AGENDA
President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
September 8, 2026
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

A. 8/17/26 Meeting Minutes

V. APPROVAL OF ACCOUNTS PAYABLE

A. 8/30/26 Warrant Register

VI. RECOGNITIONS AND COMMUNICATIONS

A. 2026 Illinois Traffic Safety Challenge Awards

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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

IX. CONSENT AGENDA

This Agenda consists of proposals and recommendations that, in the opinion of the Village Manager, will be acceptable to all members of the Board of Trustees. The purpose of this Agenda is to save time by taking only one roll call vote instead of separate votes on each item. Consideration of this Consent Agenda will be governed by the following rules and procedures prior to roll call vote:

1. Any Trustee who wishes to vote "no" or "pass" on any Consent Agenda items should so indicate.

2. Upon the request of any one Trustee, any item will be removed from the Consent Agenda

and considered separately after adoption of the Consent Agenda.

3. Citizens in the audience may request that the Board remove any item from this Consent Agenda for separate consideration after adoption of the Consent Agenda.

4. One roll call vote will be taken and will cover all remaining Consent Agenda items.

A. Approval of an Ordinance Amending Chapter 13 of the Village Code to Increase the Number of Class A Liquor Licenses to 38 and Decrease the Number of Class E Liquor Licenses to 12, and Recommendation that the Liquor Commissioner Issue One Class A Liquor License to BEER ON THE WALL, LLC dba Beer on the Wall Located at 2 N. Dunton Avenue

B. Resolution Approving a Contract for Ejector Pump Replacement at the Evergreen Underground Parking Garage

C. Resolution Approving a Contract for HVAC Installation for Fleet Services Garage

D. Resolution Awarding Contract for Furnishing and Delivering Bulk Rock Salt and an Ordinance Amending the Annual Budget of the Village of Arlington Heights for the Fiscal Year Beginning January 1, 2026 and ending December 31, 2026

E. Ordinance Approving Speed Limit Revision on N Ridge Avenue between W Thomas Street and Palatine Frontage Road

F. Ordinance Authorizing Installation of Stop Signs on W Rockwell Street and S Highland Avenue

G. Ordinance Approving Speed Limit Revision on W Thomas Street from N Wilke Road to N Arlington Heights Road

H. Ordinance Approving Speed Limit Revision on N Douglas Avenue from N Douglas Court to Euclid Avenue

I. Resolution Approving an Agreement to Provide Private Development Engineering Plan Review Services

J. Resolution Authorizing Execution of an Agreement for Legislative Consulting Services

K. Ordinance Granting Sign Variations (1900 East Thomas Street)

L. Resolution Awarding a Contract for Municipal and Evergreen Parking Structures 2026 Maintenance Repairs

M. Resolution Approving Schedules of Meetings for Calendar Year 2027 for the Village Board of Trustees and Committee of the Whole

X. NEW BUSINESS

A. Appointment of Maggie Sraga to the Environmental Commission effective September 13, 2026, term ending April 30, 2027

B. 375 - 425 E. Rand Road – Redevelopment – Rezoning, Final Plat of Subdivision, PUD, Special Use Permits, Variations, PC#26-022

C. 375 - 425 E. Rand Road – Sign Variation DC #26-029

D. 207-209 E Valley Lane – Shelter Inc. Expansion – Special Use Permit and Variations, PC#26-013

E. Presentation of Proposed Art Mural Ordinance

XI. CLOSED SESSION

5 ILCS 120/2(c)(21) – Discussion of minutes lawfully closed, whether for purposes of approval of the minutes or the semi-annual review of the minutes.

XII. ADJOURNMENT

The Village of Arlington Heights is committed to digital accessibility for all users. 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 — located at 33 S. Arlington Heights Road, Arlington Heights, IL 60005 — at 847-368-5760 or ADA@vah.com.

MINUTES
President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
August 17, 2026
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Tinaglia and the following Trustees responded to roll: James Bertucci, Wendy Dunnington, Colin Gilbert, Robin LaBedz, Bill Manganaro, Carina Santa Maria, Tom Schwingbeck, Greg Zyck.
Also present: Randy Recklaus

IV. APPROVAL OF MINUTES

A. 7/20/26 Meeting Minutes

Trustee LaBedz moved to Approve. Trustee Dunnington Seconded the Motion.
The Motion: Passed
Ayes: Trustee Bertucci, Trustee Dunnington, Trustee Gilbert, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, Trustee Schwingbeck, President Tinaglia, Trustee Zyck
Nays: None
Abstain: None

B. 8/3/26 Meeting Minutes

Trustee Schwingbeck moved to Approve. Trustee Bertucci Seconded the Motion.
The Motion: Passed
Ayes: Trustee Bertucci, Trustee Dunnington, Trustee Gilbert, Trustee LaBedz, Trustee Manganaro, Trustee Schwingbeck, President Tinaglia, Trustee Zyck
Nays: None
Abstain: Trustee Carina Santa Maria

Resident Keith Moens noted that the August 3, 2026, Village Board minutes excluded his comment regarding the Historical Preservation Special Committee on the basis that it

duplicated his July 20, 2026, comment. He clarified that the August 3, 2026, comment identified two methods for establishing the special committee, one transparent and consistent with the Municipal Code and one that was not. He supported shortening the minutes and stated that minutes should focus on actions taken rather than subjective determinations about what was said.

V. APPROVAL OF ACCOUNTS PAYABLE

A. 8/15/26 Warrant Register

Trustee Bertucci moved to Approve the Warrant Register dated August 15, 2026, in the amount of $4,335,636.38. Trustee Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Trustee Bertucci, Trustee Dunnington, Trustee Gilbert, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, Trustee Schwingbeck, President Tinaglia, Trustee Zyck
Nays: None
Abstain: None

VI. RECOGNITIONS AND COMMUNICATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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Resident Donald Meersman expressed his support for the Sip and Stroll pilot program and the Vail Promenade project. He thanked the Board for adding additional restrictions to the use of Flock cameras and encouraged staff to closely monitor their use.

IX. CONSENT AGENDA

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3. Citizens in the audience may request that the Board remove any item from this Consent Agenda for separate consideration after adoption of the Consent Agenda.

4. One roll call vote will be taken and will cover all remaining Consent Agenda items.

A. A Resolution Approving A Final Plat of Subdivision (950 East Rand Road)

R2026-80

Trustee LaBedz moved to Approve. Trustee Zyck Seconded the Motion.
The Motion: Passed
Ayes: Trustee Bertucci, Trustee Dunnington, Trustee Gilbert, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, Trustee Schwingbeck, President Tinaglia, Trustee Zyck
Nays: None
Abstain: None

X. NEW BUSINESS

XI. ADJOURNMENT

Trustee Schwingbeck moved to Adjourn. Trustee LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Trustee Bertucci, Trustee Dunnington, Trustee Gilbert, Trustee LaBedz, Trustee Manganaro, Trustee Santa Maria, Trustee Schwingbeck, President Tinaglia, Trustee Zyck
Nays: None
Abstain: None

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VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR CHECK DATE: 8/30/2026

Fund	Fund Description	Total Transaction Amount
101	GENERAL FUND	$525,985.37
211	MOTOR FUEL TAX FUND	$1,194,682.22
215	CDBG FUND	$2,053.51
227	FOREIGN FIRE INS TAX FUND	$7,316.62
231	CRIMINAL INVESTIGATION FD	$631.32
235	MUNICIPAL PARKG OPR FUND	$43,784.20
263	TIF IV	$300.00
264	TIF V	$300.00
266	HICKORY KENSINGTON TIF	$300.00
267	SOUTH ARL HTS RD TIF	$228,949.00
401	CAPITAL PROJECTS FUND	$308,588.85
426	STORM WATER CONTROL FUND	$156,210.50
505	WATER AND SEWER FUND	$891,219.16
506	LEAD SERVICE LINE REPL FUND	$530,268.94
515	ARTS ENTERT & EVENTS FUND	$36,409.49
605	HEALTH INSURANCE FUND	$344,217.40
611	GENERAL LIABILITY INS FND	$13,318.92
615	WORKERS COMPENSATION INS	$102,274.74
621	FLEET OPERATIONS FUND	$42,669.66
625	TECHNOLOGY FUND	$19,574.57
715	GUARANTY DEPOSITS FUND	$7,800.00
721	ESCROW DEPOSITS FUND	$3,720.00
	TOTAL ALL FUNDS	**$4,460,774.47**

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 8/30/2026

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0000	**NON DEPARTMENTAL**				
318283	721-0000-231003-	HUNDEN PARTNERS	PROFESSIONAL SERVICES	$3,720.00	**$3,720.00**
318319	101-0000-489850-	MERCHANTS' CREDIT GUIDE CO.	COLLECTION FEES	$72.64	**$72.64**
318338	101-0000-433140-	ANNETTE STEINBRAKER	AMBULANCE REFUND	$315.00	**$315.00**
318339	101-0000-433140-	BCBS OF ILLINOIS	AMBULANCE REFUND	$810.01	**$810.01**
318340	101-0000-433140-	CHRISTINE A DECKER	AMBULANCE REFUND	$275.00	**$275.00**
318341	101-0000-433140-	CHRISTOPHER R KOTTRA	AMBULANCE REFUND	$250.00	**$250.00**
318342	101-0000-433140-	CHRISTOPHER R KOTTRA	AMBULANCE REFUND	$250.00	**$250.00**
318343	101-0000-433140-	COLE M REPAK	AMBULANCE REFUND	$362.14	**$362.14**
318344	101-0000-433140-	COTIVITI	AMBULANCE REFUND	$443.34	**$443.34**
318345	101-0000-433140-	DIANE MULHEIM	AMBULANCE REFUND	$100.22	**$100.22**
318346	101-0000-433140-	DONALD C FROEHLING	AMBULANCE REFUND	$92.90	**$92.90**
318347	101-0000-433140-	LINDA HEIN	AMBULANCE REFUND	$100.60	**$100.60**
					$1,444.84

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 8/30/2026

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
318348	101-0000-433140-	RMS	AMBULANCE REFUND	$1,444.84	
318349	715-0000-220930-	Blue Construction Corp	BOND REFUND-REC-021849-2026	$200.00	**$200.00**
318350	715-0000-220930-	Dawn Finnegan	BOND REFUND-REC-021852-2026	$200.00	**$200.00**
318351	715-0000-220930-	Emily Carlton	BOND REFUND-REC-021857-2026	$200.00	**$200.00**
318352	715-0000-220930-	Envy Home Services	BOND REFUND-REC-021861-2026	$200.00	**$200.00**
318353	715-0000-220930-	Fortis Ground Werks	BOND REFUND-REC-021850-2026	$200.00	**$200.00**
318354	715-0000-220930-	G-Cat Construction	BOND REFUND-REC-021854-2026	$200.00	**$200.00**
318355	715-0000-220930-	Iwona Blonska	BOND REFUND-REC-021863-2026	$200.00	**$200.00**
318356	715-0000-220930-	JB Paving LLC	BOND REFUND-REC-021838-2026	$200.00	**$200.00**
318357	715-0000-220930-	JENNIFER ZIRNGIBL GOHEEN & NEIL GOHEEN	BOND REFUND-REC-021866-2026	$200.00	**$800.00**
318357	715-0000-220930-	JENNIFER ZIRNGIBL GOHEEN & NEIL GOHEEN	BOND REFUND-REC-021866-2026	$200.00	
318357	715-0000-220930-	JENNIFER ZIRNGIBL GOHEEN & NEIL GOHEEN	BOND REFUND-REC-021866-2026	$200.00	
318357	715-0000-220930-	JENNIFER ZIRNGIBL GOHEEN & NEIL GOHEEN	BOND REFUND-REC-021866-2026	$200.00	
318358	715-0000-220930-	JR Hommer	BOND REFUND-REC-021837-2026	$200.00	**$200.00**

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
318359	715-0000-220930-	JRC Design Build	BOND REFUND-REC-021853-2026	$200.00	**$200.00**
318360	715-0000-220930-	JRC Design Build	BOND REFUND-REC-021858-2026	$200.00	**$1,900.00**
318360	715-0000-220930-	JRC Design Build	BOND REFUND-REC-021858-2026	$200.00	
318360	715-0000-220930-	JRC Design Build	BOND REFUND-REC-021858-2026	$500.00	
318360	715-0000-220930-	JRC Design Build	BOND REFUND-REC-021858-2026	$500.00	
318360	715-0000-220930-	JRC Design Build	BOND REFUND-REC-021858-2026	$500.00	
318361	715-0000-220930-	KAPLAN PAVING	BOND REFUND-REC-021847-2026	$200.00	**$200.00**
318362	715-0000-220930-	Kristin Larson	BOND REFUND-REC-021862-2026	$200.00	**$200.00**
318363	715-0000-220930-	NORTHWEST LANDSCAPE INC.	BOND REFUND-REC-021848-2026	$200.00	**$200.00**
318364	715-0000-220930-	OHI, LLC	BOND REFUND-REC-021865-2026	$200.00	**$200.00**
319365	715-0000-220930-	OSMAN'S LANDSCAPING	BOND REFUND-REC-21860-2026	$200.00	**$200.00**
318366	715-0000-220930-	PaveStone Brick Paving	BOND REFUND-REC-021859-2026	$200.00	**$200.00**
318367	715-0000-220930-	RICHARD & JEANETTE ZIRNGIBL	BOND REFUND-REC-021867-2026	$200.00	**$600.00**
318367	715-0000-220930-	RICHARD & JEANETTE ZIRNGIBL	BOND REFUND-REC-021867-2026	$200.00	
318367	715-0000-220930-	RICHARD & JEANETTE ZIRNGIBL	BOND REFUND-REC-021867-2026	$200.00	
318368	715-0000-220930-	RM OLSON CONCRETE, INC	BOND REFUND-REC-021845-2026	$200.00	**$200.00**

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 8/30/2026

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$200.00
318369	715-0000-220930-	Scaravalle Company Inc.	BOND REFUND-REC-021855-2026	$200.00	
					$900.00
318370	715-0000-220930-	Snoworks	BOND REFUND-REC-021856-2026	$200.00	
318370	715-0000-220930-	Snoworks	BOND REFUND-REC-021856-2026	$200.00	
318370	715-0000-220930-	Snoworks	BOND REFUND-REC-021856-2026	$500.00	
					$48.93
318382	505-0000-452420-	BOURN, TIM	WATER REFUND	$48.93	
					$33.42
318383	505-0000-452420-	FALK, ANN	WATER REFUND	$33.42	
					$51.30
318384	505-0000-452420-	RAJVIR & HARMESH BAINS	WATER REFUND	$51.30	
					$532.00
318413	101-0000-140200-	SUMMIT PRINT SOLUTIONS	PRINTING SERVICES	$532.00	
					$357.50
802625	101-0000-210950-	RTA/CTA BENEFIT PROGRAM	EMPLOYEE RTA BENEFIT PROGRAM	$357.50	
					$9,436.79
902924	101-0000-210810-	DEARBORN LIFE INS CO	LIFE/STD INSURANCE SEPTEMBER 2026	$412.62	
902924	101-0000-210810-	DEARBORN LIFE INS CO	LIFE/STD INSURANCE SEPTEMBER 2026	$9,024.17	
					$4,837.20
902925	101-0000-210910-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	$3,827.59	
902925	101-0000-210930-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	$1,009.61	
					$709.04
902927	101-0000-210820-	SONTIQ	ID PROTECTION	$709.04	
					($31,158.37)

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 8/30/2026

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
902929	605-0000-471230-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL 8/1-8/15	($31,158.37)	
					$4,455.69
902931	101-0000-210910-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	$3,494.14	
902931	101-0000-210930-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	$961.55	
					$1,404.00
902932	101-0000-211070-	METLIFE LEGAL PLANS, INC	LEGAL PLANS	$234.00	
902932	101-0000-211070-	METLIFE LEGAL PLANS, INC	LEGAL PLANS	$1,170.00	
					$6,922.62
902934	101-0000-211060-	VISION SERVICE PLAN	VISION INSURANCE	$1,789.96	
902934	101-0000-211060-	VISION SERVICE PLAN	VISION INSURANCE	$5,132.66	
			DEPARTMENT 0000 TOTAL:	$13,866.81	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 8/30/2026

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0101	**BOARD OF TRUSTEES ADMIN**				
					$402.65
	101-0101-530050-	GRAND FRAME INC	OFFICE SUPPLIES	$396.01	
	101-0101-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$6.64	
					$750.00
318207	101-0101-522020-	ARLINGTON HTS CHAMBER OF COM	DUES	$750.00	
					$500.00
318230	101-0101-530010-	CAPITOL FAX NEWSLETTER	SUBSCRIPTION	$500.00	
					$2,250.00
318308	101-0101-521650-	LORELLE COMMUNICATIONS, INC	PROFESSIONAL SERVICES	$2,250.00	
			DEPARTMENT 0101 TOTAL:	$3,902.65	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 8/30/2026

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0201	**INTEGRATED SERVICES ADMIN**				
					$3,425.11
	101-0201-521655-	HOOTSUITE MEDIA INC	SOFTWARE	$1,188.00	
	101-0201-522020-	ILCMA	DUES	$702.75	
	101-0201-522030-	PEGGY KINNANE'S LLC	MEETING SUPPLIES	$264.13	
	101-0201-522700-	APPLE STORE	ICLOUD STORAGE	$0.99	
	101-0201-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$14.97	
	101-0201-530050-	AMAZON COM CAPITAL SERVICES	EQUIPMENT	$16.14	
	101-0201-530050-	AMAZON COM CAPITAL SERVICES	KITCHEN SUPPLIES	$19.39	
	101-0201-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$134.97	
	101-0201-530050-	AMAZON COM CAPITAL SERVICES	EVENT SUPPLIES	$119.97	
	515-0201-540550-	4ALLPROMOS	EVENT SUPPLIES	$894.55	
	515-0201-540550-	AMAZON COM CAPITAL SERVICES	EVENT SUPPLIES	$33.78	
	515-0201-540550-	AMAZON COM CAPITAL SERVICES	EVENT SUPPLIES	$35.47	
					$24.56
318229	101-0201-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	$24.56	
					$303.74
318247	101-0201-530050-	DELL MARKETING LP	OFFICE EQUIPMENT	$303.74	
					$5,379.80
318385	101-0201-521655-	PAGEFREEZER	PROFESSIONAL SERVICES	$5,379.80	
					$43,311.26
902918	101-0201-520100-	ELROD FRIEDMAN LLP	LEGAL FEES - JUNE 2026	$43,311.26	
					$39,812.37
902935	101-0201-520100-	ELROD FRIEDMAN LLP	LEGAL FEES - JULY 2026	$39,812.37	
			DEPARTMENT 0201 TOTAL:	$92,256.84	

VILLAGE OF ARLINGTON HEIGHTS
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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0301	**HUMAN RESOURCES ADMIN**				
					$4,369.10
	101-0301-520050-	CONSENSUS CLOUD SOLUTIONS	SOFTWARE	$49.99	
	101-0301-522010-	MGT IMPACT SOLUTIONS, LLC	DUES	$1,000.00	
	101-0301-522010-	LINKEDIN CORPORATION	DUES	$169.99	
	101-0301-522010-	IL MUNICIPAL LEAGUE	ADVERTISING	$35.00	
	101-0301-522030-	NATIONAL PELRA	TRAINING	$49.00	
	101-0301-540700-	COOPERS HAWK RESTAURANT	EVENT SERVICES	$3,065.12	
					$298.00
318220	101-0301-522010-	BLUE LINE, THE	ADVERTISING	$298.00	
					$36.73
318229	101-0301-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	$36.73	
					$4,660.00
318238	101-0301-520200-	CLARK BAIRD SMITH LLP	PROFESSIONAL SERVICES	$4,660.00	
					$102,246.75
318293	615-0301-542810-	INTERGOVERNMENTAL RISK MGMT AGENCY	IRMA JUNE 2026	$102,246.75	
					$8,462.00
318334	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICALS	$80.00	
318334	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICALS	$534.00	
318334	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICALS	$3,038.00	
318334	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICALS	$4,810.00	
					$117.99
318391	101-0301-522030-	PETTY CASH	MISCELLANEOUS SERVICES	$10.00	
318391	101-0301-540700-	PETTY CASH	MISCELLANEOUS SERVICES	$80.00	
318391	615-0301-522030-	PETTY CASH	TRAINING	$27.99	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 8/30/2026

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$8,073.45
902924	605-0301-520650-	DEARBORN LIFE INS CO	LIFE/STD INSURANCE SEPTEMBER 2026	$309.85	
902924	605-0301-520650-	DEARBORN LIFE INS CO	LIFE/STD INSURANCE SEPTEMBER 2026	$675.10	
902924	605-0301-520650-	DEARBORN LIFE INS CO	LIFE/STD INSURANCE SEPTEMBER 2026	$3,281.30	
902924	605-0301-520660-	DEARBORN LIFE INS CO	LIFE/STD INSURANCE SEPTEMBER 2026	$590.10	
902924	605-0301-520660-	DEARBORN LIFE INS CO	LIFE/STD INSURANCE SEPTEMBER 2026	$3,217.10	
					$11,936.05
902928	605-0301-520450-	BENISTAR/HARTFORD - 6795	RETIREE INSURANCE	$289.00	
902928	605-0301-542750-	BENISTAR/HARTFORD - 6795	RETIREE INSURANCE	$11,647.05	
					$346,140.92
902929	605-0301-542750-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL 8/1-8/15	$318,198.47	
902929	605-0301-542770-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL 8/1-8/15	$27,942.45	
					$763.35
902930	605-0301-520440-	EMPLOYEE BENEFITS CORP	FSA ADMIN FEES	$108.15	
902930	605-0301-520440-	EMPLOYEE BENEFITS CORP	FSA ADMIN FEES	$655.20	
			DEPARTMENT 0301 TOTAL:	$487,104.34	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0501	**FINANCE ADMIN**				
	101-0501-522030-	NINOS PIZZERIA & CATERING	TRAVEL AND TRAINING	$113.59	**$113.59**
318202	101-0501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$45.46	**$45.46**
318229	101-0501-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	$41.63	**$544.95**
318229	101-0501-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	$503.32	
318246	101-0501-522010-	DAILY HERALD MEDIA GROUP	ADVERTISING	$97.20	**$97.20**
318265	101-0501-520231-	EMS MANAGEMENT & CONSULTANTS, INC	FINANCIAL SERVICES	$8,363.61	**$8,363.61**
318293	611-0501-542610-	INTERGOVERNMENTAL RISK MGMT AGENCY	IRMA JUNE 2026	$13,318.92	**$13,318.92**
318391	101-0501-522020-	PETTY CASH	DUES	$45.00	**$49.88**
318391	101-0501-530050-	PETTY CASH	KITCHEN SUPPLIES	$4.88	
318401	101-0501-530250-	RYDIN SIGN & DECAL	LICENSING SUPPLIES	$690.20	**$690.20**
318402	505-0501-522100-	SEBIS DIRECT INC	PRINTING SERVICES	$1,246.16	**$1,246.16**
318413	101-0501-530050-	SUMMIT PRINT SOLUTIONS	OFFICE SUPPLIES	$148.00	**$148.00**
318424	101-0501-520230-	TYLER TECHNOLOGIES INC	BANK SERVICE FEE	$140.00	**$150.00**

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
318424	101-0501-520230-	TYLER TECHNOLOGIES INC	BANK SERVICE FEES	$10.00	
					$5,173.76
902933	505-0501-522050-	SEBIS DIRECT INC	POSTAGE	$5,173.76	
			DEPARTMENT 0501 TOTAL:	$29,941.73	

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Department 0601	**INFORMATION TECHNOLOGY ADMIN**				
					$1,914.75
	625-0601-521020-	DELL MARKETING LP	EQUIPMENT	$158.68	
	625-0601-521655-	ANTHROPIC, PBC	SOFTWARE	$20.00	
	625-0601-521655-	WASABI TECHNOLOGIES, LLC	SOFTWARE	$42.63	
	625-0601-522700-	AT&T	INTERNET CHARGES	$100.00	
	625-0601-522700-	VERIZON WIRELESS	DATA CHARGES	$907.88	
	625-0601-522700-	ASTOUND BUSINESS SOLUTIONS	INTERNET CHARGES	$65.99	
	625-0601-522700-	ASTOUND BUSINESS SOLUTIONS	INTERNET CHARGES	$208.00	
	625-0601-550100-	UBIQUITI INC	EQUIPMENT	$94.00	
	625-0601-550100-	UBIQUITI INC	EQUIPMENT	$94.00	
	625-0601-550100-	HOME DEPOT CREDIT SERVICES	EQUIPMENT SUPPLIES	$8.57	
	625-0601-550100-	UBIQUITI INC	EQUIPMENT SUPPLIES	$23.40	
	625-0601-550100-	MENARDS-LONG GROVE	EQUIPMENT SUPPLIES	$7.36	
	625-0601-550100-	HOME DEPOT CREDIT SERVICES	EQUIPMENT SUPPLIES	$64.98	
	625-0601-550100-	HOME DEPOT CREDIT SERVICES	EQUIPMENT SUPPLIES	($11.91)	
	625-0601-550100-	LOWES COMMERCIAL SERVICES	EQUIPMENT SUPPLIES	($9.00)	
	625-0601-550100-	LOWES COMMERCIAL SERVICES	EQUIPMENT SUPPLIES	$16.70	
	625-0601-550100-	LOWES COMMERCIAL SERVICES	EQUIPMENT SUPPLIES	$12.78	
	625-0601-550100-	LOWES COMMERCIAL SERVICES	EQUIPMENT SUPPLIES	$23.98	
	625-0601-550100-	HOME DEPOT CREDIT SERVICES	EQUIPMENT SUPPLIES	$86.71	
					$471.87
318202	625-0601-521020-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$235.99	
318202	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$235.88	
					$3,929.67
318240	625-0601-522700-	COMCAST PROCESSING CENTER	ACCT 907065060	$3,929.67	

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318244	625-0601-550100-	CONVERGINT TECHNOLOGIES LLC	SOFTWARE	$502.00	**$502.00**
318388	625-0601-521655-	PDQ CORP	SOFTWARE	$11,602.50	**$11,602.50**
318408	625-0601-521020-	SOUTHERN COMPUTER WAREHOUSE	OFFICE EQUIPMENT	$1,093.78	**$1,093.78**
318413	625-0601-530050-	SUMMIT PRINT SOLUTIONS	PRINTING SERVICES	$60.00	**$60.00**
			DEPARTMENT 0601 TOTAL:	$19,574.57	

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Department 1008	**BOARDS & COMM FIRE & POL COMM**				
					$944.00
318220	101-1008-522010-	BLUE LINE, THE	ADVERTISING	$397.00	
318220	101-1008-522010-	BLUE LINE, THE	ADVERTSING	$547.00	
			DEPARTMENT 1008 TOTAL:	$944.00	

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Department 2005	**SPECIAL EVENTS METROPOLIS THTR**				
					$1,536.00
318323	515-2005-550550-	METROPOLIS PERFORMING ARTS CENTRE	METROPOLIS EQUIPMENT	$1,536.00	
			DEPARTMENT 2005 TOTAL:	$1,536.00	

