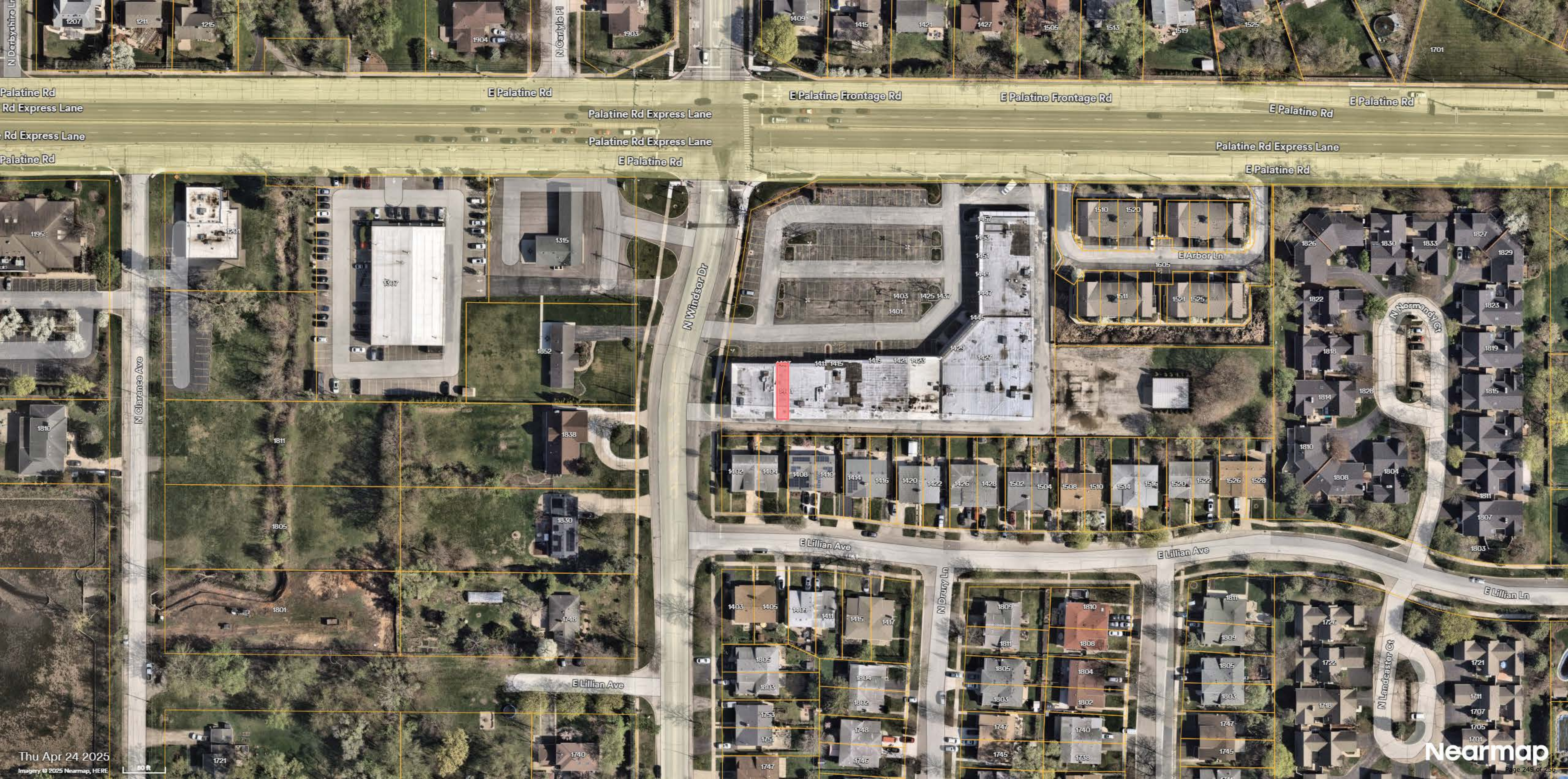
I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08/12/2025 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 # 301212





APPROVED

MINUTES OF THE MEETING OF CONCEPTUAL PLAN REVIEW COMMITTEE COMMUNITY ROOM, VILLAGE OF ARLINGTON HEIGHTS July 9, 2025 AT 6:30 P.M.

MEMBERS PRESENT:

Bruce Green, Chair
Jay Cherwin
John Sigalos
Kristen Schurtz

MEMBERS ABSENT:

STAFF PRESENT: Rachel Hitzemann & Darko Bojin

ALSO PRESENT: Inga Tkhostova and Artsiom Cherepovich

Call to Order

Chairman Green called the meeting to order at 6:30 p.m.

Approval of Minutes

The meeting minutes of May 14, 2025 meeting were reviewed.

SIGALOS MOVED AND CHERWIN SECONDED A MOTION TO APPROVE THE May 14, 2025 MEETING MINUTES. MINUTES WERE APPROVED 4-0.

NEW BUSINESS

T1886 – Cherepovich Tattoo, 1407 E. Palatine Road

The 866 square foot subject tenant space is located in Pal Win Plaza, which is southeast of the intersection of Palatine Road and Windsor Drive. The shopping center is approximately 35,000 square feet and contains 19 tenant spaces and 128 existing parking spaces. Access to the property comes from curb cuts off Palatine Frontage Road and Windsor Drive. There is also a private access drive that runs along the south and east side of the shopping center, connecting it to a lot with 28 parking spaces at 1601 E Palatine Road. The property is within the Sugarbrook Subdivision Planned Unit Development (PUD), along with the multifamily residential neighborhood immediately south of Pal Win Plaza.

The petitioner, Cherepovich Tattoo is proposing to occupy the tenant space and open a new Tattoo Parlor. In 2024, the petitioner sought a Land Use Variation to operate at 417 S. Arlington Heights Road. The Plan Commission recommended the Village Board deny this request because they felt it would have a negative impact on surrounding properties. The petitioner elected to withdraw their petition after this negative recommendation.

The petitioner feels that this new location has less street front exposure and would be more appropriate for a Tattoo Parlor. The proposed business is anticipated to employ 5-6 full-time tattoo artists and 1 receptionist. The floor plan includes 4 tattooing stations, a reception area, restroom, and kitchen. Hours of operation will be Tuesday through Sunday from 11:00 a.m. to 7:00 p.m.

Ms. Tkhostova was present to translate for Mr. Artsiom Cherepovich. Mr. Cherepovich would like to open a tattoo shop at 1407 E. Palatine Road. This tattoo parlor with four tattoo artists. Hours of operation would be Tuesday through Sunday from 11 am to 7 pm.

APPROVED

Mr. Bojin summarized the staff report, subject property is located at 1407 East Palatine Road in the B-2 zoning district. The 866 square foot tenant space located in Pal Win Plaza which is to the southeast of the intersection of Palatine Road and Windsor Drive. The petitioner is proposing to occupy the tenant space and open a new tattoo parlor. The petitioner feels that this new location has less street front exposure and would be more appropriate for a tattoo parlor. The proposed business has plans to employ 5 to 6 full-time tattoo artists and one receptionist. The floor plan includes 4 tattooing stations, a reception area, restroom and a kitchen. Hours of operation will be Tuesday through Sunday from 11:00 am to 7:00 pm.