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Department 3001	**POLICE DEPT ADMIN**				
					$8,405.88
	101-3001-521650-	IL SECRETARY OF STATE	PROFESSIONAL SERVICES	$21.00	
	101-3001-521650-	IL SECRETARY OF STATE	PROFESSIONAL SERVICES	$21.00	
	101-3001-521650-	IL SECRETARY OF STATE	PROFESSIONAL SERVICES	$21.00	
	101-3001-521650-	COMCAST CABLE	PROFESSIONAL SERVICES	$176.26	
	101-3001-521650-	IL SECRETARY OF STATE	PROFESSIONAL SERVICES	$21.00	
	101-3001-521655-	SPOKEO	SOFTWARE	$44.85	
	101-3001-521655-	JAMF SOFTWARE, LLC	SOFTWARE	$288.00	
	101-3001-521655-	JAMF SOFTWARE, LLC	SOFTWARE	$288.00	
	101-3001-522020-	IL ASSOC OF CHIEFS OF POLICE	DUES	$180.00	
	101-3001-522020-	IL LAW ENFORCEMENT ALARM SYSTEM	DUES	$360.00	
	101-3001-522020-	FEDERAL AVIATION ADMINISTRATION	MEMBERSHIP	$10.00	
	101-3001-522020-	IL DEPT OF FINANCIAL & PROFESSIONAL REGULATION	MEMBERSHIP	$11.00	
	101-3001-522020-	IL DEPT OF FINANCIAL & PROFESSIONAL REGULATION	PROFESSIONAL SERVICES	$102.25	
	101-3001-522030-	EXXON MOBIL CORPORATION	TRAINING	$22.65	
	101-3001-522030-	SUNOCO LP	TRAINING	$35.97	
	101-3001-522030-	SUNOCO LP	TRAINING	$45.27	
	101-3001-522030-	WAWA	TRAINING	$49.80	
	101-3001-522030-	SAFE KIDS WORLDWIDE	TRAINING	$95.00	
	101-3001-522030-	O'HARE AIRPORT PARKING	TRAINING	$113.06	
	101-3001-522030-	HAMPTON INN AND SUITES	TRAINING	$162.30	
	101-3001-522030-	CLEAR	TRAINING	$790.00	
	101-3001-522030-	NORTHWESTERN UNIVERSITY	TRAINING	$1,350.00	

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	101-3001-522100-	SIGNS BY TOMORROW	PRINTING SERVICES	$313.85	
	101-3001-530010-	CHICAGO TRIBUNE-SUB BILLING	PUBLICATIONS	$14.00	
	101-3001-530050-	DELL MARKETING LP	EQUIPMENT	$123.72	
	101-3001-530050-	DELL MARKETING LP	EQUIPMENT	$217.49	
	101-3001-530050-	HOME DEPOT CREDIT SERVICES	SUPPLIES	$27.75	
	101-3001-530050-	JEWEL OSCO 3422	SUPPLIES	$117.66	
	101-3001-530050-	SAMS CLUB	SUPPLIES	$282.96	
	101-3001-530050-	SAMS CLUB	SUPPLIES	$433.89	
	101-3001-530050-	SAMS CLUB	SUPPLIES	$512.76	
	101-3001-530350-	5.11 TACTICAL	UNIFORMS	$150.00	
	101-3001-530350-	5.11 TACTICAL	UNIFORMS	$285.00	
	101-3001-530350-	FBINAA	UNIFORMS	$295.93	
	101-3001-530350-	INTAPOL	UNIFORMS	$374.98	
	101-3001-533050-	SYLVIA'S FLOWERS INC	MISCELLANEOUS SUPPLIES	$45.00	
	101-3001-533250-	B&H PHOTO	SUPPLIES	$268.89	
	101-3001-533250-	HOME DEPOT CREDIT SERVICES	SUPPLIES	$419.74	
	101-3001-533300-	SIGNS BY TOMORROW	SUPPLIES	$313.85	
					$146.93
318202	101-3001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$146.93	
					$300.00
318204	401-3001-550150-	ANDERSON GLASS TINTING	PROFESSIONAL SERVICES	$300.00	
					$540.00
318222	101-3001-521650-	BRANDI ROMAG	REIMBURSEMENT	$540.00	
					$540.00
318223	101-3001-521650-	BRANDON CLABOUGH	REIMBURSEMENT	$540.00	
					$249.31

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318229	101-3001-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	$73.33	
318229	101-3001-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	$175.98	
					$400.00
318287	101-3001-522030-	IL-LEAP	TRAINING	$400.00	
					$69.80
318298	101-3001-530350-	JG UNIFORMS	UNIFORMS	$29.80	
318298	101-3001-530350-	JG UNIFORMS	UNIFORMS	$40.00	
					$57.47
318300	101-3001-522150-	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	$57.47	
					$1,320.05
318304	101-3001-521651-	LIVE 4 LALI INC	CARE GRANT	$1,320.05	
					$502.80
318305	101-3001-521655-	LIVE VIEW GPS INC	SOFTWARE	$23.40	
318305	101-3001-533250-	LIVE VIEW GPS INC	SOFTWARE	$479.40	
					$48,168.71
318333	101-3001-520370-	NORTHWEST CENTRAL DISPATCH SYSTEM	MEMBER ASSESSMENT	$48,168.71	
					$2,700.00
318336	101-3001-522030-	NORTHWESTERN UNIVERSITY	TRAINING	$2,700.00	
					$730.94
318337	101-3001-522150-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$805.44	
318337	101-3001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	($98.35)	
318337	101-3001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$23.85	
					$25.00
318371	101-3001-521652-	ALISA J MARKS	OVERPAYMENT REIMBURSEMENT	$25.00	
					$10.00

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318372	101-3001-521652-	BEKMURZA MAKSUTOV	OVERPAYMENT REIMBURSEMENT	$10.00	
318373	101-3001-521652-	ERIKA GUERRERO	OVERPAYMENT REIMBURSEMENT	$10.00	**$10.00**
318374	101-3001-521652-	GREGORY ZYCK	OVERPAYMENT REIMBURSEMENT	$25.00	**$25.00**
318375	101-3001-521652-	KARYN I DALLASTA	OVERPAYMENT REIMBURSEMENT	$25.00	**$25.00**
318376	101-3001-521652-	MITZI G AGUILAR	OVERPAYMENT REIMBURSEMENT	$20.00	**$20.00**
318377	101-3001-521652-	NICHOLAS D MCCULLAR	OVERPAYMENT REIMBURSEMENT	$25.00	**$25.00**
318378	101-3001-521652-	ROSEN HYUNDAI OF ALGONQUIN	OVERPAYMENT REIMBURSEMENT	$25.00	**$25.00**
318380	101-3001-521652-	TODD W SAMUEL	OVERPAYMENT REIMBURSEMENT	$10.00	**$10.00**
318381	101-3001-521652-	ULISES RAMIREZ MARTINEZ	OVERPAYMENT REIMBURSEMENT	$10.00	**$10.00**
318387	101-3001-522030-	PATRICIO RODRIGUEZ	TRAVEL AND TRAINING	$113.00	**$113.00**
318392	101-3001-522030-	PETTY CASH/POLICE	RENTAL VEHICLE	$1,720.00	**$1,720.00**
318417	101-3001-521650-	TEGTMEYER, JEFFREY	REIMBURSEMENT	$540.00	**$540.00**
			DEPARTMENT 3001 TOTAL:	$66,689.89	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 3003	**POLICE DEPT CRIMINAL INVEST**				
	231-3003-540010-	PACKTRACK	K9 SOFTWARE	$421.32	**$421.32**
318421	231-3003-540010-	TOPS IN DOG TRAINING CORP	K9 SERVICES	$210.00	**$210.00**
			DEPARTMENT 3003 TOTAL:	$631.32	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 3501	**FIRE ADMIN**				
					$5,216.16
	101-3501-521020-	HOME DEPOT CREDIT SERVICES	BUILDING MAINTENANCE SUPPLY	$79.99	
	101-3501-521070-	O'REILLY AUTO PARTS	VEH MAINTENANCE SUPPLY	$146.99	
	101-3501-521110-	HOME DEPOT CREDIT SERVICES	BUILDING MAINTENANCE SUPPLY	$109.00	
	101-3501-522020-	IL DEPT OF PUBLIC HEALTH	PARAMEDIC LICENSE RENEWAL	$41.00	
	101-3501-522020-	IL DEPT OF PUBLIC HEALTH	PARAMEDIC LICENSE RENEWAL	$41.00	
	101-3501-522020-	IL DEPT OF PUBLIC HEALTH	PARAMEDIC LICENSE RENEWAL	$41.00	
	101-3501-522020-	IL DEPT OF PUBLIC HEALTH	PARAMEDIC LICENSE RENEWAL	$41.00	
	101-3501-522020-	IL DEPT OF PUBLIC HEALTH	PARAMEDIC LICENSE RENEWAL	$41.00	
	101-3501-522030-	SWEET T'S BAKERY	EVENT SUPPLIES	$51.25	
	101-3501-522030-	SWEET T'S BAKERY	EVENT SUPPLIES	$52.00	
	101-3501-522050-	UPS STORE #1051	SHIPPING	$48.33	
	101-3501-531850-	SAFEWARE INC	FIRE EQUIPMENT	$391.45	
	101-3501-531850-	DIVE RIGHT IN SCUBA	FIRE EQUIPMENT	$1,100.75	
	101-3501-531850-	HOME DEPOT CREDIT SERVICES	FIRE EQUIPMENT	$399.00	
	101-3501-531850-	HOME DEPOT CREDIT SERVICES	FIRE EQUIPMENT	$538.00	
	101-3501-533450-	K9 GRAPHICS	PUBLIC EDUCATION SUPPLIES	$1,086.90	
	401-3501-550150-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	$1,007.50	
					$481.00
318200	401-3501-550150-	AIR ONE EQUIPMENT	FIREFIGHTING BOOTS	$481.00	
					$344.42
318202	101-3501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$27.61	
318202	101-3501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$30.71	
318202	101-3501-531850-	AMAZON COM CAPITAL SERVICES	FIRE SUPPLIES	$48.14	
318202	101-3501-531850-	AMAZON COM CAPITAL SERVICES	FIRE SUPPLIES	$56.70	

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318202	101-3501-531850-	AMAZON COM CAPITAL SERVICES	FIRE SUPPLIES	$181.26	
					$11.36
318229	101-3501-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	$11.36	
					$1,208.00
318249	101-3501-521020-	DIGICOM, INC	EQUIPMENT MAINTENANCE	$1,208.00	
					$5,174.48
318255	101-3501-531850-	DIVE RESCUE INTERNATIONAL	FIRE EQUIPMENT	$4,889.31	
318255	101-3501-531850-	DIVE RESCUE INTERNATIONAL	FIRE SUPPLIES	$285.17	
					$2,013.00
318257	101-3501-522030-	DJS SCUBA LOCKER INC	TRAVEL AND TRAINING	$914.00	
318257	101-3501-522030-	DJS SCUBA LOCKER INC	TRAVEL AND TRAINING	$1,099.00	
					$2,659.00
318260	101-3501-530350-	EAGLE UNIFORM COMPANY	UNIFORMS AND RELATED ITEMS	$95.00	
318260	101-3501-530350-	EAGLE UNIFORM COMPANY	UNIFORMS AND RELATED ITEMS	$386.00	
318260	101-3501-530350-	EAGLE UNIFORM COMPANY	UNIFORMS AND RELATED ITEMS	$967.00	
318260	101-3501-530350-	EAGLE UNIFORM COMPANY	UNIFORMS AND RELATED ITEMS	$1,211.00	
					$1,455.35
318271	101-3501-521110-	FLOOR COVERINGS INTL OF OAKBROOK	BUILDING MAINTENANCE SUPPLY	$1,455.35	
					$16.28
318274	101-3501-521110-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	$16.28	
					$194.32
318299	101-3501-532800-	JONES AND BARTLETT LEARNING LLC	BOOKS	$194.32	
					$988.42
318320	101-3501-521020-	MES SERVICE COMPANY, LLC	EQUIPMENT MAINTENANCE	$988.42	
					$16,056.23

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318333	101-3501-520370-	NORTHWEST CENTRAL DISPATCH SYSTEM	MEMBER ASSESSMENT	$16,056.23	
					$165.00
318389	101-3501-533500-	PENNCARE	MEDICAL SUPPLIES	$165.00	
					$327.75
318395	101-3501-521160-	R H MEDICAL	MEDICAL OXYGEN	$14.25	
318395	101-3501-521160-	R H MEDICAL	MEDICAL OXYGEN	$313.50	
					$1,000.00
318398	101-3501-522030-	ROMEOVILLE FIRE DEPARTMENT	TRAVEL AND TRAINING	$1,000.00	
					$272.85
318420	101-3501-530350-	TODAY'S UNIFORMS	UNIFORMS AND RELATED ITEMS	$272.85	
					$398.48
318426	101-3501-521110-	ULINE INC	BUILDING MAINTENANCE SUPPLY	$398.48	
			DEPARTMENT 3501 TOTAL:	$37,982.10	

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Department 3701	**FOREIGN FIRE INSURANCE ADMIN**				
					$2,138.16
	227-3701-521650-	PELOTON INTERACTIVE, INC.	SOFTWARE	$528.00	
	227-3701-521650-	PELOTON INTERACTIVE, INC.	SOFTWARE	$528.00	
	227-3701-521650-	PELOTON INTERACTIVE, INC.	SOFTWARE	$528.00	
	227-3701-550150-	TOOLUP.COM	TOOLS	$399.00	
	227-3701-550150-	LOWES COMMERCIAL SERVICES	MISCELLANEOUS SUPPLIES	$155.16	
					$188.28
318199	227-3701-522030-	ADAM HOEFLICH	TUITION REIMBURSEMENT	$188.28	
					$1,498.00
318200	227-3701-550150-	AIR ONE EQUIPMENT	TOOLS	$1,498.00	
					$700.00
318260	227-3701-530350-	EAGLE UNIFORM COMPANY	CLOTHING & APPAREL	$700.00	
					$469.00
318325	227-3701-530350-	MICHAEL LENZI	CLOTHING & APPAREL	$469.00	
					$93.18
318404	227-3701-522030-	SIELIG, ADAM	TUITION REIMBURSEMENT	$38.63	
318404	227-3701-522030-	SIELIG, ADAM	TUITION REIMBURSEMENT	$54.55	
					$1,850.00
318418	227-3701-530350-	THE PROMO CORP	CLOTHING & APPAREL	$1,850.00	
					$380.00
318428	227-3701-530350-	UNIQUE APPAREL SOLUTIONS	CLOTHING & APPAREL	$380.00	
			DEPARTMENT 3701 TOTAL:	$7,316.62	

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Department 4001	**PLANNING PLANNING**				
					$1,551.28
	101-4001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$21.28	
	101-4001-540400-	INTERNATIONAL COUNCIL OF SHOPPING CTRS	DUES	$330.00	
	263-4001-520050-	IL TAX INCREMENT ASSOCIATION	DUES	$300.00	
	264-4001-520050-	IL TAX INCREMENT ASSOCIATION	DUES	$300.00	
	266-4001-520050-	IL TAX INCREMENT ASSOCIATION	DUES	$300.00	
	267-4001-520050-	IL TAX INCREMENT ASSOCIATION	DUES	$300.00	
					$5,500.00
318218	101-4001-540400-	BISNOW LLC	ADVERTISING	$2,750.00	
318218	101-4001-540400-	BISNOW LLC	ADVERTISING	$2,750.00	
					$16.55
318229	101-4001-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	$16.55	
					$248.40
318246	101-4001-522010-	DAILY HERALD MEDIA GROUP	ADVERTISING	$124.20	
318246	101-4001-522010-	DAILY HERALD MEDIA GROUP	ADVERTISING	$124.20	
					$225,747.00
318250	267-4001-550250-	DIMEO BROS INC	CONSTRUCTION SERVICES	$225,747.00	
					$110.00
318268	515-4001-533050-	FASTSIGNS	PRINTING SERVICES	$110.00	
					$717.00
318303	101-4001-521650-	LEGRAND REPORTING & VIDEO SERVICES	PROFESSIONAL SERVICES	$341.50	
318303	101-4001-521650-	LEGRAND REPORTING & VIDEO SERVICES	PROFESSIONAL SERVICES	$375.50	
					$379.90
318405	515-4001-533050-	SIGNS BY TOMORROW	PRINTING SERVICES	$379.90	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
318413	101-4001-530050-	SUMMIT PRINT SOLUTIONS	PRINTING SERVICES	$106.00	**$106.00**
902918	267-4001-520050-	ELROD FRIEDMAN LLP	LEGAL FEES - JUNE 2026	$861.00	**$861.00**
902935	267-4001-520050-	ELROD FRIEDMAN LLP	LEGAL FEES - JULY 2026	$2,041.00	**$2,041.00**
			DEPARTMENT 4001 TOTAL:	$237,278.13	

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Department 4101	**COMMUNITY DEVL BLK GRNTADMIN**				
318197	215-4101-541440-	ACCESS TO CARE	CDBG PROGRAM	$1,093.51	**$1,093.51**
318233	215-4101-541010-	CHICAGO TITLE COMPANY LLC	PROFESSIONAL SERVICES	$85.00	**$85.00**
318267	215-4101-541700-	FAMILYFORWARD	CDBG PROGRAM	$875.00	**$875.00**
			DEPARTMENT 4101 TOTAL:	$2,053.51	

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Department 4501	**BUILDING ADMIN**				
					$1,090.66
	101-4501-521650-	NATL FIRE PROTECTION ASSOC	SOFTWARE	$639.99	
	101-4501-522030-	ILLINOIS TOLLWAY	TRAINING	$7.60	
	101-4501-522030-	INTL CODE COUNCIL INC	TRAINING	$170.00	
	101-4501-522030-	IAPMO	TRAINING	$71.00	
	101-4501-530050-	MARIANO'S	EVENT SUPPLIES	$20.76	
	101-4501-530050-	NOTHING BUNDT CAKES	EVENT SUPPLIES	$64.98	
	101-4501-530050-	EGG HARBOR	EVENT SUPPLIES	$116.33	
					$609.31
318202	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$25.11	
318202	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$47.99	
318202	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$219.97	
318202	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES & EQUIPMENT	$102.76	
318202	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES & EQUIPMENT	$213.48	
					$16.73
318229	101-4501-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	$16.73	
					$134.00
318263	101-4501-520050-	ELEVATOR INSPECTION SERVICE COMPANY LLC	PROFESSIONAL SERVICES	$50.00	
318263	101-4501-520050-	ELEVATOR INSPECTION SERVICE COMPANY LLC	PROFESSIONAL SERVICES	$84.00	
					$1,270.05
318326	101-4501-522100-	MICROSYSTEMS	PROFESSIONAL SERVICES	$1,270.05	
			DEPARTMENT 4501 TOTAL:	$3,120.75	

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Department 7001	**HEALTH ADMIN**				
					$1,294.62
	101-7001-521650-	INTERFAX	NURSING FAX	$9.95	
	101-7001-522030-	I HOTEL & CONFERENCE	TRAINING	$385.00	
	101-7001-530050-	CANVA PRO	SOFTWARE	$152.00	
	101-7001-540530-	COMED	EMERGENCY ASSISTANCE FOR RESIDENT	$520.00	
	101-7001-540530-	HOLIDAY INN	EMERGENCY ASSISTANCE FOR RESIDENT	$138.88	
	101-7001-540530-	WALMART	EMERGENCY ASSISTANCE FOR RESIDENT	$55.47	
	101-7001-540530-	LYFT	EMERGENCY ASSISTANCE FOR RESIDENT	$33.32	
					$259.71
318202	101-7001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$26.58	
318202	101-7001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$30.29	
318202	101-7001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$40.68	
318202	101-7001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$65.00	
318202	101-7001-533100-	AMAZON COM CAPITAL SERVICES	NURSING SUPPLIES	$45.98	
318202	101-7001-533100-	AMAZON COM CAPITAL SERVICES	NURSING SUPPLIES	$51.18	
					$1,368.00
318206	101-7001-520250-	ARLINGTON CENTER FOR RECOVERY	COUNSELING SUBSIDY	$570.00	
318206	101-7001-520250-	ARLINGTON CENTER FOR RECOVERY	COUNSELING SUBSIDY	$798.00	
					$2,190.33
318209	101-7001-541160-	ARLINGTON HTS PARK DISTRICT	CAP SCHOLARSHIP	$2,190.33	
					$43.09
318229	101-7001-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	$20.96	
318229	101-7001-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	$22.13	

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					$297.34
318245	101-7001-521655-	CUSTOM DATA PROCESSING	NURSING SOFTWARE	$297.34	
					$2,128.22
318269	101-7001-533100-	FFF ENTERPRISES INC	MEDICAL SUPPLIES	$2,128.22	
					$1,075.00
318270	101-7001-521100-	FLECK'S LANDSCAPING	LANDSCAPING SERVICES	$85.00	
318270	101-7001-521100-	FLECK'S LANDSCAPING	LANDSCAPING SERVICES	$990.00	
					$152.59
318316	101-7001-533100-	MC KESSON MEDICAL SURGICAL	NURSING SUPPLIES	$152.59	
					$110.00
318413	101-7001-510010-	SUMMIT PRINT SOLUTIONS	PRINTING SERVICES	$110.00	
					$158.52
318431	101-7001-522700-	VERIZON WIRELESS	ACCT 88556712200001	$158.52	
			DEPARTMENT 7001 TOTAL:	$9,077.42	

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Department 7007	**HEALTH SENIOR SERVICES**				
					$1,702.57
	101-7007-522020-	SAMS CLUB	DUES	$120.00	
	101-7007-522030-	AGE GUIDE	TRAINING	$79.00	
	101-7007-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$7.59	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	CAFE SUPPLIES	$57.85	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	CAFE SUPPLIES	$60.80	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	CAFE SUPPLIES	$137.42	
	101-7007-540160-	SAMS CLUB	PROGRAM SUPPLIES	$78.50	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	$13.29	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	$232.55	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	$15.99	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	$33.98	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	$63.96	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	$81.60	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	$118.93	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	$187.76	
	101-7007-540160-	TORTORICE'S PIZZERIA	PROGRAM SUPPLIES	$228.66	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	$114.93	
	101-7007-540160-	ETSY	PROGRAM SUPPLIES	$45.65	
	101-7007-540160-	MAYO CLINIC PRESS	PROGRAM SUPPLIES	$39.83	
	101-7007-540160-	WALMART	PROGRAM SUPPLIES	($15.72)	
					$250.00
318219	101-7007-540160-	BLENDERFULMUSIC	PROGRAM INSTRUCTIONAL FEE	$250.00	
					$240.00
318221	101-7007-540160-	BLUE LOTUS BUDDHIST TEMPLE	PROGRAM INSTRUCTIONAL FEE	$240.00	

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318231	101-7007-540160-	CHICAGO MOVIE TOURS & TALKS LLC	PROGRAM INSTRUCTIONAL FEE	$400.00	**$400.00**
318248	101-7007-540160-	DENISE LAURIN VISUAL ART	PROGRAM INSTRUCTIONAL FEE	$250.00	**$250.00**
318264	101-7007-540160-	ELIZABETH NIERMAN	PROGRAM SUPPLIES	$24.52	**$24.52**
318281	101-7007-521020-	HOFFMANN PIANO SERVICE	PROFESSIONAL SERVICES	$150.00	**$150.00**
318310	101-7007-540160-	LUCCHESI, EMILIE	PROGRAM INSTRUCTIONAL FEE	$375.00	**$375.00**
318324	101-7007-540160-	MICHAEL JOSEPH	PROGRAM INSTRUCTIONAL FEE	$195.00	**$195.00**
318330	101-7007-540160-	MURDER MYSTERY MINGLE, LLC	PROGRAM INSTRUCTIONAL FEE	$450.00	**$450.00**
318414	101-7007-540160-	SUSAN KAY MADDOX	PROGRAM INSTRUCTIONAL FEE	$375.00	**$375.00**
			DEPARTMENT 7007 TOTAL:	$4,412.09	

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Department 7101	**PUBLIC WORKS ADMIN**				
					$5,911.31
	101-7101-522020-	IL ARBORIST ASSOCIATION	DUES	$135.00	
	101-7101-522020-	ADOBE	SOFTWARE	$428.94	
	101-7101-522030-	WORKINGGENIUS.COM	TRAINING	$25.00	
	101-7101-522030-	APWA ILLINOIS PUBLIC SERVICE	TRAINING	$35.00	
	101-7101-522030-	INTERNATIONAL SOCIETY OF ARBORICULTURE	TRAINING	$190.00	
	101-7101-531650-	SAMS CLUB	MISCELLANEOUS SUPPLIES	$76.86	
	101-7101-531650-	UPS STORE #1051	SHIPPING	$23.25	
	101-7101-531650-	WALMART	SUPPLIES	$35.94	
	101-7101-531700-	JSF TECHNOLOGIES	TRAFFIC SIGNAL SUPPLIES	$1,519.92	
	401-7101-550150-	MOASURE	EQUIPMENT	$899.00	
	401-7101-550200-	EBAY	BUILDING MAINTENANCE SUPPLY	$2,100.00	
	515-7101-533050-	WALMART	EVENT SUPPLIES	$14.98	
	515-7101-533050-	DOLLAR TREE	EVENT SUPPLIES	$68.50	
	515-7101-533050-	SAMS CLUB	EVENT SUPPLIES	$358.92	
					$2,416.01
318196	401-7101-550200-	ABT ELECTRONICS	BUILDING EQUIPMENT REPLACEMENT	$2,416.01	
					$63,199.50
318198	401-7101-550300-	ACTIVE ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$63,199.50	
					$1,389.55
318202	101-7101-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$5.37	
318202	101-7101-531650-	AMAZON COM CAPITAL SERVICES	EQUIPMENT	$23.00	
318202	101-7101-531650-	AMAZON COM CAPITAL SERVICES	EQUIPMENT	$60.88	
318202	101-7101-531650-	AMAZON COM CAPITAL SERVICES	EQUIPMENT	$100.10	

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318202	101-7101-531650-	AMAZON COM CAPITAL SERVICES	EQUIPMENT MAINTENANCE	$96.02	
318202	101-7101-531650-	AMAZON COM CAPITAL SERVICES	EQUIPMENT MAINTENANCE	$248.00	
318202	101-7101-531650-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$9.99	
318202	101-7101-531650-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$17.85	
318202	101-7101-531650-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$83.19	
318202	101-7101-531900-	AMAZON COM CAPITAL SERVICES	STREET SUPPLIES	$96.99	
318202	401-7101-550200-	AMAZON COM CAPITAL SERVICES	BUILDING MAINTENANCE SUPPLY	$432.18	
318202	401-7101-550200-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	$215.98	
					$721.68
318203	101-7101-531800-	AMERICAN TRAFFIC SAFETY MATERIALS	STREET SIGN SUPPLIES	$721.68	
					$7,130.15
318205	101-7101-521550-	APEX LANDSCAPING INC	LANDSCAPING SERVICES	$7,130.15	
					$1.11
318210	101-7101-522700-	AT&T	ACCT 84734215115223	$1.11	
					$789.19
318211	101-7101-522700-	AT&T	ACCT 8310010146347	$789.19	
					$1,549.15
318212	101-7101-522700-	AT&T	ACCT 8310010134261	$1,549.15	
					$3,246.52
318213	101-7101-522700-	AT&T	ACCT 8310016236031	$3,246.52	
					$43.98
318214	101-7101-522700-	AT&T LONG DISTANCE	ACCT 8624200179	$43.98	
					$236.18
318215	101-7101-522700-	AT&T MOBILITY NATIONAL ACCOUNTS LLC	ACCT 287366203045	$236.18	
					$665.00

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318216	101-7101-531650-	ATLAS FIRST ACCESS INC	MISCELLANEOUS SUPPLIES	$665.00	
					$68,266.88
318225	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLIES	$750.00	
318225	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLIES	$1,125.00	
318225	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLIES	$1,350.00	
318225	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLIES	$1,575.00	
318225	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLIES	$2,025.00	
318225	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLIES	$5,616.00	
318225	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLIES	$12,750.89	
318225	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLIES	$14,229.11	
318225	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLIES	$14,277.39	
318225	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLIES	$14,568.49	
					$30,007.60
318228	101-7101-521360-	C. C. CARTAGE, INC.	DISPOSAL SERVICES	$28,507.60	
318228	101-7101-521620-	C. C. CARTAGE, INC.	DISPOSAL SERVICES	$1,500.00	
					$146.02
318229	101-7101-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	$11.36	
318229	101-7101-522150-	CANON U.S.A. INC	OFFICE MACHINES & ACCESS	$134.66	
					$71,607.62
318234	101-7101-521550-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	$395.00	
318234	401-7101-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	$2,714.34	
318234	401-7101-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	$14,196.50	
318234	401-7101-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	$54,301.78	
					$47,203.50
318235	426-7101-550250-	CIORBA GROUP, INC	PROFESSIONAL SERVICES	$47,203.50	
					$73,918.23

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318237	101-7101-520050-	CIVILTECH ENGINEERING INC	PROFESSIONAL SERVICES	$2,767.03	
318237	401-7101-550300-	CIVILTECH ENGINEERING INC	PROFESSIONAL SERVICES	$71,151.20	
					$134.93
318239	101-7101-522700-	COMCAST CABLE	ACCT 8771100721360921	$134.93	
					$356.40
318246	101-7101-522150-	DAILY HERALD MEDIA GROUP	ADVERTISING	$356.40	
					$28,094.50
318258	401-7101-550300-	DOLAND ENGINEERING, LLC	PROFESSIONAL SERVICES	$28,094.50	
					$4,235.00
318262	101-7101-531650-	EDUCATION & OUTREACH COMPANY	MISCELLANEOUS SUPPLIES	$4,235.00	
					$3,325.00
318270	101-7101-521550-	FLECK'S LANDSCAPING	LANDSCAPING SERVICES	$3,325.00	
					$558.80
318274	101-7101-531450-	GRAINGER W W INC	JANITORIAL SUPPLIES	$497.60	
318274	101-7101-531650-	GRAINGER W W INC	MISCELLANEOUS SUPPLIES	$61.20	
					$3,950.00
318276	235-7101-550250-	HAMMER CONSTRUCTION, LLC	PARKING STRUCTURE MAINTENANCE/REPAIRS	$3,950.00	
					$805.00
318277	101-7101-520050-	HAMPTON LENZINI & RENWICK INC	PROFESSIONAL SERVICES	$345.00	
318277	101-7101-520050-	HAMPTON LENZINI & RENWICK INC	PROFESSIONAL SERVICES	$460.00	
					$26,955.13
318278	101-7101-521020-	HASTINGS AIR ENERGY CONTROL	SERVICE BUILDING MAINTENANCE	$12,201.00	
318278	101-7101-521020-	HASTINGS AIR ENERGY CONTROL	SERVICE BUILDING MAINTENANCE	$13,976.00	
318278	101-7101-531550-	HASTINGS AIR ENERGY CONTROL	BUILDING MAINTENANCE SUPPLY	$778.13	
					$2,920.00

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318280	101-7101-531800-	HIGH STAR TRAFFIC	STREET SIGN SUPPLIES	$2,920.00	
					$15,900.00
318282	515-7101-533050-	HRP CHICAGO LLC	EVENT SERVICES	$15,900.00	
					$3,622.00
318294	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$60.00	
318294	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$60.00	
318294	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$60.00	
318294	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$65.00	
318294	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$88.00	
318294	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$88.00	
318294	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$104.00	
318294	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$120.00	
318294	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$190.00	
318294	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$215.00	
318294	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$225.00	
318294	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$225.00	
318294	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$290.00	
318294	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$290.00	
318294	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$292.00	
318294	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$340.00	
318294	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$435.00	
318294	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$475.00	
					$3,442.24
318295	101-7101-530350-	BRANDING TOUCHPOINT / IPROMOTEU.COM, INC	CLOTHING	$3,442.24	
					$18,185.00

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318301	101-7101-521550-	LANGTON GROUP	LANDSCAPING SERVICES	$18,185.00	
					$102.56
318309	101-7101-531650-	LOWES COMMERCIAL SERVICES	MISCELLANEOUS SUPPLIES	$42.73	
318309	515-7101-533050-	LOWES COMMERCIAL SERVICES	EVENT SUPPLIES	$59.83	
					$42,713.50
318311	401-7101-550300-	LURVEY LANDSCAPE SUPPLY	LANDSCAPING SUPPLIES	$8,542.70	
318311	401-7101-550300-	LURVEY LANDSCAPE SUPPLY	LANDSCAPING SUPPLIES	$8,542.70	
318311	401-7101-550300-	LURVEY LANDSCAPE SUPPLY	LANDSCAPING SUPPLIES	$8,542.70	
318311	401-7101-550300-	LURVEY LANDSCAPE SUPPLY	LANDSCAPING SUPPLIES	$8,542.70	
318311	401-7101-550300-	LURVEY LANDSCAPE SUPPLY	STREET SUPPLIES	$8,542.70	
					$65.43
318315	101-7101-531400-	MATTS ACE HARDWARE	AGRICULTURAL SUPPLIES	$17.98	
318315	101-7101-531400-	MATTS ACE HARDWARE	AGRICULTURAL SUPPLIES	$19.99	
318315	101-7101-531750-	MATTS ACE HARDWARE	STREET LIGHT SUPPLIES	$13.99	
318315	101-7101-531900-	MATTS ACE HARDWARE	STREET & SIDEWALK SUPPLIES	$13.47	
					$3,865.00
318321	101-7101-521110-	METRO DOOR AND DOCK	SERVICE BUILDING MAINTENANCE	$1,180.00	
318321	401-7101-550200-	METRO DOOR AND DOCK	SERVICE BUILDING MAINTENANCE	$2,685.00	
					$1,467.65
318332	101-7101-521500-	NICOR	ACCT 01701843946	$1,467.65	
					$1,669.02
318335	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$7.07	
318335	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$19.20	
318335	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$42.35	
318335	101-7101-531750-	NORTHWEST ELECTRICAL SUPPLY CO	STREET LIGHT SUPPLIES	$278.18	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
318335	235-7101-550250-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$1,322.22	
					$94.41
318337	101-7101-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$38.72	
318337	101-7101-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$55.69	
					$1,447.50
318379	401-7101-550300-	SCHMIDT RESIDENCE	RESIDENT REIMBURSEMENT	$1,447.50	
					$10,233.36
318390	401-7101-550300-	PERALTE-CLARK, LLC	PROFESSIONAL SERVICES	$10,233.36	
					$39.16
318391	101-7101-531650-	PETTY CASH	EVENT SUPPLIES	$15.98	
318391	101-7101-531650-	PETTY CASH	EVENT SUPPLIES	$23.18	
					$75.00
318394	101-7101-522700-	PTS COMMUNICATIONS INC	PHONE SERVICES	$75.00	
					$1,816.25
318396	101-7101-520050-	RITTER GIS	PROFESSIONAL SERVICES	$1,816.25	
					$4,631.88
318399	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	$93.54	
318399	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	$93.54	
318399	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	$94.94	
318399	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	$95.58	
318399	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	$102.62	
318399	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	$102.62	
318399	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	$104.16	
318399	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	$146.28	
318399	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	$146.28	

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318399	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	$148.47	
318399	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	$150.73	
318399	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	$169.34	
318399	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	$169.34	
318399	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	$171.88	
318399	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	$173.80	
318399	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	$253.44	
318399	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	$253.44	
318399	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	$261.04	
318399	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	$269.00	
318399	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	$269.00	
318399	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	$273.04	
318399	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	$361.46	
318399	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	$361.46	
318399	101-7101-521110-	ROSCOE COMPANY	SERVICE BUILDING MAINTENANCE	$366.88	
					$81.81
318400	101-7101-531650-	ROUTE 12 RENTAL CO INC	MISCELLANEOUS SUPPLIES	$81.81	
					$2,010.00
318403	515-7101-533050-	SERVICE SANITATION	EVENT SERVICES	$670.00	
318403	515-7101-533050-	SERVICE SANITATION	EVENT SERVICES	$670.00	
318403	515-7101-533050-	SERVICE SANITATION	EVENT SERVICES	$670.00	
					$72.73
318407	101-7101-522700-	SOUND INCORPORATED	PHONE SERVICES	$72.73	
					$7,498.75
318410	101-7101-521550-	STANLEY LANDSCAPES	LANDSCAPING SERVICES	$7,498.75	
					$31,807.86

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318411	211-7101-550400-	STATE OF IL TREASURER	TRAFFIC SIGNAL MAINTENANCE	$31,807.86	
					$3,294.96
318412	101-7101-531750-	STEINER ELECTRIC COMPANY	STREET LIGHT SUPPLIES	$3,294.96	
					$15,914.00
318419	235-7101-550250-	TITLE ELECTRIC COMPANY	SERVICE BUILDING MAINTENANCE	$15,914.00	
					$10,820.00
318422	101-7101-521020-	TOTAL ELEVATOR SERVICE	SERVICE BUILDING MAINTENANCE	$4,850.00	
318422	101-7101-521020-	TOTAL ELEVATOR SERVICE	SERVICE BUILDING MAINTENANCE	$5,970.00	
					$10,000.00
318423	401-7101-550150-	TRAFFIC CONTROL CORP	EQUIPMENT	$10,000.00	
					$630.81
318426	101-7101-531800-	ULINE INC	STREET SIGN SUPPLIES	$630.81	
					$126.58
318430	101-7101-522700-	VERIZON WIRELESS	ACCT 64202486400001	$126.58	
					$15,000.00
318432	235-7101-550250-	WALKER CONSULTANTS	PROFESSIONAL SERVICES	$15,000.00	
					$1,147.50
318434	101-7101-520050-	WEATHER WORKS, LLC	PROFESSIONAL SERVICES	$1,147.50	
					$625.00
318437	101-7101-522700-	WILSON CONSULTING	PROFESSIONAL SERVICES	$625.00	
					$962.14
318440	101-7101-530350-	ZORO TOOLS INC	CLOTHING	$82.80	
318440	101-7101-531450-	ZORO TOOLS INC	JANITORIAL SUPPLIES	$304.00	
318440	101-7101-531450-	ZORO TOOLS INC	JANITORIAL SUPPLIES	$575.34	
					$1,392.24
802621	101-7101-522700-	AT&T	ACCT 84739208661733	$14.57	

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802621	101-7101-522700-	AT&T	ACCT 84779713213488	$31.43	
802621	101-7101-522700-	AT&T	ACCT 84725961248940	$68.43	
802621	101-7101-522700-	AT&T	ACCT 84739893361501	$240.08	
802621	101-7101-522700-	AT&T	ACCT 84743978686650	$250.42	
802621	101-7101-522700-	AT&T	ACCT 84739893901330	$268.87	
802621	101-7101-522700-	AT&T	ACCT 84725334382001	$518.44	
					$10,874.34
802622	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 3895240100	$9.99	
802622	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 1483465000	$189.28	
802622	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 7397572000	$252.96	
802622	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 6022975000	$417.06	
802622	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8017024000	$562.07	
802622	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 2318364000	$710.60	
802622	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 4410867000	$8,732.38	
					$771.99
802624	101-7101-521500-	NICOR	ACCT 15839647334	$67.05	
802624	101-7101-521500-	NICOR	ACCT 58401600000	$280.96	
802624	101-7101-521500-	NICOR	ACCT 53278600001	$423.98	
					$18,810.00
902926	101-7101-521020-	BEST TECHNOLOGY SYSTEMS INC	SERVICE BUILDING MAINTENANCE	$18,810.00	
					$1,271,881.36
902936	211-7101-550400-	BUILDERS PAVING LLC	CONSTRUCTION SERVICES	$1,162,874.36	
902936	426-7101-550250-	BUILDERS PAVING LLC	CONSTRUCTION SERVICES	$109,007.00	
			DEPARTMENT 7101 TOTAL:	$1,962,875.97	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7201	**WATER AND SEWER ADMIN**				
					$3,516.19
	505-7201-522020-	ADOBE	SOFTWARE	$428.93	
	505-7201-522030-	UNITED AIRLINES	TRAVEL & TRAINING	$40.00	
	505-7201-530350-	LACROSSE FOOTWARE, INC	CLOTHING	$2,880.00	
	505-7201-531650-	SAMS CLUB	MISCELLANEOUS SUPPLIES	$76.85	
	505-7201-531650-	FEDEX	SHIPPING	$54.47	
	505-7201-531650-	WALMART	MISCELLANEOUS SUPPLIES	$35.94	
					$1,006.14
318202	505-7201-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$258.99	
318202	505-7201-530350-	AMAZON COM CAPITAL SERVICES	CLOTHING	$62.85	
318202	505-7201-531600-	AMAZON COM CAPITAL SERVICES	LAB SUPPLIES	$33.79	
318202	505-7201-531650-	AMAZON COM CAPITAL SERVICES	EQUIPMENT	$69.04	
318202	505-7201-531650-	AMAZON COM CAPITAL SERVICES	WATER SYSTEM SUPPLIES	$46.54	
318202	505-7201-531850-	AMAZON COM CAPITAL SERVICES	SMALL TOOLS	$20.89	
318202	505-7201-531850-	AMAZON COM CAPITAL SERVICES	SMALL TOOLS	$236.11	
318202	505-7201-550100-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	$49.99	
318202	505-7201-550150-	AMAZON COM CAPITAL SERVICES	EQUIPMENT	$227.94	
					$8,013.58
318225	505-7201-531900-	BUILDERS ASPHALT LLC	STREET SUPPLIES	$616.58	
318225	505-7201-531900-	BUILDERS ASPHALT LLC	STREET SUPPLIES	$7,397.00	
					$44,820.68
318228	505-7201-521360-	C. C. CARTAGE, INC.	DISPOSAL SERVICES	$20,863.26	
318228	505-7201-521620-	C. C. CARTAGE, INC.	DISPOSAL SERVICES	$5,610.00	
318228	505-7201-531900-	C. C. CARTAGE, INC.	DISPOSAL SERVICES	$18,347.42	
					$395.00

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
318234	505-7201-521250-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	$395.00	
318241	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 4554927000	$49.98	**$49.98**
318242	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 3582102111	$82.25	**$82.25**
318243	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 5472055577	$25.25	**$25.25**
318251	505-7201-521500-	DIRECT ENERGY BUSINESS MARKETING LLC	ACCT 1806639	$1,679.50	**$1,679.50**
318252	505-7201-521500-	DIRECT ENERGY BUSINESS MARKETING LLC	ACCT 1806641	$14,338.54	**$14,338.54**
318253	505-7201-521500-	DIRECT ENERGY BUSINESS MARKETING LLC	ACCT 1806640	$247.75	**$247.75**
318254	505-7201-521500-	DIRECT ENERGY BUSINESS MARKETING LLC	ACCT 1806638	$4,397.70	**$4,397.70**
318259	505-7201-522300-	DURABILT FENCE	CLAIMS REFUNDS	$750.00	**$750.00**
318273	505-7201-531010-	FOREMAN JOSEPH D AND CO	WATER SYSTEM SUPPLIES	$298.00	**$298.00**
318274	505-7201-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	$16.78	**$11.94**
318274	505-7201-531550-	GRAINGER W W INC	VEH MAINTENANCE SUPPLY	($4.84)	
					$65,644.47

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
318279	505-7201-521350-	HBK WATER METER SERVICE INC	BACKFLOW DEVICE TESTING & REPAIR	$2,792.50	
318279	505-7201-521350-	HBK WATER METER SERVICE INC	BACKFLOW DEVICE TESTING & REPAIR	$11,328.94	
318279	505-7201-521350-	HBK WATER METER SERVICE INC	BACKFLOW DEVICE TESTING & REPAIR	$13,377.50	
318279	505-7201-521350-	HBK WATER METER SERVICE INC	WATER METER TESTING & REPAIR	$2,983.00	
318279	505-7201-521350-	HBK WATER METER SERVICE INC	WATER METER TESTING & REPAIR	$3,985.72	
318279	505-7201-521350-	HBK WATER METER SERVICE INC	WATER METER TESTING & REPAIR	$4,081.35	
318279	505-7201-521350-	HBK WATER METER SERVICE INC	WATER METER TESTING & REPAIR	$5,558.68	
318279	505-7201-521350-	HBK WATER METER SERVICE INC	WATER METER TESTING & REPAIR	$8,276.33	
318279	505-7201-521350-	HBK WATER METER SERVICE INC	WATER METER TESTING & REPAIR	$13,165.45	
318279	505-7201-531020-	HBK WATER METER SERVICE INC	METER BACKFLOW DEVICES	$95.00	
					$1,424.00
318284	505-7201-531010-	HYDRO FLOW PRODUCTS INC	WATER SYSTEM SUPPLIES	$1,424.00	
					$995.78
318285	505-7201-521650-	IL ENVIRONMENTAL PROTECTION AGENCY	MISCELLANEOUS SERVICES	$995.78	
					$304.00
318292	505-7201-522030-	ILLINOIS SECTION AMERICAN WATER WORKS ASSOCIATION	TRAINING	$134.00	
318292	505-7201-522030-	ILLINOIS SECTION AMERICAN WATER WORKS ASSOCIATION	TRAINING	$170.00	
					$2,350.00
318296	505-7201-521300-	JCK CONTRACTORS	WATER DISTRIBUTION SYSTEM	$470.00	
318296	505-7201-521300-	JCK CONTRACTORS	WATER DISTRIBUTION SYSTEM	$940.00	
318296	505-7201-521300-	JCK CONTRACTORS	WATER DISTRIBUTION SYSTEM	$940.00	
					$1,930.00
318302	505-7201-550150-	LEE JENSEN SALES CO INC	EQUIPMENT	$1,930.00	
					$23,900.00

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
318306	505-7201-521250-	LO VERDE CONSTRUCTION CO., INC.	EMERGENCY SEWER REPAIRS	$23,900.00	
					$757.76
318309	505-7201-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	$18.98	
318309	505-7201-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	$37.98	
318309	505-7201-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	$45.66	
318309	505-7201-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	$112.41	
318309	505-7201-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS & EQUIPMENT	$51.26	
318309	505-7201-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS & EQUIPMENT	$227.05	
318309	505-7201-531850-	LOWES COMMERCIAL SERVICES	SMALL TOOLS & EQUIPMENT	$264.42	
					$15,989.00
318312	505-7201-521300-	M E SIMPSON CO INC	PROFESSIONAL SERVICES	$15,989.00	
					$114.45
318315	505-7201-531020-	MATTS ACE HARDWARE	METER BACKFLOW DEVICES	$13.98	
318315	505-7201-531020-	MATTS ACE HARDWARE	METER BACKFLOW DEVICES	$33.98	
318315	505-7201-531020-	MATTS ACE HARDWARE	METER BACKFLOW DEVICES	$55.12	
318315	505-7201-531600-	MATTS ACE HARDWARE	CHEMICALS	$11.37	
					$838.72
318318	505-7201-531070-	MENARDS-LONG GROVE	SEWER COLLECTION SUPPLIES	$458.71	
318318	505-7201-531550-	MENARDS-LONG GROVE	BUILDING MAINTENANCE SUPPLY	$17.99	
318318	505-7201-531550-	MENARDS-LONG GROVE	BUILDING MAINTENANCE SUPPLY	$92.22	
318318	505-7201-531550-	MENARDS-LONG GROVE	BUILDING MAINTENANCE SUPPLY	$269.80	
					$6,104.96
318327	505-7201-531010-	MID AMERICAN WATER OF WAUCONDA, INC.	WATER SYSTEM SUPPLIES	$1,404.00	
318327	505-7201-531050-	MID AMERICAN WATER OF WAUCONDA, INC.	PUMPING & STORAGE SUPPLIES	$224.12	
318327	505-7201-531050-	MID AMERICAN WATER OF WAUCONDA, INC.	PUMPING & STORAGE SUPPLIES	$3,686.22	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
318327	505-7201-531850-	MID AMERICAN WATER OF WAUCONDA, INC.	SMALL TOOLS & EQUIPMENT	$174.22	
318327	506-7201-550150-	MID AMERICAN WATER OF WAUCONDA, INC.	LEAD SERVICE LINE REPLACEMENT EQUIPMENT	$616.40	
					$30,547.71
318328	505-7201-531020-	MIDWEST METER INC	METER BACKFLOW DEVICES	$3,902.90	
318328	505-7201-531020-	MIDWEST METER INC	METER BACKFLOW DEVICES	$4,100.89	
318328	505-7201-531020-	MIDWEST METER INC	METER BACKFLOW DEVICES	$4,100.98	
318328	505-7201-531020-	MIDWEST METER INC	METER BACKFLOW DEVICES	$4,101.98	
318328	505-7201-550150-	MIDWEST METER INC	METER SUPPLIES AND SERVICES	$14,340.96	
					$308.00
318329	505-7201-531010-	MULTIPLE CONCRETE ACCESSORIES	WATER SYSTEM SUPPLIES	$308.00	
					$1,335.64
318393	505-7201-521250-	PIZZO & ASSOCIATES, LTD	SEWER COLLECTION SYSTEM	$373.13	
318393	505-7201-521250-	PIZZO & ASSOCIATES, LTD	SEWER COLLECTION SYSTEM	$962.51	
					$1,816.25
318396	505-7201-520050-	RITTER GIS	PROFESSIONAL SERVICES	$1,816.25	
					$102,705.15
318397	505-7201-550150-	RODDIE INC	EQUIPMENT	$102,705.15	
					$277.54
318406	505-7201-521300-	SITEONE LANDSCAPE SUPPLY LLC	WATER DISTRIBUTION SYSTEM	$21.62	
318406	505-7201-521300-	SITEONE LANDSCAPE SUPPLY LLC	WATER DISTRIBUTION SYSTEM	$94.16	
318406	505-7201-521300-	SITEONE LANDSCAPE SUPPLY LLC	WATER DISTRIBUTION SYSTEM	$161.76	
					$77.17
318409	505-7201-531020-	STANDARD PIPE & SUPPLY INC	METER BACKFLOW DEVICES	$77.17	
					$875.00
318410	505-7201-521300-	STANLEY LANDSCAPES	WATER DISTRIBUTION SYSTEM	$875.00	

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					$1,147.50
318434	505-7201-520050-	WEATHER WORKS, LLC	PROFESSIONAL SERVICES	$1,147.50	
					$1,050.00
318435	505-7201-531070-	WELCH BROS INC	SEWER COLLECTION SUPPLY	$1,050.00	
					$519.98
318440	505-7201-531850-	ZORO TOOLS INC	SMALL TOOLS & EQUIPMENT	$519.98	
					$309.15
802621	505-7201-522700-	AT&T	ACCT 84743746842777	$49.92	
802621	505-7201-522700-	AT&T	ACCT 84725301748135	$259.23	
					$2,638.51
802622	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0766943000	$56.01	
802622	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 6652766000	$66.61	
802622	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 4873432222	$79.10	
802622	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 2471022222	$137.48	
802622	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 1624693000	$138.33	
802622	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 7839129000	$151.66	
802622	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0085022222	$152.57	
802622	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8275568111	$152.74	
802622	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 6000042222	$429.83	
802622	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8556642222	$1,274.18	
					$13,137.73
802623	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050214	$1,665.04	
802623	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050216	$2,476.09	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
802623	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050220	$8,996.60	
					$874.83
802624	505-7201-521500-	NICOR	ACCT 05850400002	$64.15	
802624	505-7201-521500-	NICOR	ACCT 58544400003	$65.10	
802624	505-7201-521500-	NICOR	ACCT 16797600000	$186.78	
802624	505-7201-521500-	NICOR	ACCT 90920700003	$231.09	
802624	505-7201-521500-	NICOR	ACCT 76830700001	$327.71	
			DEPARTMENT 7201 TOTAL:	$357,605.80	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7301	**PARKING ADMIN**				
					$380.14
318261	235-7301-521110-	ECO CLEAN MAINTENANCE INC	SERVICE BUILDING MAINTENANCE	$380.14	
					$112.14
802622	235-7301-521500-	COMMONWEALTH EDISON COMPANY	ACCT 9730174000	$40.50	
802622	235-7301-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8899825000	$71.64	
			DEPARTMENT 7301 TOTAL:	$492.28	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7302	**PARKING VAIL ST. GARAGE OPER**				
318261	235-7302-521110-	ECO CLEAN MAINTENANCE INC	SERVICE BUILDING MAINTENANCE	$1,362.11	**$1,362.11**
802621	235-7302-521500-	AT&T	ACCT 84725309782425	$425.07	**$425.07**
802623	235-7302-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050215	$2,273.98	**$2,273.98**
			DEPARTMENT 7302 TOTAL:	$4,061.16	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7303	**PARKING NORTH GARAGE OPER**				
318261	235-7303-521110-	ECO CLEAN MAINTENANCE INC	SERVICE BUILDING MAINTENANCE	$1,287.11	**$1,287.11**
318274	235-7303-531650-	GRAINGER W W INC	MISCELLANEOUS SUPPLIES	$19.67	**$19.67**
318275	235-7303-531650-	GRAYBAR ELECTRIC COMPANY	MISCELLANEOUS SUPPLIES	$199.00	**$199.00**
318412	235-7303-531650-	STEINER ELECTRIC COMPANY	MISCELLANEOUS SUPPLIES	$262.83	**$262.83**
			DEPARTMENT 7303 TOTAL:	$1,768.61	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7304	**PARKING EVERGREEN ST GAR OPER**				
0	235-7304-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050222	$845.78	**$845.78**
318261	235-7304-521110-	ECO CLEAN MAINTENANCE INC	SERVICE BUILDING MAINTENANCE	$430.15	**$430.15**
			DEPARTMENT 7304 TOTAL:	$1,275.93	

VILLAGE OF ARLINGTON HEIGHTS
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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7501	**MUNICIPAL FLEET SVCS ADMIN**				
					$821.99
	621-7501-531500-	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	$2.99	
	621-7501-531500-	UTILIMASTER	VEH MAINTENANCE SUPPLY	$819.00	
					$75.80
318201	621-7501-531510-	ALEXANDER EQUIPMENT CO INC	VEH MAINTENANCE SUPPLY	$75.80	
					$899.96
318202	621-7501-530350-	AMAZON COM CAPITAL SERVICES	CLOTHING	$235.11	
318202	621-7501-531510-	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	$77.98	
318202	621-7501-531510-	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	$89.25	
318202	621-7501-531510-	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	$108.77	
318202	621-7501-531650-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$83.98	
318202	621-7501-531850-	AMAZON COM CAPITAL SERVICES	SMALL TOOLS	$88.90	
318202	621-7501-531850-	AMAZON COM CAPITAL SERVICES	SMALL TOOLS	$215.97	
					$4,710.00
318208	621-7501-521070-	ARLINGTON HTS FORD	EQUIPMENT MAINTENANCE	$2,335.46	
318208	621-7501-521070-	ARLINGTON HTS FORD	EQUIPMENT MAINTENANCE	$1,191.72	
318208	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	($1,000.00)	
318208	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$2.94	
318208	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$12.95	
318208	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$39.20	
318208	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$64.17	
318208	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$64.81	
318208	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$103.54	
318208	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$118.71	
318208	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$119.46	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
318208	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$536.28	
318208	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$542.32	
318208	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$578.44	
					$1,300.00
318217	621-7501-531510-	AUTO TECH CENTERS INC	VEH MAINTENANCE SUPPLY	$1,300.00	
					$138.92
318224	621-7501-531510-	BRISTOL HOSE & FITTING INC	VEH MAINTENANCE SUPPLY	$138.92	
					$382.29
318226	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	($44.38)	
318226	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$15.19	
318226	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$15.42	
318226	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$49.30	
318226	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$57.22	
318226	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$83.82	
318226	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$205.72	
					$1,222.01
318232	621-7501-531510-	CHICAGO PARTS & SOUND ENTERPRISES	VEH MAINTENANCE SUPPLY	($113.31)	
318232	621-7501-531510-	CHICAGO PARTS & SOUND ENTERPRISES	VEH MAINTENANCE SUPPLY	$32.86	
318232	621-7501-531510-	CHICAGO PARTS & SOUND ENTERPRISES	VEH MAINTENANCE SUPPLY	$47.37	
318232	621-7501-531510-	CHICAGO PARTS & SOUND ENTERPRISES	VEH MAINTENANCE SUPPLY	$331.59	
318232	621-7501-531510-	CHICAGO PARTS & SOUND ENTERPRISES	VEH MAINTENANCE SUPPLY	$923.50	
					$414.47
318236	621-7501-521360-	CITY WELDING SALES & SERVICE	EQUIPMENT RENTAL	$97.96	
318236	621-7501-521360-	CITY WELDING SALES & SERVICE	EQUIPMENT RENTAL	$316.51	