The property is currently zoned B-2 general business district which does not permit the tattoo parlor land use. Therefore, the petitioner is requesting a land use variation to allow a tattoo parlor land use within the B-2 district. As part of this application the petitioner shall provide a written response to the 4 criteria for approval for the variations. The Comprehensive Plan designates this property as appropriate for commercial uses, and the proposed land use variation may be consistent with this part of the Comprehensive Plan it will be evaluated with the formal Plan Commission application. The petitioner has not proposed any changes to the exterior of the building or the site, but they will likely have some signage which will require separate permit, and we will recommend that they also include that proposed signage is part of their formal application. As for the parking, staff did an analysis which showed sufficient parking at Pal Win Plaza, however we do want the property owner to provide assurance that the lot at 1601 East Palatine Road which is to the southeast of the shopping center, will be available and remain part of the shopping center for employees and customers because without these additional 28 parking spaces at this location the parking code requirements for the shopping center may not be met and would require an additional variation. The staff development committee reviewed this proposal for an amendment to the PUD and land use variation permit a tattoo parlor within the B-2 general business district and is generally supportive of this application subject to the resolution of the items listed in our staff report.

Commissioner Sigalos inquired about the number of other tattoo parlors in Arlington Heights. Likes this location better than the previous location.

Mr. Bojin replied that there are two currently operating.

Commissioner Cherwin agreed that this is a much better location and the parking will not be an issue.

Commissioner Schurtz was in agreement that the use fits with the rest of the shopping center.

Commissioner Green agreed that this is a better location, four thumbs up! Please proceed.

PUBLIC COMMENT

None

Adjournment

CHERWIN MOVED AND SIGALOS SECONDED THE MOTION TO ADJOURN. ALL MEMBERS VOTED IN FAVOR OF THE MOTION.

The meeting adjourned at 6:42 p.m.

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

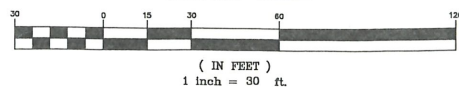
ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION

PARCEL 1: THE EAST 260.00 FEET OF THE SOUTH 110.74 FEET OF THE NORTH 364.74 FEET (AS MEASURED ALONG THE NORTH AND EAST LINES RESPECTIVELY) OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

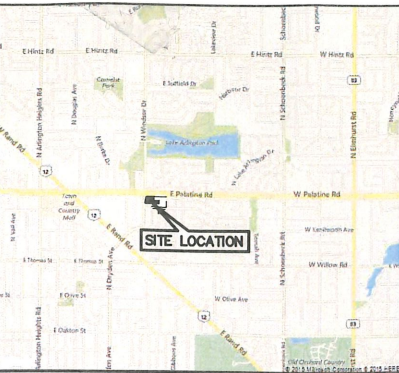
PARCEL 2: THE NORTH 364.74 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM SAID TRACT OF LAND THE EAST 260 FEET AS MEASURED ALONG THE NORTH LINE THEREOF) (AND ALSO EXCEPTING FROM SAID TRACT OF LAND THE NORTH 80 FEET THEREOF) (AND ALSO EXCEPTING FROM SAID TRACT OF LAND THAT PART THEREOF FALLING WITHIN THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTH WEST CORNER OF SAID SECTION, THENCE EAST ON THE NORTH LINE THEREOF TO A POINT WHICH IS 280.00 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF SAID NORTH WEST 1/4, THENCE SOUTH ON A LINE WHICH IS PARALLEL TO SAID EAST LINE 80.00 FEET THENCE WEST PARALLEL TO SAID NORTH LINE TO A POINT 120 FEET EAST OF THE WEST LINE OF SAID SECTION, THENCE SOUTH WESTERLY TO A POINT 93.00 FEET SOUTH OF AND 40.00 FEET EAST OF THE NORTH WEST CORNER OF SAID SECTION, THENCE SOUTHERLY TO A POINT ON THE WEST LINE OF SAID SECTION 333.00 FEET SOUTH FROM THE NORTH WEST CORNER THEREOF, THENCE NORTH ON SAID WEST LINE TO THE PLACE BEGINNING) IN COOK COUNTY, ILLINOIS.

GRAPHIC SCALE



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN KIND OR LOCATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES, HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.



VICINITY MAP
NO SCALE

SCHEDULE B EXCEPTIONS

RIGHTS OF THE PUBLIC IN THE NORTH 30 FEET OF SAID PREMISES BEING TAKEN FOR PALATINE ROAD AS SHOWN ON TORRENS CERTIFICATE NO. 904242 RECORDED 7/23/2001 AS DOCUMENT NO. 0010655338.

AFFECTS UNDERLYING LAND

SUBJECT TO AN EASEMENT FOR ENCROACHMENT OF AN EXISTING ONE-STORY BRICK BUILDING OVER THE WEST 2.0 FEET OF THE EAST 300.0 FEET OF THE SOUTH 91.0 FEET OF SAID NORTH 364.74 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21 AFORESAID, AS SET FORTH IN EXHIBIT A IN DOCUMENT NO. LR2437094, RECORDED 8/28/1997 AS DOCUMENT NO. 97634376.

AFFECTS PARCEL 2 COVERED HEREIN

RECIPROCAL PARKING EASEMENT AGREEMENT BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 28718, OWNER OF PREMISES SHOWN AS EXHIBIT A, AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT NO. 36044, OWNER OF PREMISES SHOWN AS EXHIBIT B ATTACHED TO SAID INSTRUMENT, WHEREIN EACH GRANTS AND CONVEYS TO EACH OTHER, THEIR SUCCESSORS AND ASSIGNS, AND ALL TENANTS AND CONCESSIONAIRES THEREOF, THEIR RESPECTIVE OFFICERS, AGENTS PATRONS, CUSTOMERS AND INVITEES, A NON-EXCLUSIVE RIGHT AND EASEMENT TO USE ANY AND ALL ROADS AND PARKING AREA ETC., FOR ACCOMMODATION AND PARKING OF MOTOR VEHICLES NOW EXISTING OR FROM TIME TO TIME LOCATED ON PREMISES DESCRIBED IN EXHIBITS A AND B, AND FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, SUBJECT TO COVENANTS AND AGREEMENTS HEREIN CONTAINED RECORDED FEBRUARY 25, 1969 AS DOCUMENT NO. 2437094, RECORDED 8/28/1997 AS DOCUMENT NO. 97634375.

AFFECTS PARCEL 1 HEREIN

RECIPROCAL PARKING EASEMENT AGREEMENT BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 28718, OWNER OF PREMISES SHOWN AS EXHIBIT A, AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT NO. 36044, OWNER OF PREMISES SHOWN AS EXHIBIT B ATTACHED TO SAID INSTRUMENT, WHEREIN EACH GRANTS AND CONVEYS TO EACH OTHER, THEIR SUCCESSORS AND ASSIGNS, AND ALL TENANTS AND CONCESSIONAIRES THEREOF, THEIR RESPECTIVE OFFICERS, AGENTS PATRONS, CUSTOMERS AND INVITEES, A NON-EXCLUSIVE RIGHT AND EASEMENT TO USE ANY AND ALL ROADS AND PARKING AREA ETC., FOR ACCOMMODATION AND PARKING OF MOTOR VEHICLES NOW EXISTING OR FROM TIME TO TIME LOCATED ON PREMISES DESCRIBED IN EXHIBITS A AND B, AND FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, SUBJECT TO COVENANTS AND AGREEMENTS HEREIN CONTAINED RECORDED FEBRUARY 25, 1969 AS DOCUMENT NO. 2437094, RECORDED 8/28/1997 AS DOCUMENT NO. 97634375.