VILLAGE OF ARLINGTON HEIGHTS
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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$3,159.40
318266	621-7501-521070-	EUCLID GAS & CAR WASH	EQUIPMENT MAINTENANCE	$876.70	
318266	621-7501-521070-	EUCLID GAS & CAR WASH	EQUIPMENT MAINTENANCE	$713.05	
318266	621-7501-521070-	EUCLID GAS & CAR WASH	EQUIPMENT MAINTENANCE	$731.95	
318266	621-7501-521070-	EUCLID GAS & CAR WASH	EQUIPMENT MAINTENANCE	$837.70	
					$339.09
318274	621-7501-531850-	GRAINGER W W INC	SMALL TOOLS & EQUIPMENT	$339.09	
					$201.60
318286	621-7501-531510-	IL RECOVERY GROUP INC	VEH MAINTENANCE SUPPLY	$201.60	
					$165.00
318288	621-7501-521070-	IL SECRETARY OF STATE	TITLE AND TRANSFER	$165.00	
					$165.00
318289	621-7501-521070-	IL SECRETARY OF STATE	TITLE AND TRANSFER	$165.00	
					$165.00
318290	621-7501-521070-	IL SECRETARY OF STATE	TITLE AND TRANSFER	$165.00	
					$165.00
318291	621-7501-521070-	IL SECRETARY OF STATE	TITLE AND TRANSFER	$165.00	
					$1,765.50
318307	621-7501-531510-	LORCHEM TECHNOLOGIES INC	VEH MAINTENANCE SUPPLY	$1,765.50	
					$3,951.00
318313	621-7501-521080-	MAACO COLLISION REPAIR & PAINTING	EQUIPMENT MAINTENANCE	$3,951.00	
					$85.61
318314	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	$85.61	
					$837.51
318317	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$17.05	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
318317	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$54.65	
318317	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$123.59	
318317	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$149.99	
318317	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$214.42	
318317	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$277.81	
					$1,022.72
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	($295.08)	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	($227.31)	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	($139.97)	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	($102.40)	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	($73.65)	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	($64.99)	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	($41.99)	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	($41.99)	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	($34.76)	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	($16.24)	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$15.20	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$17.14	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$23.53	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$50.00	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$50.28	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$50.78	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$56.67	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$56.90	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$59.50	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$66.37	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$67.00	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$115.22	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$116.35	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$116.98	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$154.90	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$183.40	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$351.98	
318331	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$508.90	
					$633.55
318386	621-7501-531510-	PATLIN INC	VEH MAINTENANCE SUPPLY	$633.55	
					$600.00
318416	621-7501-521020-	SYN-TECH SYSTEMS INC	EQUIPMENT MAINTENANCE	$600.00	
					$4,190.00
318425	621-7501-521070-	UL LLC	EQUIPMENT MAINTENANCE	$4,190.00	
					$99.21
318426	621-7501-531510-	ULINE INC	VEH MAINTENANCE SUPPLY	$99.21	
					$365.44
318427	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING	$109.57	
318427	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING	$126.76	
318427	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING	$129.11	
					$1,500.46
318429	621-7501-531510-	US AUTOFORCE	VEH MAINTENANCE SUPPLY	$168.18	
318429	621-7501-531510-	US AUTOFORCE	VEH MAINTENANCE SUPPLY	$412.28	
318429	621-7501-531510-	US AUTOFORCE	VEH MAINTENANCE SUPPLY	$460.00	
318429	621-7501-531510-	US AUTOFORCE	VEH MAINTENANCE SUPPLY	$460.00	
					$3,305.39

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
318433	621-7501-531510-	WARNING LITES OF SOUTHERN ILLINOIS, LLC	VEH MAINTENANCE SUPPLY	$3,305.39	
					$610.00
318436	621-7501-531510-	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLY	$610.00	
					$419.00
318438	621-7501-521070-	WINDSHIELD PROS INC	EQUIPMENT MAINTENANCE	$419.00	
					$33.56
318439	621-7501-531510-	ZEIGLER OF SCHAUMBURG	VEH MAINTENANCE SUPPLY	$33.56	
					$478.59
318440	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	($25.72)	
318440	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$25.72	
318440	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$50.22	
318440	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$56.60	
318440	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$77.25	
318440	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$169.10	
318440	621-7501-531650-	ZORO TOOLS INC	MISCELLANEOUS SUPPLIES	$44.48	
318440	621-7501-531850-	ZORO TOOLS INC	SMALL TOOLS & EQUIPMENT	$80.94	
			DEPARTMENT 7501 TOTAL:	$34,223.07	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 9001	**CAPITAL ADMIN**				
					$708.13
318202	505-9001-550250-	AMAZON COM CAPITAL SERVICES	RISK & RESILIENCY PLAN	$185.99	
318202	505-9001-550250-	AMAZON COM CAPITAL SERVICES	RISK & RESILIENCY PLAN	$522.14	
					$14,000.00
318227	505-9001-550250-	BURNS MCDONNELL	PROFESSIONAL SERVICES	$14,000.00	
					$225,747.00
318250	505-9001-550250-	DIMEO BROS INC	CONSTRUCTION SERVICES	$225,747.00	
					$27,738.75
318256	505-9001-550250-	DIXON ENGINEERING	PROFESSIONAL SERVICES	$27,738.75	
					$696.11
318274	505-9001-550250-	GRAINGER W W INC	RISK & RESILIENCY PLAN	$9.82	
318274	505-9001-550250-	GRAINGER W W INC	RISK & RESILIENCY PLAN	$109.94	
318274	505-9001-550250-	GRAINGER W W INC	RISK & RESILIENCY PLAN	$576.35	
					$165,933.00
318297	505-9001-550250-	JETCO LTD	CONSTRUCTION SERVICES	$165,933.00	
					$104.47
318309	505-9001-550250-	LOWES COMMERCIAL SERVICES	RISK & RESILIENCY PLAN	$104.47	
					$20.66
318318	505-9001-550250-	MENARDS-LONG GROVE	RISK & RESILIENCY PLAN	$20.66	
					$4,033.38
318327	505-9001-550250-	MID AMERICAN WATER OF WAUCONDA, INC.	WATER VALVE/HYDRANT REPLACEMENT PROGRAM	$975.00	
318327	505-9001-550250-	MID AMERICAN WATER OF WAUCONDA, INC.	WATER VALVE/HYDRANT REPLACEMENT PROGRAM	$1,462.50	
318327	505-9001-550250-	MID AMERICAN WATER OF WAUCONDA, INC.	WATER VALVE/HYDRANT REPLACEMENT PROGRAM	$1,595.88	
					$618,347.23

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
318415	505-9001-550250-	SWALLOW CONSTRUCTION CORP.	CONSTRUCTION SERVICES	$88,694.69	
318415	506-9001-550250-	SWALLOW CONSTRUCTION CORP.	CONSTRUCTION SERVICES	$529,652.54	
			DEPARTMENT 9001 TOTAL:	$1,057,328.73	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 9003	**CAPITAL EQUIPMENT**				
					$2,230.89
	621-9003-550050-	ROLLOFFPARTS.COM	VEH MAINTENANCE SUPPLY	$949.00	
	621-9003-550050-	CENTRAL PARTS WAREHOUSE	VEH MAINTENANCE SUPPLY	$1,281.89	
					$6,215.70
318272	621-9003-550050-	FORCE AMERICA DISTRIBUTING LLC	EQUIPMENT	$6,215.70	
			DEPARTMENT 9003 TOTAL:	$8,446.59	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 9901	**NON-OPERATING**				
					$15,007.56
318322	515-9901-540830-	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE	$10,584.54	
318322	515-9901-540910-	METROPOLIS COMMERCIAL CONDO ASSN	BUILDING RESERVE MAINTENANCE	$4,423.02	
			DEPARTMENT 9901 TOTAL:	$15,007.56	
			WARRANT TOTAL:	**$4,460,774.47**	

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/8/2026

Item: 2026 Illinois Traffic Safety Challenge Awards
Department: Police

Item Description:
On August 14th, 2026, the Arlington Heights Police Department was presented with four (4) awards for the 2026 Illinois Traffic Safety Challenge and special recognitions including:

- 1st Place Champiship Class Award
- Distracted Driving Specialty Award
- Bicycle/Pedestrian Safety Specialty Award
- Community Outreach Specialty Award

The Championship Class Award is presented to an agency, regardless of jurisdictional size, which placed first in their respective division in 2025. The Arlington Heights Police Department demonstrated the most comprehensive traffic safety program for 2026, earning the first place designation in this category. The Distracted Driving, Bicycle/Pedestrian Safety and Community Outreach awards are presented to a single law enforcement agency, regardless of size, which has exhibited exemplary education and enforcement efforts in these particular traffic safety priorities. The awards were presented by the Illinois Association of Chiefs of Police at the Midwest Police and Security Expo in Tinley Park, Illinois.

The Illinois Traffic Safety Challenge is coordinated by the Illinois Association of Chiefs of Police (ILACP) and supported by a National Highway Traffic Safety Administration (NHTSA) grant administered through the Illinois Department of Transportation (IDOT). The challenge targets four major traffic safety priorities: occupant protection, distracted driving, speeding and impaired driving, in addition to other traffic safety initiatives. Programs receiving the award effectively combine traffic enforcement, public educational activities and innovative problem-solving strategies.

Applications are judged by law enforcement and traffic safety professionals from around the State of Illinois. The Illinois Traffic Safety Challenge award recipients manage comprehensive programs within their communities that identify traffic issues, plan strategies, reduce social harm and improve the quality of life in their communities. Traffic safety remains a top priority of

the Arlington Heights Police Department and receiving these awards validates the ongoing commitment towards keeping the communities' roadways safe for residents, businesses and visitors.

Scott Kristiansen, the Director of the Illinois Traffic Safety Challenge, will be presenting the above-mentioned awards to Mayor Jim Tignalia.

ATTACHMENTS:
None

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/8/2026

Item: Approval of an Ordinance Amending Chapter 13 of the Village Code to Increase the Number of Class A Liquor Licenses to 38 and Decrease the Number of Class E Liquor Licenses to 12, and Recommendation that the Liquor Commissioner Issue One Class A Liquor License to BEER ON THE WALL, LLC dba Beer on the Wall Located at 2 N. Dunton Avenue

Department: Integrated Services

Item Description:
Beer on the Wall currently holds a Class E, B, and T liquor license. Class E liquor licenses permit businesses to sell beer and wine only for on-premise consumption; Class B liquor licenses permit the retail package sale of beer, wine, and liquor for off-premise consumption; and Class T liquor licenses permit tastings. The owner of Beer on the Wall requests that the Liquor Commissioner reclassify their Class E liquor license to a Class A liquor license in order to allow the business to sell all alcoholic beverages for on-premise consumption (not limited to beer and wine only). Class A and Class E liquor licenses have the same seating requirements, food requirements, and hours of operation for alcohol sales, but a Class A license has a higher annual cost. Since Beer on the Wall already meets all requirements for a Class E liquor license, they also meet the requirements of a Class A liquor license. Beer on the Wall will retain their existing Class B or Class T liquor licenses. The total number of Class A liquor licenses will increase from 37 to 38, and the total number of Class E liquor licenses will decrease from 13 to 12 via ordinance.

Recommendation
Village staff recommends approval of the ordinance by the Village Board and that the Liquor Commissioner issue a Class A liquor license to BEER ON THE WALL, LLC dba Beer on the Wall located at 2 N. Dunton Avenue.

ATTACHMENTS:
1. A Increase - E Decrease

AN ORDINANCE AMENDING CHAPTER 13 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE

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

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

CLASS OF LICENSE	ANNUAL LICENSE FEE	NUMBER OF LICENSES AUTHORIZED
A	$3,800.00	38
E	$2,700.00	12

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

AYES:

NAYS:

PASSED AND APPROVED this 8th day of September, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/8/2026

Item: Resolution Approving a Contract for Ejector Pump Replacement at the Evergreen Underground Parking Garage
Department: Public Works & Engineering

Item Description:
The 2026 Capital Improvement Budget includes funding for the replacement of the stormwater ejector pump system serving the Evergreen Underground Parking Garage. The existing duplex ejector pump system removes stormwater, groundwater, and other accumulated liquids from the underground parking level to maintain proper drainage and parking garage operations. The existing equipment has reached the end of its service life and requires replacement to maintain system reliability and reduce the potential for unplanned repairs.

The project consists of removing the existing ejector pump system and installing a new duplex submersible pump system, including new controls, discharge piping, valves, electrical components, startup, testing, and all related appurtenances necessary to provide a complete and operational system. The project also includes cleaning the sump and oil separation basins, video inspection of the inlet and outlet piping, and restoration of the work area.

Staff initially researched a one-for-one replacement of the existing ejector pump system. During discussions with local plumbing contractors, staff learned that alternative pump system configurations were available that could provide improved long-term performance and reliability. Based on these discussions, staff determined that a publicly advertised Request for Proposal (RFP) would provide the Village with the opportunity to evaluate alternative solutions and select the replacement system that best met the project's needs.

An RFP was issued for the project, and a mandatory pre-proposal meeting was conducted. Two contractors attended the mandatory meeting, and one proposal was received. Following review of the proposal, staff determined that Central Plumbing Company of Arlington Heights, Illinois, submitted a responsive proposal that met the requirements of the RFP.

Funding for this project is available in the Parking Garage Improvements Capital Project, Account No. 235-7101-550250 BL0006, which includes an approved budget of $1,710,647.

RECOMMENDATION

It is recommended that the Village Board approve the attached resolution to award a contract for the Evergreen Underground Parking Garage Stormwater Ejector Pump Replacement to Central Plumbing Company of Arlington Heights, Illinois, for a total amount of $52,960.

ATTACHMENTS:

1. 20260908_Building_EvergreenGarageEjectorPumps

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING THE AWARD OF A CONTRACT FOR THE EVERGREEN UNDERGROUND PARKING GARAGE STORMWATER EJECTOR PUMP REPLACEMENT TO CENTRAL PLUMBING COMPANY, OF ARLINGTON HEIGHTS, ILLINOIS

WHEREAS, the Village sought proposals for the award of a contract for the Evergreen Underground Parking Garage Stormwater Ejector Pump Replacement ("Contract"); and

WHEREAS, Central Plumbing Company, of Arlington Heights, Illinois ("Contractor"), submitted a responsive proposal that met the requirements of the Village's Request for Proposals for the Contract; and

WHEREAS, the Village President and Board of Trustees have determined that entering into the Contract with the Contractor will serve and be in the best interest of the Village and its residents;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, as follows:

Section 1. RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. APPROVAL OF CONTRACT. The Board of Trustees hereby approves the Contract by and between the Village and the Contractor for the Evergreen Underground Parking Garage Stormwater Ejector Pump Replacement in the amount of $52,960, in substantially the form attached to this Resolution as Exhibit A, and in a final form and substance acceptable to the Village Manager and Village Attorney.

SECTION 3. EXECUTION OF CONTRACT. The Village Manager and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Contract upon receipt by the Village Clerk of at least one original copy of the Contract executed by the Contractor; provided, however, that if the executed copy of the Contract is not received by the Village Clerk within 30 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the President and Board of Trustees, be null and void.

SECTION 4. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS ___ day of _____, 2026.

Village President

ATTEST:

Village Clerk

VILLAGE OF ARLINGTON HEIGHTS
CONTRACT

This agreement is made and entered into this September 8th 2026 between the Village of Arlington Heights (hereinafter referred to as the "Village") whose principal place of business is located at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005 and Central Plumbing Company (hereinafter referred to as the "Company") whose principal place of business is located at 29 N. Hickory Ave. – Arlington Heights, IL 60004 (collectively referred to herein as the "Parties").

NOW, THEREFORE, and in consideration of the mutual covenants herein contained, the Parties hereto agree as follows:

1. The Company agrees to do all work, furnish all materials and all labor necessary to complete the work in full compliance with the terms of this Agreement and the proposed specifications and the requirements of the Director under it.

2. The Village agrees to pay the Company based on proposal prices for completion of the work in accordance with the RFP documents.

3. It is understood and agreed that the RFP Documents, Specifications, Addenda, and the Vendor's response are all essential documents for the Evergreen Underground Parking Garage Ejector Pump Replacement. They are attached and hereby made part of this agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

Village of Arlington Heights:

_____
Village President

ATTEST:

_____
Village Clerk

Company:

By: _____

Title: _____

Date: _____

Attest:

_____
Notary
(Seal)

Central Plumbing Company

License #: 055-12918

29 N. Hickory Ave
Arlington Heights, IL 60004

847-253-9181

www.centralplumbingco.com

info@centralplumbingco.com

Estimate 51216

SENT

Name: Village of Arlington Heights

Phone:

Email: cgorecki@vah.com

Billing address:

222 N. Ridge Ave.
Arlington Hts., Illinois 60005

Date: Aug 2, 2026

Expiration Date: Sep 1, 2026

Status: Sent

Notes:

- Permit fee not figured in price. Figured applying for permit
- This proposal is for a 3" duplex submersible pump system
- Pump will have the same hydraulic performance as the original
- 50% deposit required w/ signed proposal. Remaining 50% due (+ any extras required) after completion
- Electrician figured in price
- Pumping truck and removal figured in price. Onsite visit required before hand to figure out parking and location of hose
- 1 yr Labor Warranty, 3yr pump and system warranty
- Any unforeseen problem that should occur, not quoted, will be charged as an extra

Item	Amount

Item	Amount
Price Quoted	$52,960.00

Price quoted to install 3" Weil Duplex submersible sump pump system, replace discharge piping, work as follows;

- Remove existing 4" Weil vertical pumps and discharge piping to existing pvc at ceiling - remove from site
- Demo electrical equipment to existing dual pump system - remove control panel
- Install temp pump
- Pumping truck to clean sump basin and triple basin for parking garage (oil in basin) - power wash sides of basins
- Furnish/Install (2) 3" Weil (#2545) double seal submersible sump pumps – 2hp, 460V - 3 phase w/ stainless steel impellers - 1750 rpms - 20' cords
- Furnish/Install # 8211 NEMA-I pedestal mounted mechanical alternator with stainless steel rod and ball
- Furnish/Install # 8155 NEMA-I duplex control panel w/ dry contact for Scada and loss of power relay
- Furnish/Install 4" x 3" pvc (sch40) wye at the ceiling
- Furnish/Install 3" pvc (sch40) pipe and fittings for each pump discharge piping
- Furnish/Install (2) 3" brass check valves and (2) 3" brass ball valves - 1/4 turn
- Furnish/Install stainless steel clevis hangers, friction clamps, rod, and hardware to support new discharge piping
- Re-use existing electrical circuits for new system
- Furnish/Install main disconnects
- Furnish/Install and wire new alternating float switches
- Video inspect inlet and outlet lines at basins
- Remove all debris from job site
- Start-up - Test system

Notes:
- Figured (Sch40) pipe and fittings. We can install (Sch80) pvc instead (Approx $850 extra). Sch80 is thicker and stronger pipe
- Permit fee not figured in price. Figured apply for permit
- Found oil in sump basin. Figured checking and cleaning triple basins outside sump pump room. Triple basins catch oil from the parking lot floor drains
- Electrician figured in price
- Temp pump will be installed during work – removed after completion
- Waste piping from floor drain in parking garage may need jetting after basins are cleaned. Any jetting required will be charged as an extra
- Pumping truck company would park outside in parking lot and run hose to basement. We have 200ft total. Onsite visit prior to pumping required
. If the new system requires alternate power, additional cost may need to be added
- Will require parking spots to be blocked off near pump room during completion of project
- Any unforeseen problem that should occur, not quoted, will be charged as an extra

Thank you for your business! Please let us know if we can do anything else for you.

Subtotal	**$52,960.00**
Total	**$52,960.00**

Files

8 Files were uploaded to the report
Click here to access

Contract

CUSTOMER ACKNOWLEDGEMENT: - Any extra work required, not quoted, will be charged accordingly, any unforeseen problem that should occur, not quoted, will be charged as an extra. 50% down payment required w/ signed proposal. Remaining 50% (+ any extras) required upon completion. Payment to be collected upon completion of work, on site, by check, cash, or credit card, card convenience fees will be added to the total charged if paying by card.

My signature signifies my full and final acceptance of all work and acceptance of Central Plumbing's terms and conditions set forth.

Terms and Conditions

1. The work to be performed hereunder by Central Plumbing Company, Inc. is limited to those specific items set forth herein.

2. Central Plumbing Company, Inc. shall not be responsible for any damage due to leaky or defective traps, hidden or unknown lead piping, improper or faulty plumbing, rusted or defective pipes, corrosion, mineral or hard waste buildup, harmful cleaning chemicals such as sulfuric or caustic acids, or drainage tiles, lines, piping, plumbing or other matters which are settled, broken, deteriorated or damaged. If during the performance of work hereunder, fixtures are damaged or broken, defective or corroded drainage tiles, line, piping, plumbing, or other matters are broken, or if Central Plumbing Company, Inc. equipment become lodged for any reason in any such defective tiles, lines, piping, plumbing, or other matters and cannot be practically removed, Central Plumbing Company, Inc. shall not be liable for the removal of such equipment or for the repairs or replacement of any fixtures, tiles, lines, piping, plumbing or other matters which may be damaged. In the event any equipment or cables should break or become lodged for any reason, the customer is liable for the market cost of replacing our equipment. If Central Plumbing Company, Inc. expends additional time and labor as a result of any of the above, the customer shall be liable for payment of any additional time and labor so incurred to remedy the situation.

3. Central Plumbing Company, Inc. is not responsible for any damage to or cleaning of interior or exterior of the house, business, etc. during service of any back-ups of drains or any other service provided, including but not limited to wet or soiled carpeting, leaks, and spills, or damaged, missing or stolen property.

4. Central Plumbing Company, Inc. is not responsible for any damage to either personal or real property, including but not limited to sprinkler systems, underground or concealed systems, electric fences, gas lines, telephone lines, satellite or cable lines, alarm systems, sewer lines or systems, or sanitation or drainage lines. Central Plumbing Company Inc. is not responsible for any damage or clean up resulting from the failure of any pump installed by our company that was not manufactured by Central Plumbing Company Inc

5. Payment Terms. The entire invoice is due upon completion of the work described. A service charge of 1.5% per month shall be applied on any invoice balance not received within thirty (30) days of the completion of the work described in the invoice. Such service charges shall become part of the Customer's outstanding balance. * Discounts will be inapplicable if invoice is not paid by due date*

6. Collection Costs. In any action by Central Plumbing Company, Inc against Customer to collect payment, Customer shall pay or reimburse Central Plumbing Company, Inc. for any and all costs and expenses, including reasonable attorneys' fees, court costs, filing fees and any other costs of collection.

7. Cancellation. Any work cancelled by the Customer at any time is subject to charges for all costs and liabilities incurred by Central Plumbing Company, Inc but not limited to all costs related to all parts ordered or provided and all services provided up to such time as Central Plumbing Inc. is notified in writing of Customer's intent to cancel. Customer agrees to pay Central Plumbing, Inc. the contract price for parts ordered and provided and services provided by Central Plumbing, Inc. up to the time of cancellation.

8. Warranties. Central Plumbing, Inc. warrants to Customer that all labor provided shall be performed in a workman like manner and shall be free from defects for a period of ten (10) days from delivery to Customer. All parts shall be covered by any applicable

manufacturer's warranty. THIS LIMITED WARRANTY IS THE SOLE AND EXCLUSIVE WARRANTY GIVEN BY CENTRAL PLUMBING INC WITH RESPECT TO THE PARTS AND LABOR. ALL OTHER REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, ARE EXPRESSLY DISCLAIMED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR CLAIMS THAT ARISE FROM COURSE OF DEALING OR USAGE IN TRADE PRACTICE.

Signature

Date

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/8/2026

Item: Resolution Approving a Contract for HVAC Installation for Fleet Services Garage
Department: Public Works & Engineering

Item Description:
The 2026 Capital Improvement Budget includes funding within the HVAC Replacement Project for HVAC improvements to the Fleet Services Garage at the L.A. Hanson Public Works Center. The Fleet Services Garage serves as the Village's primary vehicle and equipment maintenance facility and currently does not have air conditioning.

The project consists of replacing and installing three rooftop air conditioning units, associated ductwork, electrical modifications, roofing work, controls, startup, testing, and all related appurtenances necessary to provide a complete and operational cooling system. In addition to the base proposal, staff recommends acceptance of Option 1 and Option 2, which include additional mechanical improvements identified in the proposal.

The completed project will provide a climate-controlled work environment for Fleet Services personnel while maintaining stable environmental conditions for computerized fabrication equipment, electronic diagnostic systems, and other temperature-sensitive equipment utilized in daily fleet operations.

A Request for Proposals (RFP) was issued on July 7, 2026, and a mandatory pre-proposal meeting was held on July 14, 2026, with representatives from Moltree Mechanical, The Stone Group, and C. Acitelli Heating and Piping Contractors in attendance. An RFP was utilized because the project required the selected contractor to evaluate and provide an HVAC system compatible with the existing electrical service and existing rooftop penetrations from the previously decommissioned system. One proposal was received on July 20, 2026. Following review of the proposal, staff determined that The Stone Group submitted a responsive proposal that met the requirements of the RFP.

Funding for this project is available in the HVAC Replacement Capital Project, Account No. 401-7101-550200 BL9601, which includes an approved budget of $994,456.

RECOMMENDATION

It is recommended that the Village Board approve the attached resolution to award a contract for Garage 3 Air Conditioning Project, including the Base

Proposal and Options 1 and 2, to The Stone Group of Chicago, Illinois, for a total amount of $223,815.

ATTACHMENTS:

1. 20260908_Building_FleetHVAC

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING THE AWARD OF A CONTRACT FOR GARAGE 3 AIR CONDITIONING PROJECT TO THE STONE GROUP, OF CHICAGO, ILLINOIS

WHEREAS, the Village sought proposals for Garage 3 Air Conditioning Project ("Contract"); and

WHEREAS, The Stone Group, of Chicago, Illinois ("Contractor"), submitted a responsive proposal that met the requirements of the Village's Request for Proposals; and

WHEREAS, the Contract includes the Base Proposal and Options 1 and 2 for the installation of rooftop air conditioning units, associated ductwork, electrical modifications, roofing work, controls, startup, testing, and related mechanical improvements; and

WHEREAS, the Village President and Board of Trustees have determined that entering into the Contract with the Contractor will serve and be in the best interest of the Village and its residents;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, as follows:

Section 1. RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. APPROVAL OF CONTRACT. The Board of Trustees hereby approves the Contract by and between the Village and the Contractor for Garage 3 Air Conditioning Project, including the Base Proposal and Options 1 and 2, in the amount of $223,815, in substantially the form attached to this Resolution as Exhibit A, and in a final form and substance acceptable to the Village Manager and Village Attorney.

SECTION 3. EXECUTION OF CONTRACT. The Village Manager and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Contract upon receipt by the Village Clerk of at least one original copy of the Contract executed by the Contractor; provided, however, that if the executed

copy of the Contract is not received by the Village Clerk within 30 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the President and Board of Trustees, be null and void.

SECTION 4. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS ___ day of _____, 2026.

Village President

ATTEST:

Village Clerk

VILLAGE OF ARLINGTON HEIGHTS
CONTRACT

This agreement is made and entered into this September 8th 2026 between the Village of Arlington Heights (hereinafter referred to as the "Village") whose principal place of business is located at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005 and The Stone Group, of Chicago, Illinois (hereinafter referred to as the "Company") whose principal place of business is located at 900 S. Campbell – Chicago, IL 60612 (collectively referred to herein as the "Parties").

NOW, THEREFORE, and in consideration of the mutual covenants herein contained, the Parties hereto agree as follows:

1. The Company agrees to do all work, furnish all materials and all labor necessary to complete the work in full compliance with the terms of this Agreement and the proposed specifications and the requirements of the Director under it.

2. The Village agrees to pay the Company based on proposal prices for completion of the work in accordance with the RFP documents.

3. It is understood and agreed that the RFP Documents, Specifications, Addenda, and the Vendor's response are all essential documents for the Garage 3 Air Conditioning Project. They are attached and hereby made part of this agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

Village of Arlington Heights:

_____
Village President

ATTEST:

_____
Village Clerk

Company:

By: _____

Title: _____

Date: _____

Attest:

_____
Notary
(Seal)

The Stone Group
900 S Campbell Ave.
Chicago, IL 60612
Office: 773-638-2758

Date: July 20th, 2026
Quotation Number: VAH – 26-1339
Company Name: Village of Arlington Heights
Address: 33 S Arlington Heights Rd.
Arlington Heights, IL 60005
Contact Name: John Giannetti

Project(s):
1. **RTU Install – (2) 10-Ton RTUs (Cooling) in Maintenance Garage**
2. **RTU Install - (1) 5-Ton RTU (Cooling) in Small Garage**

Mr. Giannetti,

I am pleased to prepare this proposal for your review.

Scope of Work:

- Roofers to cut into roof and set curbs.
- Supply (3) RTUs, crane up to the roof, and set.
- Roofers to flash in all equipment.
- Roof Work Warranty for 2 years.
- Insulated duct work to extend in 2 directions.
- Return will have grille below roofline.
- Electrical Parts, Controls and Labor supplied by customer.
- Start up performed on all 3 Units.
- Cleanup of jobsite using customer's dumpster.

Total Cost: $169,730.00

OPTION #1: Replace 17 Existing Skylights with Velux CMT2 Double Dome w/ Exterior Fall Protection.

Total Add-On : $44,310.00

OPTION #2: Demo and Remove (2) existing abandoned Ceiling Units.

Total Add-On : $9,775.00

The Stone Group
900 S Campbell Ave.
Chicago, IL 60612
Office: 773-638-2758

As a representative of The Stone Group, I am looking forward to working with you on this opportunity as well as future opportunities to come. If I may be of further assistance, please feel free to contact me at 773-638-2758.

Respectfully submitted
Tom Gallagher

Project Manager

(847) 514-2615 Cell
(773) 638-2758 Office

ACCEPTANCE: The foregoing
Agreement is hereby signed and accepted.

Name: _____

Date:_____

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/8/2026

Item: Resolution Awarding Contract for Furnishing and Delivering Bulk Rock Salt and an Ordinance Amending the Annual Budget of the Village of Arlington Heights for the Fiscal Year Beginning January 1, 2026 and ending December 31, 2026

Department: Public Works & Engineering

Item Description:

Historically, Public Works and Engineering budgets for approximately 80% of the Village's annual allocation of 6,500 tons. Under previous State of Illinois contract terms, the Village was permitted to purchase a minimum of 80% of its annual allocation, and up to a maximum of 120%, depending on actual need. Due to several years of moderate winter weather, purchasing 80% of the annual allocation has been sufficient for operations. This has typically resulted in ordering approximately 5,200 tons of rock salt at a cost of approximately $300,000, depending on actual quantities and awarded pricing.

Staff experienced increased volatility with rock salt deliveries toward the end of the 2025-2026 winter season, particularly due to trucking availability. Typically, rock salt is delivered within seven days of ordering; however, delivery times increased to approximately 15 to 30 days. It should be noted that the entire 2025-2026 rock salt budget was expended during the first quarter of 2026. Based on these factors discussed above, Staff anticipates higher-than-average costs for next year’s salt purchase.

Planning for the 2026-2027 winter season has presented additional challenges for municipalities procuring bulk rock salt beyond trucking availability. Staff found that changes in supplier participation in the State of Illinois Joint Purchasing Program resulted in more than 250 communities receiving no bids, requiring them to seek alternative sources for road salt. Arlington Heights was among the municipalities that did not receive a bid through the State program. These market conditions have contributed to significantly increased pricing throughout the region.

To secure the Village's salt supply for the upcoming winter season, the Village of Arlington Heights, the Village of Palatine, and Elk Grove Village partnered to conduct a joint competitive bid for furnishing and delivering 100% of their respective bulk rock salt quantities. Village Staff coordinated the joint bid among the neighboring communities to provide an opportunity to leverage economies of

scale and obtain competitive pricing while maintaining separate delivery locations and quantities.

A public bid opening was held on August 24, 2026. Four bids were received, publicly opened, and read aloud. The following base bid prices were received for delivery to Arlington Heights:

Bidder	Price per Ton
Compass Minerals America Incorporated	$121.63
Salt XChange	$129.50
Midwest Salt	$132.59
Morton Salt, Inc.	$139.54

Compass Minerals America Incorporated submitted the lowest base bid for the Village's annual quantity of 6,500 tons at a cost of $121.63 per ton, for a total of $790,595. The proposed unit price represents an increase of $51.40 per ton, or approximately a 73% increase as compared with the Village's 2025-2026 State of Illinois contract price of $70.23 per ton. The bid also includes an optional alternate price of $136.63 per ton for additional quantities purchased beyond the Village's 6,500-tonbase quantity, if needed.

Staff is recommending approval of a contract with Compass Minerals for 100% of the Village's annual salt quantity in the amount of $790,595.

Staff is also requesting approval of a Budget Amendment to provide the necessary funding to secure the Village's bulk rock salt supply for the upcoming winter season this fall as new funding is not available for this purchase until January 2027. Funds will be available in account number 101-7101-531900 when the General Fund is amended by the Budget Amendment Ordinance.

RECOMMENDATION

It is recommended that the Village Board award a contract for furnishing and delivering bulk rock salt to Compass Minerals America Incorporated, of Overland Park, Kansas, at the base bid price of $121.63 per ton for 6,500 tons, for a total contract amount of $790,595, as authorized in the attached Resolution, and authorize the execution of the necessary documents.

It is further recommended that the Village Board approve the Budget Amendment Ordinance, also presented tonight, amending the 2026 Budget for $790,595.

ATTACHMENTS:

1. 20260908_Streets_Road_Salt
2. 2026 BUDGET AMENDMENT ORDINANCE - SODIUM CHLORIDE

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING THE AWARD OF A CONTRACT FOR FURNISHING AND DELIVERING BULK ROCK SALT TO COMPASS MINERALS AMERICA INC., OF OVERLAND PARK, KANSAS

WHEREAS the Village sought bids for the award of a contract to furnish and deliver rock salt ("Contract"); and

WHEREAS, Compass Minerals America Inc., of Overland Park, Kansas ("Contractor"), submitted a responsive bid that met the requirements of the Village's Request for Bids for the Contract; and

WHEREAS, the Village President and Board of Trustees have determined that entering into the Contract with the Contractor will serve and be in the best interest of the Village and its residents;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, as follows:

Section 1. RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. APPROVAL OF CONTRACT. The Board of Trustees hereby approves the Contract by and between the Village and the Contractor to furnish and deliver rock salt in the amount of $790,595, in substantially the form attached to this Resolution as Exhibit A, and in a final form and substance acceptable to the Village Manager and Village Attorney.

SECTION 3. EXECUTION OF CONTRACT. The Village Manager and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Contract upon receipt by the Village Clerk of at least one original copy of the Contract executed by the Contractor; provided, however, that if the executed copy of the Contract is not received by the Village Clerk within 30 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the President and Board of Trustees, be null and void.

SECTION 4. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS ___ day of _____, 2026.

Village President

ATTEST:

Village Clerk

Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005
847-368-5000
www.vah.com

NOTICE OF AWARD

Compass Minerals America Inc.
9900 W. 109th Street, Suite 100
Overland Park, KS 66210

September 8, 2026

Project Description: Furnishing and Delivering of Bulk Rock Salt

The Village of Arlington Heights has considered the proposal submitted by your Company for the above-described work in response to its INVITATION FOR BIDS opened August 24, 2026.

YOU ARE HEREBY NOTIFIED that your proposal/bid has been accepted by the Village Board on September 8, 2026 for the base bid price of $121.63 per ton for 6,500 tons up to the amount of: **Seven Hundred Ninety Thousand, Five Hundred Ninety-Five Dollars and 00/100ths** ($790,595.00).

You are required to execute the Contract Documents and provide necessary Insurance documentation within Fifteen (15) days from the date of this Notice to you.

If you fail to execute said Contract within Fifteen (15) days from the date of this Notice, said Owner will be entitled to consider all your rights arising out of the Owner's acceptance of your proposal as abandoned and the Owner will be entitled to such other rights as may be granted by law. Please return signed contracts to Lisa Subrin.

You are required to return an acknowledged copy of this Notice of award to the Village, with two signed copies of the contract.

Dated this 8th day of September, 2026

Village of Arlington Heights

By: _____

Lisa Subrin, Purchasing Coordinator

Acceptance of Notice

Receipt of the above Notice of Award is acknowledged by Compass Minerals America Inc. this _____ of _____ (month), 2026.

By: _____

Title: _____

VILLAGE OF ARLINGTON HEIGHTS
CONTRACT

This Agreement is made and entered into this 8th day of September, 2026, between the Village of Arlington Heights "Village" and Compass Minerals America Inc, "Vendor."

In consideration of the mutual benefits that will result to the parties in carrying out the terms of this Agreement, the parties agree as follows:

1. The Vendor agrees to do all the work, furnish all materials and all labor necessary to complete the work in full compliance with all of the terms of this agreement and the proposed specifications and the requirements of the Director under it;
2. The Village agrees to pay the Vendor based on unit prices for completion of the work in accordance with the bid documents;
3. It is understood and agreed that the Bid Documents, Specifications, Addenda, and the Bidder's response are all essential documents for the Furnishing and Delivering of Bulk Rock Salt Project. They are attached and hereby made part of this agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date indicated above.

Attest: Village of Arlington Heights

_____ By:_____
Clerk
(Seal) Title: _____

Date:_____

Attest:

Bidder:

By:_____

_____ Title:_____
Notary
(Seal) Date:_____

Subscribed & sworn before me this _____day of _____2026.

VILLAGE OF ARLINGTON HEIGHTS
FINANCE DEPARTMENT, PURCHASING DIVISION
33 S. ARLINGTON HEIGHTS ROAD

BID SPECIFICATIONS AND CONTRACT DOCUMENTS

Furnishing and Delivering of Bulk Rock Salt

Required for Use by:	Village of Arlington Heights- Public Works
Bid Deposit:	N/A
Performance Bond:	N/A
Date and Time Bids Due:	Monday August 24, 2026 at 11:00 am
Date and Time of Bid Opening:	Monday August 24, 2026 at 11:00 am
Project Contact:	Chester Gorecki, cgorecki@vah.com. 847-368-5800
Purchasing Coordinator:	Lisa Subrin, lsubrin@vah.com, 847-368-5509

In the event bidder cannot submit a bid on the requirements as set forth in the bid documents, he or she should return the bid documents with an explanation as to why he or she is unable to bid on these requirements. Because of the large number of firms listed on the Village's qualified bidder's list, it is necessary to delete from these lists the names of those persons, firms or corporations who fail to respond after having been invited to bid on a commodity or commodities.

BID NOTICE

Furnishing and Delivering of Bulk Rock Salt

LEGAL NOTICE

Official notice is hereby given that sealed bids will be received by the Finance Department at 33 S. Arlington Heights Road, Arlington Heights, IL 60005 until 11:00 a.m. on Monday August 24th, 2026 and then at said office publicly opened and read aloud for the following:

REQUEST FOR BID: BULK ROCK SALT FOR THE MUNICIPALITIES OF:

Arlington Heights, Palatine, Elk Grove Village

Scope of work includes: The Vendor shall furnish and deliver Bulk Rock Salt in accordance with the bid documents. Proposals are being requested to be purchased on an as-needed basis during the contract period.

Specifications/bid documents may be obtained by contacting Lisa Subrin, Purchasing Coordinator, by email at lsubrin@vah.com

All work under this contract shall comply with the Prevailing Wage Rate Act of the State of Illinois, 820 ILCS 130/0.01 et seq. and Employment of Illinois Works on Public Works Act (30 ILCS 570/0.01).

Offers may not be withdrawn for a period of ninety (90) days after closing date without the consent of the Board of Trustees.

Any Bid submitted unsealed, unsigned, fax transmissions or received subsequent to the aforementioned date and time, will be disqualified and returned to the bidder.

The Village of Arlington Heights reserves the right to reject any and all bids or parts thereof, to waive any irregularities or informalities in bid procedures and to award the contract in a manner best serving the interest of the Municipalities.

For a list of our current bids, visit our website at www.vah.com.

VILLAGE OF ARLINGTON HEIGHTS
GENERAL CONDITIONS AND INSTRUCTION TO BIDDERS
PURCHASES

THE GENERAL TERMS AND CONDITIONS WHICH FOLLOW APPLY TO ALL PURCHASES AND BECOME A DEFINITE PART OF EACH FORMAL INVITATION TO BID, PURCHASE ORDER, OR CONTRACT ISSUED BY THE VILLAGE OF ARLINGTON HEIGHTS ("VILLAGE"), UNLESS OTHERWISE SPECIFIED. BY SUBMITTING A BID, THE BIDDER AGREES TO BE BOUND BY THESE TERMS AND CONDITIONS. BIDDERS OR THEIR AUTHORIZED REPRESENTATIVES ARE EXPECTED TO FULLY INFORM THEMSELVES OF THE CONDITIONS, REQUIREMENTS, AND SPECIFICATIONS BEFORE SUBMITTING BIDS, FAILURE TO DO SO WILL BE AT THE BIDDER'S OWN RISK AND THE BIDDER CANNOT SECURE RELIEF ON THE PLEA OF ERROR.

1.0 BIDDING PROCEDURES

1.01 PROPOSAL FORMS:

Proposals shall be submitted on the forms provided properly completed in ink, signed in the appropriate places, and submitted in a sealed envelope. All information required by the bidding documents must be supplied to constitute a responsive bid.

1.02 BID DEPOSIT: N/A

Each bid will be accompanied by a bid guaranty in the form and amount as specified in the Notice to Bidders. When a bid bond is allowed as detailed in the Invitation to Bid, the bid bond will be signed by a surety company authorized to do business in the State of Illinois. Bid deposits shall not exceed 10% of total bid. Bids submitted without the required bid guaranty shall be considered informal and will be rejected. Bid deposits submitted by the successful contractor will be held as security until a contract is signed. Failure to provide goods as agreed, may result in the forfeiture of your bid deposit.

1.03 SUBMISSION OF BIDS:

All bid/proposals must be delivered to the Purchasing Coordinator, Village of Arlington Heights, 33 S. Arlington Heights Road, Arlington Heights, IL 60005. All bids submitted must be received in an envelope by the Purchasing Coordinator before the time specified for opening the bid. Bids received prior to the opening will be securely kept, unopened. The Purchasing Coordinator, or their designated agent, will decide when the specified time for the bid opening has arrived, and bids will be opened as soon as practical after the assigned time. Formal sealed bids, amendments thereto, or requests for withdrawal of bids after the time specified for the bid opening will not be considered. Formal bids received after the specified bid time will not be considered and will be returned unopened. No responsibility will attach to the Purchasing Coordinator or to the Village for the premature or non-opening of a bid not properly addressed and identified, except as otherwise provided by law.

1.04 ADDENDUM:

Bidders shall acknowledge the receipt of any addendum interpreting the specifications on the proposal form.

1.05 SAMPLES:

Samples or drawings requested shall be delivered at no cost to the Village. The Village will not be responsible for damages to samples. Samples will be removed by the bidder within (30) thirty days after notification. Samples must be submitted prior to the time set for the opening of the bid.

1.06 NO BID RESPONSE:

In the event you cannot submit a bid, return the proposal document with an explanation as to why you are unable to submit a bid and clearly mark the proposal "No Bid". Failure to submit a bid or correspondence indicating why a bid is not being submitted may result in your company being removed from the Village Bid List.

1.07 QUESTIONS:

All questions concerning the bid shall be submitted to the Purchasing Division. Questions requiring a clarification or interpretation of the specifications shall be submitted to the Purchasing Division in writing at least five business days prior to the bid opening, if necessary, the Purchasing Division will issue a written response to all bidders in the form of an addendum. Whenever the answer to the question is contained in the bid documents, the bidder shall be directed to the provision within the general conditions which responds to the question. The Village will not be responsible for any other explanation of the specifications made prior to the receipt of bids.

1.08 BIDS BINDING FOR 90 DAYS:

Unless otherwise specified in the specifications, all formal bids submitted shall be binding for ninety (90) calendar days following date of opening.

1.09 BID PROPOSAL FOR ALL OR PART:

Unless otherwise specified, bids shall be submitted for all of the work or items for which the bids are requested.

1.10 ALTERNATE PROPOSALS:

The specifications are prepared to describe the goods and/or service which the Village deems to be in the best interests to meet its performance requirements. Bidders desiring to bid on items which deviate from the stated specifications, but which they believe to be equal, may do so but all specification deviations must be clearly noted on the form provided in the bid package. The Village reserves the right to rule upon specification deviation in a manner that best meets the needs of the Village. If a bidder wishes to submit more than one bid, each bid after the first is to be considered an ALTERNATE. These bids must be placed in SEPARATE envelopes. The envelopes and bid proposal page must be plainly marked, "ALTERNATE BID".

1.11 WITHDRAWAL OF BIDS:

A written request for withdrawal of a bid will be granted if the request is received by the Village prior to the specified time of the opening. After the opening, the bidder may not withdraw or cancel their bid for a period of ninety (90) calendar days, or such longer time as stated in the bid document.

1.12 BID OPENING:

At the time assigned for the opening of formal bids, the bids will be opened and read aloud. Bidders are encouraged to attend all openings and to offer constructive suggestions for improvements to bid format or any way in which greater savings can be realized.

2.00 AWARDING THE BID

2.01 CRITERIA FOR AWARDING BID/RESERVATION OF RIGHTS:

The contract will be awarded to the lowest responsible bidder, or any other bidder determined by the Village Board to be in the best interest of the Village, who complies with all the provisions of the invitation to bid. The Village reserves the right to reject any or all bids or to waive any non-conformity in bids received whenever such rejection or waiver is in the best interests of the Village. The Village also reserves the right to reject the bid of a bidder who has previously failed to satisfactorily perform a contract, has not completed contracts on time, or whom an investigation shows is not in a position to perform the contract. In determining responsibility, the following qualifications will be considered by the Village:

(a) The product or services offered meets stated specifications.

(b) The ability, capacity, and skill of the bidder to perform the contract or provide the service required.

(c) Whether the bidder can perform the contract or provide service promptly, or within the time specified, without delay or interference.

(d) The character, integrity, reputation, judgment, experience, and efficiency of the bidder.

(e) The quality of performance of previous contracts or services.
(f) The previous and existing compliance by the bidder with laws and ordinances relating to the contract or service.

(g) The sufficiency of the financial resources and ability of the bidder to perform the contract or provide the service.

(h) The quality, availability, and adaptability of the supplies or contractual services to the particular use required.

(i) The ability of the bidder to provide future maintenance and service for the use of the subject of the contract.

(j) Lowest bids received. Discounts for cash payments may be considered only if discount is clearly written on the proposal page.

2.02 NOTICE OF AWARD:

The Village will accept in writing one of the proposals, within ninety (90) days from the date of opening of bids, or the time specified within the specifications, unless the lowest responsible bidder extends the time of acceptance to the Village.

2.03 AWARD OF ALL OR PART:

Unless otherwise specified by the Village, the Village reserves the right to make an award on all items, or on any of the items according to the best interests of the Village. Bidder may restrict their bid to consideration in the aggregate by so stating, but must name a unit price on each item bid upon. The Village reserves the right to accept or reject any bid in which the bidder names a total price for all the articles without quoting a price on each and every item.

3.00 BOND REQUIREMENTS- N/A

3.01 EXECUTION OF PERFORMANCE BOND:

When noted in the specifications, the Village reserves the right to require the successful bidder to supply a performance bond within ten (10) calendar days of acceptance of the bidder's proposal by the Village. The performance bond, unless otherwise specified by the Purchasing Division, shall be 100% of the total contract price.

3.02 FAILURE TO FURNISH BOND:

In the event that the bidder fails to furnish the performance bond within ten (10) calendar days after acceptance of bid by the Village, then the bid deposit of the bidder shall be retained by the Village as liquidated damages, it being now agreed that this sum is a fair estimate of the amount of damages that the Village will sustain due to the bidder's failure to furnish the bond.

4.00 SPECIFICATIONS

4.01 NEW GOODS, FRESH STOCK:

Unless otherwise specifically stated, all contractors shall provide new commodities, fresh stock, latest model, design or package.

4.02 TRADE NAME USED BY VILLAGE:

Unless otherwise stated, any reference in the Village's specifications to a detailed manufacturer is for descriptive, not restrictive purposes, indicating articles that are satisfactory. Bids on other makes and catalogs will be considered, provided the bidder clearly states exactly what the bidder proposes to furnish; or forwards with the bid, a cut, illustration, or other descriptive matter which will clearly indicate the character of the article covered by the bid and that it meets the intended requirements.

4.03 TRADE NAME USED BY BIDDER:

Where the bidder identifies an item by manufacturer's name, trade name, catalog number, or reference, the bidder shall furnish the item so identified and shall not propose to furnish an "equal" unless the proposed "equal" is definitely indicated within the bid.

4.04 PROPOSED EQUIVALENTS:

The manufacturer and model specified is provided to indicate the quality minimums expected by the Village. Where specifications provide detailed information regarding

certain manufacturers and models, equivalent products shall be accepted for consideration. Equivalent products shall be equivalent as to quality, function, design, features and overall warranty of products proposed. It shall be the determination of the user department or designee to judge and conclude if a product is acceptable as an equivalent. All products proposed as part of this purchase shall be designed specifically for the intended use.

If no particular brand, model, or make is specified, and if no data are required to be submitted with the bid, the specifications may require the bidder to submit working drawings or detailed descriptive data sufficient for the Village to determine if each requirement of the specifications is being complied with prior to manufacture or shipment

5.00 PRICE

5.01 NET PRICES:

Bid prices, unless otherwise specified in the specifications, must be net, including transportation and handling charges fully prepaid by the contractor to delivery point.

5.02 PRICE REDUCTION:

If at any time after the date of the bid or offer the contractor makes a general price reduction in any material covered by the contract, an equivalent price reduction shall apply to the contract for the remaining contract period (or until the price is further reduced). Such price reduction shall be effective at the same time and in the same manner as the reduction in the price to customers generally. For purpose of this provision, a "general price reduction" shall mean any horizontal reduction in the price of an article or service offered (1) to contractor's customers generally, or (2) in the contractor's price schedule for the class of customers, i.e., wholesalers, jobbers, retailers, etc., which was used as the basis for bidding on this contract. An occasional sale at a lower price would not be considered a "general price reduction" under this provision. The contractor shall invoice the ordering offices at such reduced prices indicating on the invoice that the reduction is pursuant to the "Price Reduction" provision of the contract documents. The contractor, in addition, shall within ten calendar days of any general price reduction notify the Purchasing Coordinator of such reduction by letter. Failure to do so may result in termination of the contract.

5.03 TAX EXEMPTION:

Illinois Retailers Occupation Tax, Use Tax and Municipal Retailer’s Occupation Tax do not apply to materials or services purchased by the Village. The price quoted herein shall include all other Federal and/or State direct and/or indirect taxes which apply.

5.04 ERRORS IN BID PRICES:

When an error is made in extending total prices, the unit bid price will govern. Erasures or changes in bids must be initialed by the bidder.

6.00 QUANTITIES

6.01 SPECIFIC BID QUANTITIES:

Where quantities are specifically stated, acceptance will bind the Village to order and

pay for, at contract prices, all such supplies or services delivered that meet the specifications and conditions of the contract. Acceptance shall be in compliance with the Uniform Commercial Code S2-606.

6.02 REQUIREMENTS OR ESTIMATED BID QUANTITIES:

On "Requirements or Estimated Bid Quantities," acceptance will bind the Village to pay for, at unit bid prices, only quantities ordered and delivered. Any reference to forecasted or estimated quantities within the bidding documents is intended to inform the bidder of approximate annual requirements. The Village may purchase as little as zero percent (0%) or as much as one hundred percent (100%) of the forecasted or estimated quantities.

7.00 DELIVERY PROVISIONS

7.01 PLACING OF ORDER:

Orders against contracts will be placed with the contractor on a purchase order executed and released by the Purchasing Division. Telephone, facsimile or electronic orders placed directly with the contractor by the Purchasing Division may be authorized by the Purchasing Division only after execution of a blanket purchase order.

7.02 RESPONSIBILITY FOR MATERIALS SHIPPED:

The successful bidder shall be responsible for the materials or supplies covered by this contract until they are delivered at the designated point. Rejected materials or supplies must be removed by and at the expense of the Bidder promptly within (5) five calendar days after notification or rejection. The bidder shall be responsible for rejected goods after notice of rejection.

7.03 DELIVERY FAILURES:

Failures of a contractor to deliver within the time specified, or within a reasonable time as interpreted by the Purchasing Division, or failure to make replacement of rejected articles when so requested, immediately or as directed by the Purchasing Division, shall constitute authority for the Purchasing Division to purchase in the open market articles. With such purchases, either: (1) the contractor shall reimburse the Village, within a reasonable time specified by the Purchasing Division, for any expense incurred in excess of contract prices; or (2) the Village may deduct such amount from monies owed the defaulting contractor. Such purchases shall be deducted from contract quantities. Should public necessity demand it, the Village reserves the right to use or consume articles delivered which are substandard in quality, subject to an adjustment in price to be determined by the Purchasing Division.

7.04 PACKAGING AND CONTAINERS:

Unless otherwise specified, goods shall be delivered in commercial packages in standard commercial containers, so constructed as to insure acceptance by common or other carrier for safe transportation, at the lowest rate, to the point of delivery. Containers become the property of the Village unless otherwise specified by bidder in his bid. The shipment shall be properly marked and tagged, stating the contractor's name and purchase order number. All delivery arrangements will be made in advance with the Purchasing Division or designee as specified within the bid document.

7.05 INSPECTION OF GOODS:

Inspections and acceptance of materials or supplies will be made after delivery. Final inspection shall be conclusive except as regards latent defects, fraud, or such gross mistakes as to amount to fraud. Final inspection and acceptance or rejection of the materials or supplies will be made as promptly as practicable. All delivered materials shall be accepted subject to inspection and physical count.

7.06 PACKING SLIPS OR DELIVERY TICKETS:

All shipments or deliveries shall be accompanied by packing slips or delivery tickets and shall contain the following information for each item delivered:

(a) Purchase order number
(b) Name of the article and stock number
(c) Quantity ordered
(d) Quantity shipped
(e) Quantity back ordered
(f) Name of the contractor

8.00 GENERAL RESPONSIBILITY PROVISIONS

8.01 COMPLIANCE WITH ALL LAWS:

All work under the contract must be executed in accordance with all applicable federal, state and local laws, ordinances, rules and regulations.

8.02 CONTRACT ALTERATIONS:

No amendment of a contract shall be valid unless made in writing and signed by both parties.

8.03 GENERAL GUARANTY: Bidder agrees to:

(a) Save the Village, its agents, and employees harmless from liability of any nature or kind for the use of any copyrighted or un-copyrighted composition, secret process, patented or unpatented invention, article, or appliance furnished or used in the performance of the contract which the bidder is not the patentee, assignee, licensee, or owner; and

(b) Protect the Village against latent defects in materials or workmanship and to repair or replace any articles damaged or marred in transit or during delivery; and

(c) Pay for all permits, licenses, and fees and give all notices; and to comply with all laws, ordinances, and rules of the Village and the State of Illinois.