AFFECTS PARCEL 2 HEREIN

EASEMENT GRANT RUNNING WITH THE LAND RECORDED 7/18/1967 AS DOCUMENT NO. LR2355909 MADE BY LASALLE NATIONAL BANK OF CHICAGO, ILLINOIS, AS TRUSTEE UNDER TRUST NO. 28718 TO LASALLE NATIONAL BANK OF CHICAGO, ILLINOIS, AS TRUSTEE UNDER TRUST NO. 36044 ITS SUCCESSORS AND ASSIGNS, OF AN EASEMENT OVER, UPON AND UNDER THE WEST 2.0 FEET OF THE EAST 300.0 FEET OF THE SOUTH 91.0 FEET OF THE NORTH 364.74 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, AFORESAID, OF THE FREE RIGHT AND AUTHORITY TO PERMIT THAT PORTION OF BUILDING LOCATED ON PROPERTY ADJOINING PREMISES, TO BE AND REMAIN ON SAID HEREINAFORESAID TRACT, AND TO MAINTAIN AND REPAIR AND TO RECONSTRUCT SAID PORTION OF BUILDING FOR SO LONG AS SAID BUILDING OR ANY PART THEREOF SHALL REMAIN THEREON, AND INCLUDING THE RIGHT TO REMOVE TREES, BUSHES, ETC., AND OTHER OBSTACLES INTERFERING WITH THE LOCATION, MAINTENANCE, REPAIR AND RECONSTRUCTION TO SAID PORTION OF THE BUILDING.

AFFECTS PARCEL 2 COVERED HEREIN

EASEMENT IN, UPON, UNDER, OVER, AND ALONG THE DESIGNATED AREAS OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY AND FILED JANUARY 30, 1975 AS DOCUMENT LR27334, (FOR THE EXACT LOCATION OF SAID EASEMENT REFERENCE IS MADE TO SAID INSTRUMENT)

EASEMENT AND RIGHT OF WAY IN, UPON, UNDER, ALONG AND ACROSS THE EAST 15 FEET OF THE LAND FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, REPAIRING, REPLACING AND REMOVING GAS MAINS AND ANY NECESSARY GAS FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR SAID PURPOSES, AS CREATED BY GRANT OF EASEMENT MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO. 28718 TO NORTHERN ILLINOIS GAS COMPANY, DATED DECEMBER 13, 1967 AND RECORDED JANUARY 10, 1968 AS DOCUMENT 20375144.

NOTE: SAID INSTRUMENT SHOULD BE FILED IN THE OFFICE OF THE REGISTRAR OF TORRENS

SCHEDULE B EXCEPTIONS Y, U, R, T, S, Z, E, X, W, P, Q, Y, N, C AND D ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (FIELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- VALVE VAULT
- FIRE HYDRANT
- FLARED END SECTION
- UTILITY POLE
- GY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- OVERHEAD WIRES
- GAS METER
- ELECTRIC METER
- TRANSFORMER PAD
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- TELEPHONE MANHOLE
- CABLE TELEVISION PEDESTAL
- ELECTRIC MANHOLE
- VALVE BOX
- BY BOX
- SGN
- BOLLARD POLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- MAILBOX
- GAS MARKER
- ELECTRIC MARKER
- DOWNSPOUT
- TELEPHONE MARKER
- WATER MARKER
- GAS VALVE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- TELEPHONE LINE
- CONFEROUS TREE
- W/ APPROX. DIAMETER
- DECIDUOUS TREE
- W/ APPROX. DIAMETER
- MS-MULTI-STEM (DRP LINE SHOWN IS APPROXIMATE)
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- WOOD FENCE
- CHAIN LINK FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC SIGNAL
- TELEPHONE NETWORK INTERFACE
- UNIT OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- TF = TOP OF FOUNDATION
- FF = FINISHED FLOOR
- FES = FLARED END SECTION
- WSP = WITNESSED CLAY PIPE
- DP = DUCTILE IRON PIPE
- PVC = POLYVINYL CHLORIDE
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- A = ARC LENGTH
- R = RADIUS
- CH = CHORD
- CB = CHORD BEARING
- B.S.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

- UNIT OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

NOTES

- THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER 19N0220055935 ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF AUGUST 26, 2015.
- THIS SITE FALLS WITHIN "OTHER AREAS: ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17031C02024, HAVING A REVISED DATE OF AUGUST 19, 2008.
- NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVED EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- IN ACCORDANCE WITH TABLE A ITEM 6(B), THE ZONING INFORMATION WAS NOT PROVIDED TO THE SURVEYOR.
- DOCUMENT 2437094 AS PROVIDED TO THE SURVEYOR, IS A DEED RECORDED SEPTEMBER 3, 1896 FOR LAND LOCATED SOUTH OF THE SUBJECT SITE. THE EASEMENT DEPICTED HEREON IS BASED ON THE DESCRIPTION CONTAINED IN DOCUMENT 97634376.
- DOCUMENT 2437094 AS PROVIDED TO THE SURVEYOR, IS A DEED RECORDED SEPTEMBER 3, 1896 FOR LAND LOCATED SOUTH OF THE SUBJECT SITE. NOT PLOTTABLE.

STRIPED PARKING DATA

REGULAR SPACES = 131
HANDICAP SPACES = 5
TOTAL SPACES = 136

AREA SUMMARY

(TO HEAVY LINES)
142,892 SQUARE FEET
3.280 ACRES
(BASED ON MEASURED VALUES)

SURVEYOR'S CERTIFICATION

TO: PAL WIN RETAIL INVESTORS, LLC, AFFILIATED REALTY AND MANAGEMENT COMPANY; CODE 33, LLC, CHICAGO TITLE INSURANCE COMPANY; GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD.; AND NORSTATES BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAN OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B), 7(C), 8, 9, AND 11(A), 14, 15, 17, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 19, 2015.

DATE OF PLAN OR MAP: OCTOBER 30, 2015

BY: DANIEL W. WALTER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/18



PROJECT
1401-1457 E. PALATINE ROAD
Arlington Heights, Illinois

COMPASS SURVEYING LTD.
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60002
PHONE: (630) 820-9100 FAX: (630) 820-7000 EMAIL: ADMIN@COMPASSSURVEYING.COM

SCALE: 1" = 30'

1 OF 1

Business Plan for "Cherepovich Tattoo"

1. GOAL:

"Cherepovich Tattoo" aims to provide high-quality tattooing services in a vibrant and welcoming environment. Our studio will cater to a diverse clientele seeking personalized tattoo experiences. Our mission is to create lasting art that reflects our clients' unique stories and identities.

2. STRATEGY:

"Cherepovich Tattoo" will occupy a 866 square foot space equipped with professional tattooing equipment and a sterilization area compliant with industry standards. Our services will include custom tattoo designs and cover-ups. We will differentiate ourselves by fostering a culture of creativity, professionalism, and inclusivity.

3. RESEARCH DATA:

Market research indicates a growing demand for tattoo services among millennials and Gen Z, driven by a desire for self-expression and body art. With limited competition in our immediate area, we have a prime opportunity to establish ourselves as a premier destination for tattoo enthusiasts.

4. MARKETING AND SALES PLAN:

- Develop a strong brand identity through social media presence, showcasing artist portfolios, client testimonials, and behind-the-scenes content.
- Offer promotional events and discounted rates for special occasions.
- Implement a referral program to incentivize existing clients to bring in new business.

5. OPERATIONS AND MANAGEMENT:

- *Studio hours:* Tuesday-Sunday, 11:00 am – 7:00 pm.
- Appointment scheduling through an online booking system and walk-ins are welcome based on artist availability.
- *Staffing:* Five-six full-time tattoo artists and one receptionist.
- Strict adherence to hygiene and safety protocols, including single-use needles, disposable gloves, and thorough sterilization procedures after each client.

6. FINANCIAL PLAN:

- *Startup costs:* \$35,000 for equipment, licenses, permits, and initial inventory.
- *Revenue projections:* Based on an average of 60 tattoos per week, with an average ticket price of \$200-300, we anticipate generating \$12,000-18,000 in weekly revenue.