8.04 DEFAULT:

In the event of the Bidder's nonperformance or breach of the contract terms, the contract may be canceled, in whole or in part, upon the Village's written notice of default and the bidder's failure to cure such default within ten (10) calendar days of the notice. The bidder shall be liable to the Village for all costs incurred in completion of the contract.

The bidder may not be liable in damages for delay in performance when such delay

or failure is the result of fire, flood, strike, the transporting carrier, act of God, or by any other circumstances which are beyond the control of the bidder. Under such circumstances, however, the Village may, at its option, cancel the contract.

8.05 ASSIGNMENT:

Assignment of this contract or any part thereof, or any funds to be received there under by the contractor shall be subject to the written approval of the Village. Such assignment shall not relieve the bidder from their obligations or change the term of the contract.

8.06 WARRANTIES:

Unless otherwise specified, the bidder shall unconditionally guarantee the materials and workmanship on all equipment furnished by them FOR A MINIMUM PERIOD OF ONE YEAR from date of delivery and installation if required unless otherwise specified in the specifications. If within the guarantee period, any defects or signs of deterioration are noted which, in the opinion of the Village, are due to faulty design and installation, workmanship, or materials, the Village shall notify the bidder. At the bidder's expense, the bidder shall repair or adjust the equipment or parts to correct the condition, or replace the part or entire unit to the complete satisfaction of the Village.

8.07 INSURANCE:

At the bidder's expense, the bidder shall secure and maintain in effect throughout the duration of this contract, insurance in adequate limits to cover all locations of the bidder's operations. The bidder shall furnish certificates of insurance to the Village prior to proceeding with the obligation for services or purchases under this bid. All insurance policies shall be written with insurance companies licensed to do business in the State of Illinois and having a rating of not less than A VI, according to the latest edition of the A.M. Best Company. Additional insured status shall be provided by original endorsement as least as broad as CG 20 10 04 13 or CG 20 26 04 13.

The Bidder understands and agrees that any performance bond or insurance protection required by this contract or otherwise provided by bidder, shall in no way limit the responsibility to indemnify, keep and save harmless, and defend the Village as herein provided.

Unless otherwise specified, the limits of liability for the insurance required shall provide coverage for not less than the following amounts, or greater where required by law. Limits will be provided on a per project basis.

(a) Commercial General Liability:
(1) Coverage to include Premise/Operations, Products/Completed Operations, Independent Contractors, Broad Form Property Damage, Contractual and Personal Injury.
(2) Limits:

General Aggregate	$ 2,000,000.00
Products/Completed	$ 1,000,000.00
Each Occurrence	$ 1,000,000.00
Personal Injury	$ 1,000,000.00

(3) Coverage is to be written on an "occurrence" basis.
(4) Products/Completed Operations coverage is to remain in force for a period of two (2) years after the completion of the project.
(5) Cover all claims arising out of the contractor's operations or premises,

subcontractor's operations or premises, anyone directly or indirectly employed by the contractor or subcontractor, and the contractor's obligations of indemnification under this contract.

(b) Worker's Compensation and Employers Liability
(1) The insurance shall protect the Contractor against all claims under applicable State or Federal Worker's Compensation Laws. The Contractor shall also be protected against claims for injury, disease or death of employees which for any reason may not fall within the provisions of the Worker's Compensation Law. The policy shall include "broad form all states" endorsement coverage extended to cover all states except the monopolistic fund states.

(2) The liability limits shall not be less than:

Worker's Compensation……Statutory
Employer's Liability……..……$1,000,000 per occurrence

(c) Comprehensive Automobile Liability:
(1) Coverage to include all owned, hired, non-owned vehicles, and/or trailers and other equipment required to be licensed.
(2) Limits:
Bodily Injury and Property Damage, Combined Single Limit $ 1,000,000.00

8.08 INDEMNITY:

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

8.09 CERCLA INDEMNIFICATION:

The contractor shall, to the maximum extent permitted by law, indemnify, defend, and hold harmless the Village, its officers, employees, agents, and attorneys from and against any and all liability, including without limitation, costs of response, removal, remediation, investigation, property damage, personal injury, damage to natural resources, health assessments, health settlements, attorneys' fees, and other related transaction costs arising under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, 42 U.S.C.A. Sec. 9601, et seq., as amended, and all other applicable statutes, regulations, ordinances, and under common law for any release or threatened release of the waste material collected by the contractor, both before and after its disposal.

8.10 MATERIAL SAFETY DATA SHEETS:

It is a federal law that chemical manufacturers and importers must develop an MSDS for each hazardous chemical they produce or import, and must provide the MSDS automatically at the time of the initial shipment of a hazardous chemical to a downstream distributor or user, or anytime the chemical makeup of the product is changed. Distributors must also ensure that downstream employers are similarly provided an MSDS.

Vendors who are awarded this contract, and if the above paragraph applies to this bid, must submit Material Data Sheets which include information regarding the specific chemical identity of the hazardous chemical(s) involved and the common names. In addition, information must be provided on the physical and chemical characteristics of the hazardous chemical; known acute and chronic health effects and related health information; exposure limits; whether the chemical is considered to be a carcinogen by NTP, IARC, or OSHA; precautionary measures; emergency and first-aid procedures; and the identification of the organization responsible for preparing the sheet.

8.11 EQUAL EMPLOYMENT OPPORTUNITY:

In the event of the contractor's noncompliance with the provisions of this Equal Employment Opportunity Clause, the Illinois Human Rights Act or the Illinois Department of Human Rights Rules and Regulations, the contractor may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and the contract may be canceled or voided in whole or in part, and such other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation. During the performance of this contract, the contractor agrees as follows:

(a) That it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental disability unrelated to ability, or an unfavorable discharge from military service; and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.

(b) That, if it hires additional employees in order to perform this contract or any portion hereof, it will determine the availability (in accordance with the Department's Rules and Regulations) of minorities and women in the area(s) from which it may reasonably recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.

(c) That, in all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental disability unrelated to ability, or an unfavorable discharge from military service.

(d) That it will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the contractor's obligations under the Illinois Human Rights Act and the Department's Rules and Regulations. If any such labor organization or representative fails or refuses to cooperate with the contractor in its efforts to comply with such Act and Rules and Regulations, the contractor will promptly so notify the Illinois Department of Human Rights and the contracting agency and will recruit employees from other

sources when necessary to fulfill its obligations there under.

(e) That it will submit reports as required by the Illinois Department of Human Rights Rules and Regulations, furnish all relevant information as may from time to time be requested by the Department or the contracting agency, and in all respects comply with the Illinois Human Rights Act and the Department's Rules and Regulations.

(f) That it will have written sexual harassment policies that shall include, at a minimum, the following information: (i) the illegality of sexual harassment; (ii) the definition of sexual harassment under State law; (iii) a description of sexual harassment, utilizing examples; (iv) an internal complaint process including penalties; (v) legal recourse, investigative and process available through the Illinois Department of Human Rights and the Illinois Human Rights Commission; (vi) directions on how to contact the Department and Commission; (vii) protection against retaliation. A copy of the policies shall be provided to the Department upon request.

(g) That it will permit access to all relevant books, records, accounts and work sites by personnel of the contracting agency and the Illinois Department of Human Rights for purposes of investigation to ascertain compliance with the Illinois Human Rights Act and the Department's Rules and Regulations.

(h) That it will include verbatim or by reference the provisions of this clause in every subcontract it awards under which any portion of the contract obligations are undertaken or assumed, so that such provisions will be binding upon each subcontractor. In the same manner as with other provisions of the contract, the contractor will be liable for compliance with applicable provisions of this clause by such subcontractors; and further it will promptly notify the contracting agency and the Illinois Department of Human Rights in the event any subcontractor fails or refuses to comply therewith. In addition, the contractor will not utilize any subcontractor declared by the commission to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

9.00 PAYMENT

9.01 INVOICES:

Unless otherwise authorized by the Finance Director, vendor must submit single invoice copies for each purchase order immediately upon completion of shipment, or services. Partial payments may be acceptable if previously approved. If shipment is made by freight or express, original bill of lading, properly receipted, must be attached to invoice. Mail all invoices to:

VILLAGE OF ARLINGTON HEIGHTS
Finance Department, Accounts Payable Division
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005

The Village provides payment in compliance with the Illinois Prompt Payment Act (50 ILCS 505/1 - 505/6).

VILLAGE OF ARLINGTON HEIGHTS
AFFIDAVIT OF COMPLIANCE

Applicant

_____

Name

_____

Address

As a condition of entering into a contract with the Village of Arlington Heights, and under oath and penalty of perjury and possible termination of contract right and debarment, the undersigned, _____, being first duly sworn on oath, deposes and states that he or she is _____ (sole owner, partner, joint ventured, President, Secretary, etc..) of _____ and has the authority to
(Name of Company)
make all certifications required by this affidavit.

Section I

Non Collusion

The undersigned certifies that this bid is genuine and not collusive or sham, that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, to fix the bid price element of this bid, or of that of any other bidder, or to secure any advantage against any other bidder or any person interested in the proposed contract.

Section II

Bid Rigging and Rotating

The undersigned hereby certifies that it is not barred from bidding or contracting as a result of a conviction for violations of state laws prohibiting bid rigging or bid rotating or any similar offense of any state of the United States.

Section III

Illinois Drug Free Workplace Act

The undersigned further states that _____ provides
(Name of Company)
A drug free workplace pursuant to Illinois Statues, 30 ILCS 580/1, et seq and provides compliance with necessary requirements.

Section IV

Tax Payment

The undersigned further states that _____ is not
(Name of Company)
delinquent in payment of any taxes to the Illinois Department of Revenue, in accordance with Illinois Compiled Statues, 65 ILCS 5/11-42.1. The undersigned understands that making a false statement regarding delinquency in taxes is a Class A Misdemeanor and, in addition voids the contract and allows the municipality to recover all amounts paid to the individual or entity under the contract in civil action.

It is expressly understood the foregoing statements and representations and promises are made as a condition to the right of the bidder to receive payment under any award made under the terms and provisions of this bid.

The undersigned certifies that all the information contained in the Affidavit is true and correct.

Signed by: _____
(Name)
(Title)

Subscribed and sworn to before me this _____day of _____ 20___, AD.

By: _____
(Notary Public)

-Seal-

VILLAGE OF ARLINGTON HEIGHTS
INDEMNITY HOLD HARMLESS AGREEMENT

To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify and hold harmless the Village of Arlington Heights, its Board of Trustees, officers, agents and employees from any and all liability, losses or damages the Village may suffer as a result of claims, demands, suits, actions or proceedings of any kind or nature in any way resulting from or arising out of any action on the part of the Contractor or any Subcontractor. The Contractor shall, at its own expense; appear, defend and pay all charges of attorneys and all costs and other expenses arising there from or incurred in connection therewith, and, if any judgment shall be rendered against the Village of Arlington Heights, its Board of Trustees, officers, agents and employees, in any such action, the contractor shall, at its own expense, satisfy and discharge the same. This indemnification does not apply to liability caused by the Village's own negligence.

The Contractor expressly understands and agrees that any insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village of Arlington Heights, its Board of Trustees, officers, agents and employees as herein provided.

CONTRACTOR:_____

By: _____

VENDOR APPLICATION

A W-9 must be submitted with this application.

Company Name: _____

Remit To Address: Include if different than W-9 Address.
Company Name: _____
Street Address: _____
City: _____ State:_____ Zip:_____

Contact Information:
Name: _____ PH#: _____Email: _____

Vendor Classification:
In accordance with Illinois Public Act 102-0265, the Village of Arlington Heights is required to make a good faith effort to collect and publish certain demographic information provided by our vendors and subcontractors doing business with us. We are required to report whether they are a minority, woman or veteran-owned business as defined by Illinois Law. In addition, we are required to report whether the vendor is a small business under the Small Business Administration standards (SBA).

Please indicate any applicable classification below or check NA, and check if self-certified or if certified. **Submit the appropriate certification documentation with this form.**

- ☐ Small Business: Meets certification requirements as a small business under SBA standards (more information available at SBA.gov)
  Avg # of Employees: _____ Avg Annual Receipts less than $7.5M Yes No
  Self-Certified Holds Certification

- ☐ Minority-Owned Business Enterprise (MBE): A business that is at least 51 percent owned by one or more minorities. A person who is a U.S. citizen or lawful permanent resident of the United States and is African American, Hispanic American, Asian American, Native American or Native Hawaiian.
  Self-Certified Holds Certification

- ☐ Women-Owned Business Enterprise (WBE): A business that is at least 51 percent owned by a woman or women who are U. S. Citizens or lawful permanent residents of the U.S.
  Self-Certified Holds Certification

- ☐ Disability-Owned Business Enterprise (DOBE): A business that is at least 51 percent owned by a person or group of persons with a disability (per the definition in 30 ILCS 575) and who is a U.S. citizen or lawful permanent resident of the United States.
  Self-Certified Holds Certification

- ☐ Veteran-Owned Small Business (VOSB): A small business that is at least 51 percent owned, operated & controlled by a qualified veteran living in IL and its home office in IL.
  Self-Certified Holds Certification

- ☐ Not Applicable

Name of Person Completing this form:_____**Date**:_____

INVITATION FOR BIDS

BID DOCUMENTS AND SPECIFICATIONS

BULK ROCK SALT

FOR THE MUNICIPALITIES OF:

Arlington Heights, Palatine, Elk Grove Village

Date and Time Due:
Monday August 24, 2026 11:00AM

Contact Person:
Chester Gorecki, Superintendent
Lisa Subrin, Purchase Coordinator

VILLAGE OF ARLINGTON HEIGHTS
33 SOUTH ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS 60005
847.368.5000

LEGAL NOTICE

Official notice is hereby given that sealed bids will be received by the Finance Department at 33 S. Arlington Heights Road, Arlington Heights, IL 60005 until 11:00 a.m. on Monday August 24th, 2026 and then at said office publicly opened and read aloud for the following:

REQUEST FOR BID: BULK ROCK SALT FOR THE MUNICIPALITIES OF:

Arlington Heights, Palatine, Elk Grove Village

Scope of work includes: The Vendor shall furnish and deliver Bulk Rock Salt in accordance with the bid documents. Proposals are being requested to be purchased on an as-needed basis during the contract period.

Specifications/bid documents may be obtained by contacting Lisa Subrin, Purchasing Coordinator, by email at lsubrin@vah.com

All work under this contract shall comply with the Prevailing Wage Rate Act of the State of Illinois, 820 ILCS 130/0.01 et seq. and Employment of Illinois Works on Public Works Act (30 ILCS 570/0.01).

Offers may not be withdrawn for a period of ninety (90) days after closing date without the consent of the Board of Trustees.

Any Bid submitted unsealed, unsigned, fax transmissions or received subsequent to the aforementioned date and time, will be disqualified and returned to the bidder.

The Village of Arlington Heights reserves the right to reject any and all bids or parts thereof, to waive any irregularities or informalities in bid procedures and to award the contract in a manner best serving the interest of the Municipalities.

For a list of our current bids, visit our website at www.vah.com.

SPECIFICATIONS

VILLAGE OF ARLINGTON HEIGHTS

DEPARTMENT OF PUBLIC WORKS

FURNISHING AND DELIVERING OF BULK ROCK SALT

SCOPE OF WORK

The Vendor shall furnish and deliver Bulk Rock Salt in accordance with the bid documents. Proposals are being requested to be purchased on an as-needed basis during the contract period.

General Requirements:

1. **Scope:** This specification covers the furnishing and transporting of Bulk Rock Salt intended for snow and ice control operations. The Village will purchase and use the material as needed.

2. **Rock Salt Specifications:** Product must comply with the requirements of the American Association of State Highway and Transportation Officials (AASHTO) M143, Sodium Chloride Type 1, Grade 1. Rock Salt shall be free flowing fresh stock. Reclaimed or re-crushed rock salt will not be accepted and shall be rejected by Village.

3. **Quantity Commitments**: The Village commits to purchasing 100% of the awarded contract quantity. In addition, the Village has an option to purchase up to 20% more at the Alternate Bid Unit price.

4. **Weights and Measures Requirements and Adjustments**: All measurements for weight shall be from scales meeting the requirements of The Weights and Measures Act of the State of Illinois (225 ILCS 470). The Vendor shall provide accurate weights of materials delivered to the Village. These weights shall be documented on delivery tickets which shall identify the source of the material, type of material, the date and time the material was loaded, the release number, the net weight, the tare weight, and the identification of the transporting vehicle.

5. **Moisture/ Sodium Chloride (NACL) Content Requirements:** The Village requires both Moisture content and Sodium Chloride content to comply with the requirements of the American Association of State Highway and Transportation Officials (AASHTO) M143, Sodium Chloride Type 1, Grade 1.

6. **Ordering**:

    A. Order Placement: Orders may be placed with the Vendor (Monday-Friday) via telephone, with a written electronic communication (e-mail) to follow. Vendors shall arrange for immediate shipment upon receipt of order from an authorized participating agency representative.

B. Order Quantities: Orders shall be scheduled in amounts that make up full (22-25 tons) truckloads, orders for less than truckload will not be accepted.

C. Order Timeline: For an order placed prior to 9:00 a.m. on a given day, that day would be considered as the first calendar day of the seven (7) day delivery period. For an order placed after 9:00 a.m. on a given day, the day following would be considered as the first calendar day of the seven (7) day delivery period.

D. Order Guidelines: The Village may order up to 20% of their 100% contracted tonnage in any given week and Vendor shall start delivery within 7 working days after receipt of order. Quantities ordered above the 20 percent threshold shall have an extended delivery time of one-working-day for each one percentage-point above the 20% guideline.

E. Peak Season Orders: After hours and weekend delivery arrangements are encouraged during severe seasonal weather events to provide Vendor additional ability to maintain a prompt order delivery schedule. Orders placed during peak season should be in accordance with projected requirements and not in excess of the order guidelines, thereby hindering a vendor's ability to maintain a prompt order delivery schedule.

7. **Milestones and Deliverables:**

The Vendor warrants that all products furnished hereunder will be free from liens and encumbrances; defects in design, materials, and workmanship; and will conform in all respects to the terms of this Contract including any specifications or standards. In addition, Vendor warrants the products/equipment and related services are suitable for and will perform in accordance with the ordinary use for which they are intended.

Stockpile Availability:

Successful Vendor shall have stockpile of Rock Salt in Illinois or near its boundaries in quantities that are sufficient to satisfy the Villages contractual requirements. Stockpiles must be securely covered. This may be accomplished by storing the material in a building or covering it with a waterproof material (generally a tarp) that is sufficiently secured to withstand damage from wind.

8. **Transportation and Delivery**:

A. Delivery Time: Delivery will be made F.O.B. Destination with all transportation and handling paid by the Vendor.

B. Delivery Schedule: Salt order deliveries will be accepted only during regular workdays (Monday thru Friday) and work hours (7:00 a.m. - 3:00 p.m.) excluding state holidays, except where special arrangements are made in advance with an appropriate Village representative.

C. Payment of Tolls: The Vendor shall be required to pay the full amount of tolls, if any, incurred during the duration of the contract. Said tolls will not be refunded by the Village.

D. Delivery Tickets: Each Vendor and subcontractor shall have an automatic printer to record the gross weight of rock salt. The automatic printer shall be an integral part of the scale equipment, or the scale and printer shall be directly connected in a manner that will prohibit the manual entry of gross weights. Tare and net weights shall be shown on weigh tickets and may be printed automatically or entered manually.
Unless otherwise directed, delivery ticket must also be signed by a Village representative at the delivery location point to verify
that agency has accepted the material. The Vendor shall include the release order number and the date of delivery on each delivery ticket. The Vendor shall ensure all weights and measures shown on all tickets are correct.

E. Delivery Requirements: All truck loads shall be covered with weatherproof material (generally a tarp). Any truck loads not covered may be rejected at the delivery site. Vendor shall ensure the delivery person inspects the inside of the trailer, and all salt is removed from the trailer before leaving a delivery point. Pre-loading trucks prior to the date of delivery is not allowed and may be rejected at the delivery site. In the event any agency discovers preloaded rock salt already dumped at its location, the salt may be reloaded onto the cartage hauler's truck by the Village and returned for credit and the Vendor shall immediately ship a conforming load of replacement Rock Salt.

F. Delivery Method: All deliveries will be on the basis of the "End-Dumping" method. Vendors shall be governed by the specific delivery instructions, as to unloading point, issued by the Village.

G. Foreign Materials: All truck loads shall be free of any foreign material such as mud, rocks, grader teeth, wood, tarpaulins, etc. or the load may be rejected. In the event the Village discovers foreign material in truckloads of rock salt already dumped at its location, the salt and foreign matter may be reloaded onto the cartage hauler's truck by the Village and returned for credit and the Vendor shall immediately ship a conforming load of replacement Rock Salt.

9. <u>Pricing:</u>

Pricing must include all costs shipped F.O.B. destination and may not include any additional costs.

10. **<u>Term of Contract:</u>**

The contract will have an initial term commencing upon October 1, 2026, and ending on September 30, 2027.

11. **<u>Standard Business Terms and Conditions</u>**:

A. Expenses: The Village will not pay for supplies provided or services rendered, including related expenses, incurred prior to the execution of this Contract.

B. Prevailing Wage: As a condition of receiving payment Vendor must (i) be in compliance with the contract, (ii) pay its employees prevailing wages when required by law.

C. Insurance: Vendor shall, at all times during the term of this contract and any renewals or extensions, maintain and provide a Certificate of Insurance.

D. Schedule of Work: Any work performed on Village premises shall be performed during the hours designated by the Village and performed in a manner that does not interfere with the Village and its personnel.

E. Reporting, Status and Monitoring Specifications: Vendor shall immediately notify the Village of any event that may have a material impact on Vendor's ability to perform this contract.

12. **Basis of Payment:**

Rock Salt will be paid for at the contract unit price per ton for furnishing and transporting Rock Salt to the Village of Arlington Heights Public Works Facility. Every effort will be made for prompt payment of invoices once received by the Village.

13. **Invoices and Delivery Tickets:**

Vendor invoices shall show the date orders were placed with the vendor and the dates and amounts of material delivered. The vendor shall include the release order number and the date of delivery on each delivery ticket.

Each delivery ticket shall be a certified scale ticket indicating gross, tare, and net weight of each truckload of rock salt. Unless otherwise directed, each delivery ticket must also be signed by an authorized Village representative at the delivery location point to verify that agency has accepted the material.

By submitting an invoice, Vendor certifies that the supplies or services provided meet all requirements of this contract, and the amount billed are as allowed in this contract. All invoices are to be sent to accountspayable@vah.com.

JOINT PURCHASING:

The purchase of goods and services pursuant to the terms of this Agreement shall also be offered for purchases to be made by the Municipalities, as authorized by the Governmental Joint Purchasing Act, 30 ILCS 525/0.01, *et seq.* (the "Act"). All purchases and payments made under the Act shall be made directly by and between each Municipality and the successful bidder. The bidder agrees that the Village of Arlington Heights shall not be responsible in any way for purchase orders or payments made by the other Municipalities. The bidder further agrees that all terms and conditions of this Agreement shall continue in full force and effect as to the other Municipalities during the extended term of this Agreement.

Bidder and the other Municipalities may negotiate such other and further terms and conditions to this Agreement ("Other Terms") as individual projects may require. In order to be effective, Other Terms shall be reduced to writing and signed by a duly authorized representative of both the successful bidder and the other Municipality.

The bidder shall provide the other Municipalities with all documentation as required in the RFB, and as otherwise required by the Municipalities including, but not limited to:

- Certificate of insurance naming The Municipalities as an additional insured
- Certified payrolls to are to follow the state of Illinois Law.

1. **Intent:**

It is the intent of the Village of Arlington Heights ("Arlington Heights"), the Village of Palatine ("Palatine"), and the Elk Grove Village ("Elk Grove Village") (collectively, "Municipalities") to award a single contract for bulk rock salt.

Through this joint bid process, the Municipalities are presenting an economy of scale to potential bidders, providing them with opportunities for increased revenues as well as reduced costs, which the bidders will in turn extend to the Municipalities via lower pricing. The Village of Arlington Heights is conducting the bidding process on behalf of the Municipalities. Each Village's municipal manager or board of trustees/city council as the case may be, will have the right to review and independently approve or reject the bid award and execute the Agreement Acceptance.

2. **Bid Price:**

The Municipalities request fixed pricing for the 2026-2027 winter maintenance season. Additionally, the Municipalities request alternate pricing for an additional 20% of the total order in addition to the base bid quantity.

3. **Reservation of Rights:**

Each Municipality reserves the right to accept the Bidder's Proposal that is, in their judgment, the best and most favorable to the interests of the Municipality and the public; to reject the low Price Proposal; to accept any item to any Bidder's Proposal; to reject, and all Bidder's Proposals; to accept and incorporate corrections, clarifications or modifications following the opening of the Bidder's Proposals when to do so would not, in Municipalities opinion, prejudice the bidding process or create any improper advantage to any Bidder; and to waive irregularities and informalities in the bidding process or in any Bidder's Proposal submitted; provided, however, that the waiver of any prior defect or informality shall not be considered a waiver of any future or similar defects or informalities, and Bidders should not rely upon, or anticipate, such waivers in submitting the Bidder's Proposals. The enforcement of this Reservation of Rights by one or more of the Municipalities shall not be considered an alteration of the bids.

BID PROPOSAL

VILLAGE OF ARLINGTON HEIGHTS
PUBLIC WORKS DEPARTMENT

FURNISHING AND DELIVERY OF BULK ROCK SALT

The vendor hereby proposes to provide all material, equipment and the necessary supervision to properly provide the material described in these specifications for the unit price bid provided below.

	Community/ Delivery Location	Item Description	Unit	Quantity	Unit Price	Total
1	Arlington Heights / 222 N Ridge Ave, Arlington Heights, IL, 60004	BULK ROCK SALT	TON	6,500		
2	Palatine / 148 W Illinois Ave, Palatine, IL, 60067	BULK ROCK SALT	TON	2,000		
3	Elk Grove Village 1635 Biesterfield Rd Elk Grove Village, IL 60007	BULK ROCK SALT	TON	1,000		
			TOTAL=	9,500		

Alternate Bid (Additional 20%)

	Community/ Delivery Location	Item Description	Unit	Quantity (Additional 20%)	Unit Price	Total
1	Arlington Heights / 222 N Ridge Ave, Arlington Heights, IL, 60004	BULK ROCK SALT	TON	1,300		
2	Palatine / 148 W Illinois Ave, Palatine, IL, 60067	BULK ROCK SALT	TON	400		
			TOTAL=	1,700		

Any deviations, exceptions, or proposed substitutions from the technical specifications must be clearly cited in writing by the bidder. However, no deviation below minimum requirements will be accepted.

The Village of Arlington Heights reserves the right to waive any or all technicalities and reject any or all bids.

Company Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Agent's Signature: _____ Title: _____

Phone No. _____ Date Submitted: _____

VILLAGE OF ARLINGTON HEIGHTS
AFFIDAVIT OF COMPLIANCE

Applicant Compass Minerals America Inc.
Name

9900 W. 109th Street, Suite 100, Overland Park, KS 66210
Address

As a condition of entering into a contract with the Village of Arlington Heights, and under oath and penalty of perjury and possible termination of contract right and debarment, the undersigned, Sean Lierz, being first duly sworn on oath, deposes and states that he or she is Senior Manager Highway Sales (sole owner, partner, joint ventured, President, Secretary, etc..) of Compass Minerals America Inc. and has the authority to
(Name of Company)
make all certifications required by this affidavit.

Section I

Non Collusion

The undersigned certifies that this bid is genuine and not collusive or sham, that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, to fix the bid price element of this bid, or of that of any other bidder, or to secure any advantage against any other bidder or any person interested in the proposed contract.

Section II

Bid Rigging and Rotating

The undersigned hereby certifies that it is not barred from bidding or contracting as a result of a conviction for violations of state laws prohibiting bid rigging or bid rotating or any similar offense of any state of the United States.