7. SCHEDULE:

Tuesday-Sunday:

- 11:00 am - 12:00 pm: Administrative tasks and preparation
- 12:00 pm - 6:00 pm: Tattoo appointments
- 6:00 pm - 7:00 pm: Studio cleanup and closing

Regular team meetings will be held bi-weekly to discuss client feedback, marketing strategies, and operational improvements. By following this business plan and schedule, "Cherepovich Tattoo" aims to become a trusted destination for exceptional tattoo experiences in our community.

Written Justification to the Land Use Variation Criteria

- 1. 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 tattoo studio will integrate seamlessly into the existing commercial landscape, which includes various personal care and different service businesses. It will adhere to all zoning regulations and maintain the visual and operational character of the locality, ensuring compatibility with neighboring properties.

- 2. 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 property owner has faced unique circumstances, including the prolonged vacancy of the space despite efforts to lease it for uses permitted under the current zoning. Establishing a tattoo studio will activate the vacant property, bringing economic activity and revitalization to the area.

- 3. The proposed variation is in harmony with the spirit and intent of this Chapter.**

The proposed tattoo studio adheres to the spirit and intent of this Chapter by contributing to the area's economic vitality and cultural diversity. It will operate within the regulatory framework, ensuring consistency with community standards and enhancing the local business environment.

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

The requested variance is the least modification required to enable the tattoo studio's operation, ensuring the property's effective and productive use. This minor adjustment allows the business to operate efficiently without breaching local zoning regulations or disturbing the neighborhood.

PARKING SURVEY

PETITIONER: Cherepovich Tattoo

ADDRESS: 1407 E Palatine Rd

DATE	TIME	NUMBER OF CARS PARKED	NUMBER OF PARKING SPACES SURVEYED (TOTAL)
07/11/2025	11:00 AM	24	136
07/11/2025	11:30 AM	26	136
07/11/2025	12:00 PM	28	136
07/11/2025	12:30 PM	30	136
07/11/2025	1:00 PM	34	136
07/11/2025	1:30 PM	33	136
07/11/2025	2:00 PM	31	136
07/11/2025	2:30 PM	34	136
07/11/2025	3:00 PM	30	136
07/11/2025	3:30 PM	27	136
07/11/2025	4:00 PM	25	136
07/11/2025	4:30 PM	26	136
07/11/2025	5:00 PM	24	136
07/11/2025	5:30 PM	25	136
07/11/2025	6:00 PM	25	136
07/11/2025	6:30 PM	20	136
07/11/2025	7:00 PM	15	136
07/12/2025	11:00 AM	22	136
07/12/2025	11:30 AM	23	136
07/12/2025	12:00 PM	25	136
07/12/2025	12:30 PM	28	136
07/12/2025	1:00 PM	30	136
07/12/2025	1:30 PM	35	136
07/12/2025	2:00 PM	33	136
07/12/2025	2:30 PM	34	136
07/12/2025	3:00 PM	33	136
07/12/2025	3:30 PM	32	136
07/12/2025	4:00 PM	30	136
07/12/2025	4:30 PM	27	136
07/12/2025	5:00 PM	26	136

07/12/2025	5:30 PM	24	136
07/12/2025	6:00 PM	20	136
07/12/2025	6:30 PM	15	136
07/12/2025	7:00 PM	14	136
07/13/2025	11:00 AM	23	136
07/13/2025	11:30 AM	24	136
07/13/2025	12:00 PM	26	136
07/13/2025	12:30 PM	28	136
07/13/2025	1:00 PM	30	136
07/13/2025	1:30 PM	35	136
07/13/2025	2:00 PM	32	136
07/13/2025	2:30 PM	36	136
07/13/2025	3:00 PM	34	136
07/13/2025	3:30 PM	30	136
07/13/2025	4:00 PM	28	136
07/13/2025	4:30 PM	26	136
07/13/2025	5:00 PM	24	136
07/13/2025	5:30 PM	23	136
07/13/2025	6:00 PM	20	136
07/13/2025	6:30 PM	17	136
07/13/2025	7:00 PM	14	136