Section III

Illinois Drug Free Workplace Act

The undersigned further states that Compass Minerals America Inc. provides
(Name of Company)
A drug free workplace pursuant to Illinois Statues, 30 ILCS 580/1, et seq and provides compliance with necessary requirements.

Section IV

Tax Payment

The undersigned further states that Compass Minerals America Inc. is not
(Name of Company)
delinquent in payment of any taxes to the Illinois Department of Revenue, in accordance with Illinois Compiled Statues, 65 ILCS 5/11-42.1. The undersigned understands that making a false statement regarding delinquency in taxes is a Class A Misdemeanor and, in addition voids the contract and allows the municipality to recover all amounts paid to the individual or entity under the contract in civil action.

It is expressly understood the foregoing statements and representations and promises are made as a condition to the right of the bidder to receive payment under any award made under the terms and provisions of this bid.

The undersigned certifies that all the information contained in the Affidavit is true and correct.

Signed by: _____
(Name) Sean Lierz
(Title) Senior Manager Highway Sales

Subscribed and sworn to before me this 20th day of August 2026, AD.

By: _____ ->Alan Emmons
(Notary Public)

-Seal-

NOTARY PUBLIC - State of Kansas
Alan Emmons
My Appt. Expires 4/9/2029

VILLAGE OF ARLINGTON HEIGHTS
INDEMNITY HOLD HARMLESS AGREEMENT

To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify and hold harmless the Village of Arlington Heights, its Board of Trustees, officers, agents and employees from any and all liability, losses or damages the Village may suffer as a result of claims, demands, suits, actions or proceedings of any kind or nature in any way resulting from or arising out of any action on the part of the Contractor or any Subcontractor. The Contractor shall, at its own expense; appear, defend and pay all charges of attorneys and all costs and other expenses arising there from or incurred in connection therewith, and, if any judgment shall be rendered against the Village of Arlington Heights, its Board of Trustees, officers, agents and employees, in any such action, the contractor shall, at its own expense, satisfy and discharge the same. This indemnification does not apply to liability caused by the Village's own negligence.

The Contractor expressly understands and agrees that any insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village of Arlington Heights, its Board of Trustees, officers, agents and employees as herein provided.

CONTRACTOR: Compass Minerals America Inc.

By: Sean Lierz

Sean Lierz - Senior Manager Highway Sales

VENDOR APPLICATION

A W-9 must be submitted with this application.

Company Name: Compass Minerals America Inc.

Remit To Address: Include if different than W-9 Address.
Company Name: Compass Minerals America Inc.
Street Address: PO Box 277043
City: Atlanta State: GA Zip: 30384-7043

Contact Information:
Name: Chantal Tedesco PH#: 913-344-9284 Email: pinnelic@compassminerals.com

Vendor Classification:
In accordance with Illinois Public Act 102-0265, the Village of Arlington Heights is required to make a good faith effort to collect and publish certain demographic information provided by our vendors and subcontractors doing business with us. We are required to report whether they are a minority, woman or veteran-owned business as defined by Illinois Law. In addition, we are required to report whether the vendor is a small business under the Small Business Administration standards (SBA).

Please indicate any applicable classification below or check NA, and check if self-certified or if certified. **Submit the appropriate certification documentation with this form.**

Small Business: Meets certification requirements as a small business under SBA standards (more information available at SBA.gov)
Avg # of Employees: _____ Avg Annual Receipts less than $7.5M Yes No
Self-Certified Holds Certification

Minority-Owned Business Enterprise (MBE): A business that is at least 51 percent owned by one or more minorities. A person who is a U.S. citizen or lawful permanent resident of the United States and is African American, Hispanic American, Asian American, Native American or Native Hawaiian.
Self-Certified Holds Certification

Women-Owned Business Enterprise (WBE): A business that is at least 51 percent owned by a woman or women who are U. S. Citizens or lawful permanent residents of the U.S.
Self-Certified Holds Certification

Disability-Owned Business Enterprise (DOBE): A business that is at least 51 percent owned by a person or group of persons with a disability (per the definition in 30 ILCS 575) and who is a U.S. citizen or lawful permanent resident of the United States.
Self-Certified Holds Certification

Veteran-Owned Small Business (VOSB): A small business that is at least 51 percent owned, operated & controlled by a qualified veteran living in IL and its home office in IL.
Self-Certified Holds Certification

X Not Applicable

Name of Person Completing this form: Sean Lierz **Date**: 8/20/26

BID PROPOSAL

VILLAGE OF ARLINGTON HEIGHTS
PUBLIC WORKS DEPARTMENT

FURNISHING AND DELIVERY OF BULK ROCK SALT

The vendor hereby proposes to provide all material, equipment and the necessary supervision to properly provide the material described in these specifications for the unit price bid provided below.

	Community/ Delivery Location	Item Description	Unit	Quantity	Unit Price	Total
1	Arlington Heights / 222 N Ridge Ave, Arlington Heights, IL, 60004	BULK ROCK SALT	TON	6,500	$ 121.63	$ 790,595.00
2	Palatine / 148 W Illinois Ave, Palatine, IL, 60067	BULK ROCK SALT	TON	2,000	$ 121.63	$ 243,260.00
3	Elk Grove Village 1635 Biesterfield Rd Elk Grove Village, IL 60007	BULK ROCK SALT	TON	1,000	$ 121.63	$ 121,630.00
			TOTAL=	9,500	$ 121.63	$ 1,155,485.00

Alternate Bid (Additional 20%)

	Community/ Delivery Location	Item Description	Unit	Quantity (Additional 20%)	Unit Price	Total
1	Arlington Heights / 222 N Ridge Ave, Arlington Heights, IL, 60004	BULK ROCK SALT	TON	1,300	$ 136.63	$ 177,619.00
2	Palatine / 148 W Illinois Ave, Palatine, IL, 60067	BULK ROCK SALT	TON	400	$ 136.63	$ 54,652.00
			TOTAL=	1,700	$ 136.63	$ 232,271.00

Any deviations, exceptions, or proposed substitutions from the technical specifications must be clearly cited in writing by the bidder. However, no deviation below minimum requirements will be accepted.

The Village of Arlington Heights reserves the right to waive any or all technicalities and reject any or all bids.

Company Name: Compass Minerals America Inc.

Address: 9900 W. 109th Street, Suite 100

City: Overland Park State: KS Zip: 66210

Agent's Signature: [signature] Title: Senior Manager Highway Sales

Phone No. 800-323-1641 Date Submitted: August 20, 2026

File Number 5535-074-4

STATE OF ILLINOIS

OFFICE OF THE SECRETARY OF STATE

To all to whom these Presents Shall Come, Greeting:

I, **Alexi Giannoulias,** *Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that*

COMPASS MINERALS AMERICA INC., INCORPORATED IN DELAWARE AND LICENSED TO TRANSACT BUSINESS IN THIS STATE ON DECEMBER 30, 1988, APPEARS TO HAVE COMPLIED WITH ALL THE PROVISIONS OF THE BUSINESS CORPORATION ACT OF THIS STATE, AND AS OF THIS DATE, IS A FOREIGN CORPORATION IN GOOD STANDING AND AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF ILLINOIS.

In Testimony Whereof, *I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this* 13TH *day of* APRIL *A.D.* 2026 .

SEAL OF THE STATE OF ILLINOIS — AUG. 26TH 1818

Authentication #: 2610302356 verifiable until 04/13/2027

Authenticate at: https://www.ilsos.gov

Alexi Giannoulias

SECRETARY OF STATE

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "NORTH AMERICAN SALT COMPANY", CHANGING ITS NAME FROM "NORTH AMERICAN SALT COMPANY" TO "COMPASS MINERALS AMERICA INC.", FILED IN THIS OFFICE ON THE TWENTY-EIGHTH DAY OF JULY, A.D. 2014, AT 4:01 O'CLOCK P.M.

A FILED COPY OF THIS CERTIFICATE HAS BEEN FORWARDED TO THE KENT COUNTY RECORDER OF DEEDS.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF AMENDMENT IS THE FIRST DAY OF AUGUST, A.D. 2014.

Jeffrey W. Bullock, Secretary of State

2149843 8100

141004732

AUTHENTICATION: 1573508

DATE: 07-28-14

You may verify this certificate online at corp.delaware.gov/authver.shtml

State of Delaware
Secretary of State
Division of Corporations
Delivered 04:01 PM 07/28/2014
FILED 04:01 PM 07/28/2014
SRV 141004732 - 2149843 FILE

STATE OF DELAWARE
CERTIFICATE OF AMENDMENT
OF SECOND AMENDED AND RESTATED
CERTIFICATE OF INCORPORATION

NORTH AMERICAN SALT COMPANY, a corporation organized and existing under and by virtue of the General Corporation Law of the State of Delaware (the "Corporation"), does hereby certify:

1. That at a meeting of the Board of Directors of North American Salt Company resolutions were duly adopted setting forth a proposed amendment of the Second Amended and Restated Certificate of Incorporation of the Corporation, declaring such amendment to be advisable and calling a meeting of the stockholder of the Corporation for consideration thereof. The resolution setting forth the proposed amendment is as follows:

RESOLVED, that the Second Amended and Restated Certificate of Incorporation of the Corporation be amended by changing the Article numbered "**FIRST**" so that, as amended, such Article shall be and read as follows:

FIRST: The name of the Corporation is Compass Minerals America Inc. (hereinafter called the "Corporation").

2. That thereafter, pursuant to resolution of its Board of Directors, a special meeting of the stockholders of the Corporation was duly called and held upon notice in accordance with Section 222 of the General Corporation Law of the State of Delaware at which meeting the necessary number of shares as required by statute were voted in favor of the amendment.

3. That the amendment was duly adopted in accordance with the provisions of Section 242 of the General Corporation Law of the State of Delaware.

4. That this amendment shall be effective on the 1st day of August, 2014.

IN WITNESS WHEREOF, the Corporation has caused this certificate to be signed this 28th day of July, 2014.

By: Rodney Underdown

Rodney L. Underdown
Chief Financial Officer and Secretary

UNANIMOUS WRITTEN CONSENT
OF THE SOLE MEMBER
OF THE BOARD OF DIRECTORS
OF
COMPASS MINERALS AMERICA INC.

February 16, 2026

The undersigned, being all of the members of the board of directors (the "Board") of Compass Minerals America Inc., a Delaware corporation (the "Corporation") hereby consent in writing pursuant to Section 141(f) of the Delaware General Corporation Law to the adoption of the following resolutions without a meeting and waive any notice required in connection therewith.

Authorized Signatories

WHEREAS, from time to time, it is desirable for individuals to sign documents on behalf of the Corporation in connection with sales transactions relating to the Corporation's Highway Sales Department.

NOW, THEREFORE, BE IT RESOLVED, that the following individuals (the "Authorized Signatories") be, and each of them hereby is, authorized, subject to applicable limitations under the Corporation's Delegation of Authority Policy, on behalf of the Corporation, to sign bids, performance bonds and contracts for the sale of sodium chloride and other deicing products, and to sign any other documents which, in his or her opinion, are necessary or desirable in order to effectuate and carry out the foregoing, and all other individuals who were so authorized prior to the date first written above are no longer so authorized:

Edward C. Dowling, Jr.	President and CEO
Peter Fjellman	Chief Financial Officer
Benjamin S. Nichols	Chief Commercial Officer
Patrick Merrin	Chief Operations Officer
Ashley Ward	Chief Accounting Officer
James D. Hughes	Vice President General Counsel
Gary R. Gose	Vice President, Tax and Assistant Secretary
Brent A. Collins	Vice President, Treasurer
Jared M. Campbell	Assistant General Counsel
Jon Schnieders	Vice President, Highway & Chemical
Joel Gerdes	Director, U.S. Highway Sales
Ryan Royer	Director of Sales – Chemical & MgCl2
Sean Lierz	Highway Sales Senior Manager
Jason Fritz	Highway Sales Manager
Austin Hilbrands	Highway Sales Manager
Scott Douglass	Senior Director, Supply Chain

General

RESOLVED, that the officers of the Corporation are, and each of them is, hereby authorized, for and on behalf of the Corporation, to execute, deliver, file, acknowledge and record any and all such documents and instruments, and to take or cause to be done any and all such other things as they, or any of them, may deem necessary or desirable to effectuate and carry out the resolutions adopted hereby; and

FURTHER RESOLVED, that any actions previously taken or caused to be taken by any officer of the Corporation or any Authorized Signatory in connection with the matters contemplated by these resolutions, or in carrying out the terms and intentions of the above resolutions, are hereby acknowledged to be duly authorized acts performed on behalf of the Corporation and are hereby ratified, confirmed and adopted as such.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned have caused this consent to be duly executed as of the date first written above. This consent may be executed via .pdf, facsimile or other electronic means and in two or more counterparts, each of which will be deemed an original, and all of which together will constitute one and the same instrument.

Peter Fjellman

Jared M. Campbell

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Compass Minerals America Inc.

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☑ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

9900 W 109TH ST, STE 100

Requester's name and address (optional)

6 City, state, and ZIP code

OVERLAND PARK, KS 66210

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			-			-				

or

Employer identification number

4	8	-	1	0	4	7	6	3	2

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** Mary Wells | **Date** 01/10/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

CREDIT INFORMATION

FIRM NAME:	**Compass Minerals America Inc.**	**PHONE**:	(913) 344-9100
PRINCIPAL ADDRESS:	9900 W. 109th St., Suite 100 Overland Park, Kansas 66210	**FEDERAL ID CODE**:	48-1047632
		DATE INCORPORATED:	01/21/88
MAILING ADDRESS:	Same	**DATE STARTED**:	1917
OTHER LOCATIONS:	Chicago, IL; Duluth, MN; Ogden, UT; Lyons, KS; Cote Blanche, LA; Buffalo, NY	**TYPE OF BUSINESS**:	Manufacturing

OFFICERS:

Edward C. Dowling Jr.	President and CEO
Peter Fjellman	Chief Financial Officer
Mary L. Frontczak	Chief Legal and Administrative Officer and Corporate Secretary
Ben Nichols	Chief Commercial Officer
Brent A. Collins	Treasurer & Investor Relations
Gary R. Gose	Vice President, Tax and Assistant Secretary

TRADE REFERENCES:

Wheeler Machinery Co.
4901 W 2100 S
West Valley City, UT 84120
account-coordinators@wheelercat.com
801-978-1850 (fax)

H&E Equipment LLC
7500 Pecue Lane
Baton Rouge, LA 70809
225-756-3602
225-756-3621 (fax) attn. Teresa
tlalonde@he-equipment.com

Prince Agri Products
Contact: Kathy Irvin
229 Radio Road
Quincy, IL 62305
(217) 592-1332
(217) 223-2808 (fax)

Salerno Packaging Inc.
c/o Inteplast Credit
9 Peach Tree Hill Road
Livingston NJ 07039
973-740-8205 (Fax)

BANK REFERENCES:
JP Morgan Chase
One Chase Plaza, 7th Floor
New York, NY 10005

Account No.:	581776991
Contact:	Credit Reference Group
Tel:	(817) 399-7201
Fax:	(817) 345-3794 or 3795

RESALE / EXEMPTION STATUS:
Exemption certificates provided upon request for items which are incorporated as an ingredient or component part of other tangible personal property to be produced for ultimate sale at retail by manufacturing, processing or fabricating.

April 2025

Compass Minerals

Deicing Salt ASTM D632

Product Data Sheet

Production Location

- Cote Blanche, Louisiana - USA

Product Description

- Rock salt obtained by conventional mining methods, crushed, and screened to size
- No more than 30% of product passes 30-mesh screen

Physical Properties

- Bulk Density: 72 lb/ft^3
- Average Particle Size: 0.146" (3.7mm)

Admixture

- Yellow Prussiate of Soda (YPS) added to a max of 70 ppm

Method of Analysis

- American Society for Testing and Materials Procedures D632 and E534
- All other testing is from Compass Minerals' internal quality control procedures, which are available upon request.

Chemical Analysis

Constituent	Formula		ASTM Spec
Sodium Chloride	NaCl	(%)	95% min

Particle Size

U.S.S. Mesh	Tyler Mesh	Open (Inches)	ASTM Spec % Passing
1/2	1/2	0.5	100
0.375	0.375	0.375	95 - 100
4	4	0.187	20 - 90
8	8	0.0937	10 - 60
30	28	0.0234	0 - 15

Packaging

Description	Old Product Code	New Product Code
Bulk	7608	613624
Bulk, Untreated		2932815

Compass Minerals
9900 West 109th Street – Suite 100
Overland Park, Kansas 66210
Ph: 800-755-7258 Fax: 800-359-7258

This information is based on our present state of knowledge and is intended to provide general notes on the product(s) supplied by us and their uses. The information should not be construed as a specific property promise or guarantee of the product(s). Chemical Analysis and Screen data are based on the previous year's historical data.

May 2022

HIGHWAY DEICING ROCK SALT

Product Name: Highway Deicing Rock Salt
Alternate Name: Sodium Chloride
Source: Goderich, Ontario, Canada
Packaging: Bulk

Chemical Analysis			
Constituent	**Formula**	**Unit**	**Guarantee**
Sodium Chloride	NaCl	%	95 MIN
Moisture		%	1.5 MAX
Water Insolubles		%	3.0 MAX

Particle Size Distribution, Range % Passing			
Tyler Mesh	**US Mesh**	**Opening (inch)**	**Range % Passing**
0.5	0.5	0.5	100
0.37	3/8	0.375	95 – 100
4	4	0.187	20 – 90
8	8	0.937	10 – 60
28	30	0.0234	15 MAX

Physical Properties	
Measurement	**Typical**
Bulk Density	1249 - 1298 kg/m^3 (78 – 81 lb/ft^3)
Average Particle Size	3.7 mm (0.146")

Admixture

- Sodium Ferrocyanide (YPS) added as an anti-caking agent at a target of 60 ppm

Product meets specifications required by ASTM D632

Compass Minerals | **877-462-7258**
9900 West 109th Street, Suite 100, Overland Park 66210

This information is based on the present state of knowledge. Typical measures are based on historical data and should not be construed as a guarantee of the product since individual samples may fall outside the specified range.

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SAFETY DATA SHEET

1. Identification

Product identifier	**Sodium Chloride**
Other means of identification	
Synonyms	Sifto Water Care Products, Sifto Safe Step Extreme, Safe Step 3500 Max-Blend, American Backwoods Animal Nutrition Products, American Stockman Animal Nutrition Products, Aspen, Aspen Blue, Sifto Canadian Stockman Animal Nutrition products, Commercial bulk rock salt, IceAway Turbo Plus, Safe Step Pro Series Econo Blend Blue 370, IceAway Rock Salt, IceAway Turbo, IceAway Turbo Blue, MaxiFonte, Natural Salt water care, Sun Soft Water Care Products, ProSoft water care products, QwikSalt, Safe Step 3300 Rock Salt, Safe Step 4300 Dual Blend, Safe Step 4300 Dual Blend Blue, Safe Step 6300 Enviro- Blend, Safe Step Pro Series 550, Safe Step Pro Series 570, Industrial Purity Industrial Products, Safe Step Pro Series 960 Choice Formula, Safe Step Sure Paws, Salt brine, Sifto Salt, Sifto Safe Step Enviro-Guard, Sifto Safe Step Ice Salt, Sifto Safe Step Sure Paws, SureSoft water care products, Thawrox Treated salt, Winter Storm, Winter Storm Blue, DriRox
Recommended use	De-icer. General industrial and water softening/conditioning purposes. Animal Nutrition.
Recommended restrictions	None known.
Manufacturer/Importer/Supplier/Distributor information	
Manufacturer	
Company name	Compass Minerals America Inc.
Address	9900 West 109th Street, Suite 100 Overland Park KS 66210 United States
Telephone	913-344-9200
Website	http://www. compassminerals.com/
E-mail	techservicesrequests@compassminerals.com
Supplier	Compass Minerals Canada Corp 6700 Century Avenue Mississauga L5N 6A4 CA Phone: 1-905-567-0231
CHEMTREC	1-800-424-9300
CANUTEC	1-613-996-6666

2. Hazard identification

Physical hazards	Not classified.
Health hazards	Not classified.
Environmental hazards	Not classified.
WHMIS 2015 defined hazards	Not classified
Label elements	
Hazard symbol	None.
Signal word	None.
Hazard statement	The product and/or mixture does not meet the criteria for classification.
Precautionary statement	
Prevention	Observe good industrial hygiene practices.
Response	Wash hands after handling.
Storage	Store away from incompatible materials, i.e, strong oxidizing agents (see Section 10)
Disposal	Dispose of waste and residues in accordance with local authority requirements.
WHMIS 2015: Health Hazard(s) not otherwise classified (HHNOC)	None known

WHMIS 2015: Physical Hazard(s) not otherwise classified (PHNOC)	None known
Hazard(s) not otherwise classified (HNOC)	None known.
Supplemental information	Not applicable.

3. Composition/Information on Ingredients

Mixture

Ingredients not identified are non-hazardous by GHS criteria.

Composition comments	Non-hazardous by WHMIS/OSHA criteria

4. First-aid measures

Inhalation	Avoid breathing dust. If symptoms develop move victim to fresh air. If symptoms persist, obtain medical attention.
Skin contact	Rinse skin with water/shower. Get medical attention if irritation develops and persists.
Eye contact	Rinse with water. Get medical attention if irritation develops and persists.
Ingestion	Rinse mouth. If ingestion of a large amount does occur, seek medical attention.
Most important symptoms/effects, acute and delayed	Direct contact with eyes may cause temporary irritation.
Indication of immediate medical attention and special treatment needed	Treat symptomatically.

5. Fire-fighting measures

Suitable extinguishing media	Salt and salt mixtures are non-combustible.
Unsuitable extinguishing media	Not applicable.
Specific hazards arising from the chemical	During fire, gases hazardous to health may be formed.
Special protective equipment and precautions for firefighters	Use appropriate firefighting PPE as a general precaution.
Fire-fighting equipment/instructions	Salt is not combustible and thus is not the material of concern for firefighting equipment or methods.
Specific methods	In the event of a fire, equipment and methods that are consistent with the combusting material should be utilized.
General fire hazards	No unusual fire or explosion hazards noted.
Hazardous combustion products	May include and are not limited to: Oxides of sodium.

6. Accidental release measures

Personal precautions, protective equipment and emergency procedures	Keep unnecessary personnel away. Wear appropriate protective equipment and clothing during clean-up. For personal protection, see section 8 of the SDS.
Methods and materials for containment and cleaning up	Before attempting clean up, refer to hazard data given above. Use broom or dry vacuum to collect material for proper disposal without raising dust. Rinse area with water. Prevent large spills from entering sewers or waterways. Contact emergency services and supplier for advice. For waste disposal, see section 13 of the SDS.
Environmental precautions	Avoid direct release into waterways and sewers.

7. Handling and storage

Precautions for safe handling	Avoid contact with eyes and skin. Avoid breathing dust. When using, do not eat, drink or smoke.
Conditions for safe storage, including any incompatibilities	Keep container tightly closed in a cool, dry and well-ventilated place. Store away from incompatible materials (see Section 10 of the SDS).

8. Exposure controls/Personal protection

Occupational exposure limits	No exposure limits noted for ingredient(s).
Biological limit values	No biological exposure limits noted for the ingredient(s).

Appropriate engineering controls	TWA PEL: No specific limits have been established for sodium chloride (a soluble substance). As a guideline, OSHA (United States) has established the following limits which are generally recognized for inert or nuisance dust. Particulates Not Otherwise Regulated (PNOR): 5mg/cu.m. Respirable Dust 8-Hour TWA PEL, 15mg/cu.m. Total Dust 8-Hour TWA PEL. TWA TLV: No specific limits have been established for sodium chloride (a soluble substance). As a guideline, ACGIH (United States) has established the following limits which are generally recognized for inert or nuisance dust. Particulates (insolubles) Not Otherwise Classified (PNOC): 10mg/cu.m. Inhalable Particulate 8-Hours TWA TLV, 3mg/cu.m. Respirable Particulate TWA TLV Use process enclosures, local exhaust ventilation, or other engineering controls to control airborne levels below recommended exposure limits.
Individual protection measures, such as personal protective equipment	
Eye/face protection	Safety glasses if eye contact is possible.
Skin protection	
Hand protection	Rubber gloves. Confirm with a reputable supplier first.
Other	Wear suitable protective clothing.
Respiratory protection	No personal respiratory protective equipment normally required.
Thermal hazards	Not applicable.
General hygiene considerations	Handle in accordance with good industrial hygiene and safety practice. Wash hands before breaks and immediately after handling the product. When using, do not eat, drink or smoke.

9. Physical and chemical properties

Appearance	Crystalline.
Physical state	Solid.
Form	Solid.
Color	Varies
Odor	Odorless
Odor threshold	Not applicable
pH	6 - 8 (Neutral)
Melting point/freezing point	Not applicable
Initial boiling point and boiling range	Not applicable
Pour point	Not applicable
Specific gravity	Not applicable
Partition coefficient (n-octanol/water)	Not applicable
Flash point	Not applicable
Evaporation rate	Not applicable
Flammability (solid, gas)	Not applicable.
Upper/lower flammability or explosive limits	
Flammability limit - lower (%)	Not applicable
Flammability limit - upper (%)	Not applicable
Explosive limit - lower (%)	Not applicable
Explosive limit - upper (%)	Not applicable
Vapor pressure	Not applicable
Vapor density	Not applicable
Relative density	Not applicable
Solubility(ies)	Not available.
Auto-ignition temperature	Not applicable
Decomposition temperature	Not applicable
Viscosity	Not applicable

10. Stability and reactivity

Reactivity	May react with incompatible materials.
Possibility of hazardous reactions	Hazardous polymerization does not occur.

Chemical stability	Material is stable under normal conditions.
Conditions to avoid	Contact with incompatible materials, i.e strong oxidizing agents.
Incompatible materials	Acids. Strong oxidizing agents.
Hazardous decomposition products	May include and are not limited to: Oxides of sodium.

11. Toxicological information

Information on likely routes of exposure

Ingestion	May cause stomach distress, nausea or vomiting.
Inhalation	No adverse effects due to inhalation are expected.
Skin contact	No adverse effects due to skin contact are expected.
Eye contact	Direct contact with eyes may cause temporary irritation.
Symptoms related to the physical, chemical and toxicological characteristics	Direct contact with eyes may cause temporary irritation.

Information on toxicological effects

Acute toxicity	Not classified.
Skin corrosion/irritation	Prolonged skin contact may cause temporary irritation.
Exposure minutes	Not available.
Erythema value	Not available.
Oedema value	Not available.
Serious eye damage/eye irritation	Direct contact with eyes may cause temporary irritation.
Corneal opacity value	Not available.
Iris lesion value	Not available.
Conjunctival reddening value	Not available.
Conjunctival oedema value	Not available.
Recover days	Not available.
Respiratory or skin sensitization	
Respiratory sensitization	Not available.
Skin sensitization	This product is not expected to cause skin sensitization.
Mutagenicity	No data available to indicate product or any components present at greater than 0.1% are mutagenic or genotoxic.
Carcinogenicity	This product is not considered to be a carcinogen by IARC, ACGIH, NTP or OSHA.

OSHA Specifically Regulated Substances (29 CFR 1910.1001-1052)

Not listed.

Reproductive toxicity	This product is not expected to cause reproductive or developmental effects.
Teratogenicity	Not classified.
Specific target organ toxicity - single exposure	Not classified.
Specific target organ toxicity - repeated exposure	Not classified.
Aspiration hazard	Not classified.
Chronic effects	Not classified.

12. Ecological information

Ecotoxicity	Not available.
Persistence and degradability	No data is available on the degradability of this product.
Bioaccumulative potential	No data available.
Mobility in soil	No data available.
Mobility in general	Not available.
Other adverse effects	No other adverse environmental effects (e.g. ozone depletion, photochemical ozone creation potential, global warming potential) are expected from this component.

13. Disposal considerations

Disposal instructions	Collect and reclaim or dispose in sealed containers in accordance with applicable regulations.

Local disposal regulations	Dispose in accordance with all applicable regulations.
Hazardous waste code	The waste code should be assigned in discussion between the user, the producer and the waste disposal company.
Waste from residues / unused products	Empty containers or liners may retain some product residues. This material and its container must be disposed of in a safe manner (see: Disposal instructions).
Contaminated packaging	Empty containers should be taken to an approved waste handling site for recycling or disposal. Since emptied containers may retain product residue, follow label warnings even after container is emptied.

14. Transport information

Transport of Dangerous Goods (TDG) Proof of Classification Classification Method: Classified as per Part 2, Sections 2.1 – 2.8 of the Transportation of Dangerous Goods Regulations. If applicable, the technical name and the classification of the product will appear below.

U.S. Department of Transportation (DOT)

Not regulated as dangerous goods.

Transportation of Dangerous Goods (TDG - Canada)

Not regulated as dangerous goods.

15. Regulatory information

Canadian federal regulations This product has been classified in accordance with the hazard criteria of the HPR and the SDS contains all the information required by the HPR.

Export Control List (CEPA 1999, Schedule 3)

Not listed.

Greenhouse Gases

Not listed.

Precursor Control Regulations

Not regulated.

WHMIS 2015 Exemptions Not controlled

US federal regulations This product is NOT known to be a "Hazardous Chemical" as defined by the OSHA Hazard Communication Standard, 29 CFR 1910.1200.

TSCA Section 12(b) Export Notification (40 CFR 707, Subpt. D)

Not regulated.

CERCLA Hazardous Substance List (40 CFR 302.4)

Not listed.

SARA 304 Emergency release notification

Not regulated.

OSHA Specifically Regulated Substances (29 CFR 1910.1001-1052)

Not listed.

Superfund Amendments and Reauthorization Act of 1986 (SARA)

SARA 302 Extremely hazardous substance	No
SARA 311/312 Hazardous chemical	No

SARA 313 (TRI reporting)

Not regulated.

Other federal regulations

Clean Air Act (CAA) Section 112 Hazardous Air Pollutants (HAPs) List

Not regulated.

Clean Air Act (CAA) Section 112(r) Accidental Release Prevention (40 CFR 68.130)

Not regulated.

US state regulations See below

US. California Proposition 65

California Safe Drinking Water and Toxic Enforcement Act of 1986 (Proposition 65): This material is not known to contain any chemicals currently listed as carcinogens or reproductive toxins.

Inventory status

Country(s) or region	Inventory name	On inventory (yes/no)*
Canada	Domestic Substances List (DSL)	Yes
Canada	Non-Domestic Substances List (NDSL)	No
United States & Puerto Rico	Toxic Substances Control Act (TSCA) Inventory	Yes

*A "Yes" indicates that all components of this product comply with the inventory requirements administered by the governing country(s)

16. Other information

LEGEND	
Severe	4
Serious	3
Moderate	2
Slight	1
Minimal	0

Disclaimer

Information contained herein was obtained from sources considered technically accurate and reliable. While every effort has been made to ensure full disclosure of product hazards, in some cases data is not available and is so stated. Since conditions of actual product use are beyond control of the supplier, it is assumed that users of this material have been fully trained according to the requirements of all applicable legislation and regulatory instruments. No warranty, expressed or implied, is made and supplier will not be liable for any losses, injuries or consequential damages which may result from the use of or reliance on any information contained in this document.

Issue date	16-August-2021
Version #	03
Effective date	16-August-2021
Prepared by	Dell Tech Laboratories, Ltd. Phone: (519) 858-5021
Further information	Not available.
Other information	For an updated SDS, please contact the supplier/manufacturer listed on the first page of the document.

AN ORDINANCE AMENDING THE ANNUAL BUDGET OF THE VILLAGE OF ARLINGTON HEIGHTS, COUNTY OF COOK, STATE OF ILLINOIS, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2026

WHEREAS, by Ordinance 2025-60, the President and Board of Trustees of the Village of Arlington Heights, Illinois adopted the Annual Budget of the Village of Arlington Heights for the fiscal year beginning January 1, 2026, and ending December 31, 2026; and

WHEREAS, the President and Board of Trustees has determined that it will serve and be in the best interest of the Village to adopt an Ordinance amending the Annual Budget;

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

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the President and Board of Trustees.

SECTION TWO: ADOPTION OF AMENDMENTS. The Annual Budget shall be, and it is hereby, amended as follows:

Account Being Amended		Original Budget	Amendment Incr. / (Decr.)	Revised Budget
101-7101-531900-	Street & Sidewalk Supplies	$1,096,537	$790,595	$1,887,132

SECTION THREE: PUBLICATION. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION FOUR: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner as provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS 8th of September 2026.

_____
Village President

ATTEST:

_____
Village Clerk

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/8/2026

Item: Ordinance Approving Speed Limit Revision on N Ridge Avenue between W Thomas Street and Palatine Frontage Road

Department: Public Works & Engineering

Item Description:

In April of this year, staff received a request to investigate the possibility of installing additional speed limit signs on N Ridge Avenue between W Thomas Street and Palatine Frontage Road.

After receiving the concern, staff investigated the road segment and discovered that there was no record of an official speed limit ordinance recorded for this section of the road.

Based on the existing roadway geometry and surrounding land use, staff believes a 25 MPH speed limit is appropriate for this section of N Ridge Avenue.

Additionally, establishing the speed limit by ordinance will provide a clearly defined regulatory speed limit for the roadway and allow the Village to install appropriate Speed Limit (R2-1) signs.

Therefore, approval of this Ordinance will support the recommended speed limits and enable the installation of the required signage. The specific location is listed below:

STREET NAME:	FROM:	TO:
North Ridge Avenue	West Thomas Street	Palatine Frontage R

Recommendation:
It is recommended that the Village Board approve the proposed Speed Limit Ordinance, as presented.

ATTACHMENTS:

1. 20260908_North Ridge Avenue_SpeedLimit

AN ORDINANCE ESTABLISHING
THE SPEED LIMIT ON A CERTAIN STREETS
IN THE VILLAGE OF ARLINGTON HEIGHTS

WHEREAS, it is the desire of the President and Board of Trustees to limit the speed of traffic on portions of various streets as hereinafter set forth,

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

SECTION ONE: That a maximum speed limit of 25 miles per hour is hereby established upon the following designated streets within the corporate limits of the Village of Arlington Heights:

STREET NAME:	FROM:	TO:
North Ridge Avenue	**West Thomas Street**	**Palatine Frontage Road**

SECTION TWO: It shall be unlawful for any person to drive any vehicle upon such streets at a speed which is greater than the speed designated above. The fact that the speed of the vehicle does not exceed the applicable maximum speed limit does not relieve the driver from the duty to decrease speed when approaching and crossing an intersection or when a special hazard exists with respect to pedestrians or other traffic and by reason of weather or street conditions and speed shall be decreased as may be necessary to avoid colliding with any person or vehicle or on entering the street in compliance with legal requirements and the duty of all persons to use due care.

SECTION THREE: The Village Manager is hereby directed to post appropriate signs upon the designated streets for the purpose of notifying drivers of all vehicles as to the applicable maximum speed limit.

SECTION FOUR.: Any person, firm or corporation violating any of the terms of this Ordinance shall be fined not more than $750. 00 for each such offense.

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

AYES:

NAYS:

PASSED AND APPROVED this 8th September, 2026

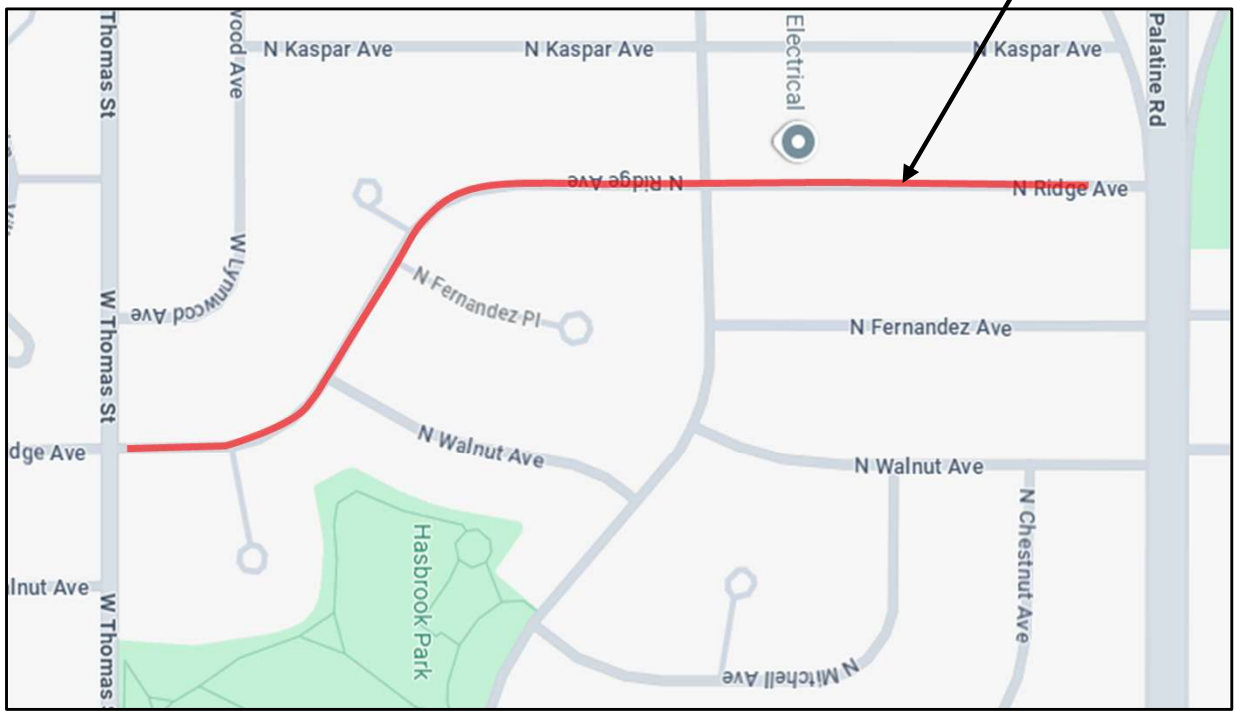
_____
Village President

ATTEST:

_____
Village Clerk

TRAFFICREGS: Euclid Ave – Speed Limits

North Ridge Avenue — Speed Limit — Ordinance Map



25 MPH
N Ridge Avenue

From :
W Thomas St

To:
Palatine Rd

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/8/2026

Item: Ordinance Authorizing Installation of Stop Signs on W Rockwell Street and S Highland Avenue

Department: Public Works & Engineering

Item Description:

The Village has received requests from residents to improve safety at the intersection of West Rockwell Street and South Highland Avenue. The intersection is currently controlled by yield signs for eastbound and westbound traffic on W Rockwell Street, and stop control signs on South Highland Avenue.

Drivers traveling eastbound on W Rockwell Street experience limited sight distance due to vegetation growing within the adjacent residential property. These conditions limit the driver's ability to adequately observe approaching traffic before entering the intersection.

The 11th Edition of the Manual on Uniform Traffic Control Devices (MUTCD) allows sight-distance limitation and visibility concerns to be considered when evaluating the need for stop control. Based on the observed operating conditions, roadway characteristics, limited sight distance, and resident concerns, staff recommends replacing the existing yield signs with stop signs for eastbound and westbound traffic on W Rockwell Street.

Sight Restrictions
When evaluating this intersection, staff determined that a formal traffic study was not necessary because anticipated traffic volumes are well below the thresholds typically associated with the consideration of stop control. As noted previously, the MUTCD allows sight-distance and visibility limitations to be considered when evaluating the need for stop control.

Recommendation

Staff recommends approval of the attached Ordinance authorizing the installation of stop signs for eastbound and westbound traffic on W Rockwell Street at its intersection with S Highland Avenue.

ATTACHMENTS:

1. 20260908_StopControl_W Rockwell Street and S Highland Avenue

AN ORDINANCE DESIGNATING
TWO WAY AND ALL WAY STOP STREETS

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

SECTION ONE: The following described intersections are hereby designated as stop intersections. It shall be unlawful for any person operating a motor vehicle within the designated streets to enter into such intersections without coming to a full and complete stop as required by stop signs appropriately located:

TWO WAY STOP:

WEST ROCKWELL STREET to stop for SOUTH HIGHLAND AVENUE

Said intersections are depicted on the attached map as Exhibit A, attached hereto and made a part hereof.

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

SECTION THREE: That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION FOUR: No person, firm or corporation violating any of the terms of this Ordinance shall be fined not more than $750.00 for each such offense.

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

AYES:

NAYS:

PASSED AND APPROVED this 8th September, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

TRAFFICREGS: W Rockwell Street & S Highland Avenue – 2 - Way Stop Sign

Neighborhood Traffic Flow & Stop Sign Installation For W Rockwell St and S Highland Ave

Current Configuration

Proposed Configuration

Legend:

: Through street

STOP : Signs to be installed

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/8/2026

Item: Ordinance Approving Speed Limit Revision on W Thomas Street from N Wilke Road to N Arlington Heights Road

Department: Public Works & Engineering

Item Description:

In May of this year, Staff received a request to investigate the speed limit on West Thomas Street between N Wilke Road and North Arlington Heights Road.
After receiving the concern, staff investigated the road segment and discovered that while several speed limit signs existed on West Thomas Street, there was no record of an official speed limit ordinance recorded for this section of the road.

The current posted speed limit on West Thomas Street between North Wilke Road & North Arlington Heights Road is 25 MPH. Staff agrees that the current speed limit is appropriate for this section of roadway, therefore, this recommendation simply codifies what already exists.

Therefore, approval of this Ordinance will support the posted speed limits that already exist on site. The specific location is listed below:

STREET NAME:	FROM:	TO:
West Thomas Street	**North Wilke Road**	**North Arlington Hei Road**

Recommendation:

It is recommended that the Village Board approve the proposed Speed Limit Ordinance, as presented.

ATTACHMENTS:

1. 20260908_WThomas_SpeedLimit

AN ORDINANCE ESTABLISHING
THE SPEED LIMIT ON A CERTAIN STREETS
IN THE VILLAGE OF ARLINGTON HEIGHTS

WHEREAS, it is the desire of the President and Board of Trustees to limit the speed of traffic on portions of various streets as hereinafter set forth,

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

SECTION ONE: That a maximum speed limit of 25 miles per hour is hereby established upon the following designated streets within the corporate limits of the Village of Arlington Heights:

STREET NAME:	FROM:	TO:
West Thomas Street	**North Wilke Road**	**North Arlington Heights Road**

SECTION TWO: It shall be unlawful for any person to drive any vehicle upon such streets at a speed which is greater than the speed designated above. The fact that the speed of the vehicle does not exceed the applicable maximum speed limit does not relieve the driver from the duty to decrease speed when approaching and crossing an intersection or when a special hazard exists with respect to pedestrians or other traffic and by reason of weather or street conditions and speed shall be decreased as may be necessary to avoid colliding with any person or vehicle or on entering the street in compliance with legal requirements and the duty of all persons to use due care.

SECTION THREE: The Village Manager is hereby directed to post appropriate signs upon the designated streets for the purpose of notifying drivers of all vehicles as to the applicable maximum speed limit.

SECTION FOUR.: Any person, firm or corporation violating any of the terms of this Ordinance shall be fined not more than $750. 00 for each such offense.

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

AYES:

NAYS:

PASSED AND APPROVED this 8th September, 2026

_____
Village President

ATTEST:

_____
Village Clerk

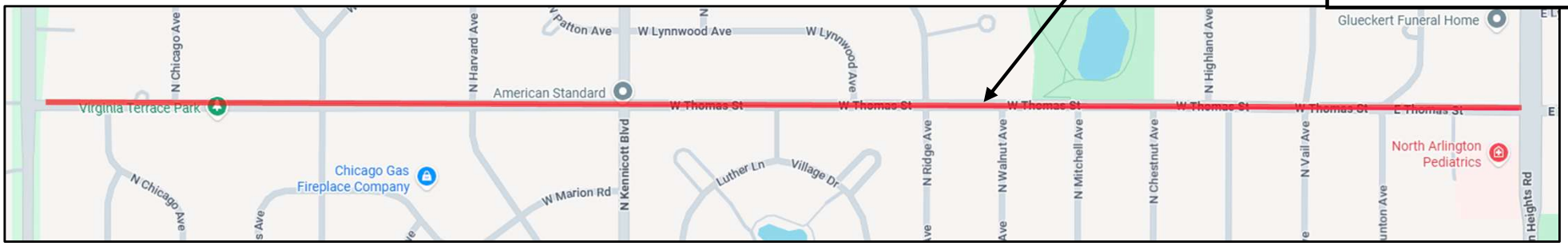
TRAFFICREGS: Euclid Ave – Speed Limits

W Thomas St— Speed Limit — Ordinance Map

25 MPH
W Thomas St

From :
N Wilke Rd

To:
N Arlington Heights Rd



VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/8/2026

Item: Ordinance Approving Speed Limit Revision on N Douglas Avenue from N Douglas Court to Euclid Avenue

Department: Public Works & Engineering

Item Description:

In April of this year, staff received a request to investigate the possibility of installing additional speed limit signs on North Douglas Avenue between E Frederick Street and Euclid Avenue.

After receiving the concern, staff investigated the road segment and discovered that that while several speed limit signs existed on North Douglas Avenue, there was no record of an official speed limit ordinance recorded for this section of the road.

The current posted speed limit on North Douglas Avenue between E Frederick Street and Euclid Avenue is 25 MPH. After investigating, staff believes a 25 MPH speed limit is appropriate for this section of roadway.

The specific location is listed below:

STREET NAME:	FROM:	TO:
North Douglas Avenue	**North Douglas Court**	**Euclid Avenue**

Recommendation:
It is recommended that the Village Board approve the proposed Speed Limit Ordinance, as presented.

ATTACHMENTS:

1. 20260908_North Douglas Avenue_SpeedLimit

AN ORDINANCE ESTABLISHING
THE SPEED LIMIT ON A CERTAIN STREETS
IN THE VILLAGE OF ARLINGTON HEIGHTS

WHEREAS, it is the desire of the President and Board of Trustees to limit the speed of traffic on portions of various streets as hereinafter set forth,

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

SECTION ONE: That a maximum speed limit of 25 miles per hour is hereby established upon the following designated streets within the corporate limits of the Village of Arlington Heights:

STREET NAME:	FROM:	TO:
North Douglas Avenue	**North Douglas Court**	**Euclid Avenue**

SECTION TWO: It shall be unlawful for any person to drive any vehicle upon such streets at a speed which is greater than the speed designated above. The fact that the speed of the vehicle does not exceed the applicable maximum speed limit does not relieve the driver from the duty to decrease speed when approaching and crossing an intersection or when a special hazard exists with respect to pedestrians or other traffic and by reason of weather or street conditions and speed shall be decreased as may be necessary to avoid colliding with any person or vehicle or on entering the street in compliance with legal requirements and the duty of all persons to use due care.

SECTION THREE: The Village Manager is hereby directed to post appropriate signs upon the designated streets for the purpose of notifying drivers of all vehicles as to the applicable maximum speed limit.

SECTION FOUR.: Any person, firm or corporation violating any of the terms of this Ordinance shall be fined not more than $750. 00 for each such offense.

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

AYES:

NAYS:

PASSED AND APPROVED this 8th September, 2026

_____
Village President

ATTEST:

_____
Village Clerk

TRAFFICREGS: Euclid Ave – Speed Limits

North Douglas Avenue — Speed Limit — Ordinance Map

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/8/2026

Item: Resolution Approving an Agreement to Provide Private Development Engineering Plan Review Services

Department: Public Works & Engineering

Item Description:

The Village of Arlington Heights Public Works and Engineering Department issued a Request for Proposal (RFP) for professional engineering consulting services to provide development and plan review services for private development within the Village. The RFP sought a consistent engineering representative to provide municipal engineering and permit plan review services, including regular on-site office hours, development meetings, occasional site visits, and, when necessary, attendance at evening meetings.

The need for these services is particularly important as the Village prepares to transition to a new Village Engineer and the recent vacancy for the Assistant Village Engineer, who's primary responsibility was development reviews. Contractual engineering plan review support will provide continuity and additional capacity during this transition and help ensure that development review activities remain timely and consistent as new engineering leadership is integrated into the Department.
Five proposals were received in response to the RFP. Following an initial review of the submitted proposals, Village staff interviewed four firms to further evaluate their qualifications, municipal engineering experience, proposed personnel, approach to the work, familiarity with Village requirements, and overall value. Following this evaluation, staff recommends Baxter and Woodman, Inc. for the services.

The consultant will support the Village's development review team by providing engineering review of private development plans and related documents for compliance with the Village Municipal Code, engineering standards, and applicable county, state, and federal requirements.

The contract requires approximately 20 hours per week of consistent on-site service at Village Hall, but not to exceed 40 hours per week. Funding for contractual engineering plan review services is available in Contractual Services for the remainder of this budget year, and was also included in the 2027 Budget, as part of the Village's budget process. The proposed contract will be for a one-year term beginning upon execution, with the option, by mutual agreement, to extend the contract for up to three additional one-year periods. Services will be compensated based on the approved hourly rates for actual hours worked.

The proposed fee schedule includes an hourly rate of $210, an off-hours rate of $265, and a specialty review rate of $143-$260, as applicable.

Staff will use available funding in the 2026 Budget for Professional Services to cover expenses along with savings realized from the vacated Assistant Village Engineer salary in the current year. Funding will be proposed in the 2027 Budget for these services.

Funds are available in the following account:

Professional Services: Account No.: 101-7101-520050

RECOMMENDATION

Based on the proposal evaluation and staff interviews, staff recommends that the Village Board authorize the execution of a one-year agreement with Baxter and Woodman, Inc. for Engineering Development and Plan Review Services up to the budgeted amount, with the option, by mutual agreement, to extend the agreement for up to three additional one-year periods.

ATTACHMENTS:

1. 20260908_Eng_DevelopmentReviewServices_Consulting

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING AN AGREEMENT
WITH BAXTER AND WOODMAN, INC. OF CRYSTAL LAKE, ILLINOIS,
FOR PRIVATE DEVELOPMENT ENGINEERING PLAN REVIEW SERVICES

WHEREAS, the Village desires to retain a qualified firm to provide Private Development Engineering Plan Review Services (*"Services"*); and

WHEREAS, the Village issued a request for proposal for qualified firms to complete the Services; and

WHEREAS, the Village has determined that the proposal submitted by Baxter and Woodman, Inc., of Crystal Lake, Illinois (*"Consultant"*), is the most appropriate for the provision of the Services; and

WHEREAS, the Village and Consultant desire to enter into an agreement for the provision of the Services by Consultant (*"Agreement"*); and

WHEREAS, the Village President and Board of Trustees have determined that entering into the Agreement with Consultant will serve and be in the best interest of the Village;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. APPROVAL OF AGREEMENT. The Board of Trustees hereby approves the Agreement by and between the Village and Consultant, in substantially the form attached to this Resolution as Exhibit A, and in a final form to be approved by the Village Manager and the Village Attorney.

SECTION 3. EXECUTION OF AGREEMENT. The Village Manager and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Agreement upon receipt by the Village Clerk of at least one original copy of the Agreement executed by Consultant; provided, however, that if the executed copy of the Agreement is not received by the Village Clerk within 60 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the President and Board of Trustees, be null and void.

SECTION 4. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

PASSED AND APPROVED THIS ___ day of _____, 20__

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

AGREEMENT

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
ENGINEERING SERVICES DEVELOPMENT – PLAN REVIEW

MASTER ENGINEERING SERVICES AGREEMENT

THIS ENGINEERING SERVICES AGREEMENT ("Agreement") effective as of _____,_____ ("Effective Date") between the Village of Arlington Heights, Illinois ("Owner") and Baxter and Woodman, Inc., an Illinois Corporation ("Engineer").

Owner's Project, of which the Engineer's services under this Agreement are a part, is generally identified in Exhibit A ("Project"), attached hereto and incorporated as though fully set forth herein;

Engineer has the capability and capacity to provide the necessary services to complete certain engineering services, as further set forth herein, necessary to complete the Project;

Owner desires to retain Engineer to provide the said services under the terms and conditions hereinafter set forth, and Engineer is willing to perform such services;

In consideration of the mutual covenants and agreements hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and Engineer (hereinafter, collectively, the "Parties", or each, individually, a "Party") agree that the recitals set forth above are a material part of this Agreement and further agree as follows:

1. **SERVICES OF ENGINEER**.

1.1 Engineer shall provide, or cause to be provided, if part of its scope, the services set forth herein and in Exhibit B (collectively, the "Services"), attached hereto and incorporated as though fully set forth herein.

1.2 Professional Services are to be provided on a project-by-project basis when directed by the Owner, and will be enumerated in a **Project Work Order** following the general format shown in **Exhibit C**, attached hereto and incorporated as though fully set forth herein.

2. **OWNER'S RESPONSIBILITIES.**

2.1 Owner shall provide the Engineer with all criteria and full information as to the Owner's requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, and any budgetary limitations; and furnish copies of all design and construction standards which Owner will require to be included in the Drawings and Specifications, and furnish copies of Owner's standard forms, conditions, and related documents for Engineer to include in the Bidding Documents, when applicable.

2.2 Owner shall furnish the Engineer all available information pertinent to the Project including reports and data relative to previous designs, existing conditions, or investigations at or adjacent to the Project Site.

2.3 Owner shall furnish or otherwise make available additional project related information and data as is reasonably required to enable Engineer to complete its Services.

2.4 Owner warrants that all known hazardous materials on or beneath the site have been identified to the Engineer. The Engineer shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, unidentified or undisclosed hazardous materials. The Engineer shall not be required by the Owner to provide certifications that soils, including soil mixed with other clean construction or demolition debris, are or are not contaminated unless this service is set forth in Exhibit B.

2.5 Owner agrees and acknowledges that the Engineer will rely, without liability, upon the accuracy and completeness of all information furnished by the Owner, including its consultants, contractors, specialty contractors, manufacturers, suppliers, and publishers of technical standards pursuant to this Agreement without independently verifying the information.

2.6 Owner agrees and acknowledges that the Engineer may reasonably rely on the express and implied representations made by contractors, manufacturers, suppliers, and installers of equipment, materials, and products required by the construction documents as being suitable fit for their intended purposes and compliant with the construction documents and applicable project requirements.

2.7 Owner shall arrange for safe access to and make all provisions for Engineer to enter upon public and private property as required for Engineer to perform Services under this Agreement.

3. **SCHEDULE FOR RENDERING SERVICES.**

3.1 Engineer is authorized to begin Services as of the Effective Date.

3.2 Engineer shall complete its obligations within a reasonable time. Specific periods of time for rendering Services, if any, or specific dates by which Services are to be completed, if any, are set forth in Exhibit B, and the Parties hereby agree such periods of time or specific dates are reasonable.

3.3 If Owner authorizes changes in the scope, extent, or character of the Project, then the time for completion of Engineer's Services, and the rates and amounts of Engineer's compensation shall be adjusted equitably.

3.4 If the Engineer is hindered, delayed or prevented from performing under the Agreement as a result of any act or neglect of the Owner (or those for whom the Owner is responsible) or force majeure, the time for completion of the Engineer's work shall be extended by the period of the resulting delay and the rates and amounts of Engineer's compensation shall be adjusted equitably. Force majeure includes, but is not limited to acts of God, wars, terrorism, strikes, labor walkouts, fires, natural disasters, or requirements of governmental agencies.

4. **COMPENSATION, INVOICES AND PAYMENTS.**

4.1 Method of Compensation: The Owner shall pay the Engineer for the Services performed or furnished under Attachment A as provided for in the Project Work Order. The **Engineer's billing rates through 2027** are attached as **Exhibit D.** Should Engineer's services continue past the end of 2027, the Engineer may adjust the hourly billing rate and out of pocket expenses on or about January 1, 2028, and each subsequent year thereafter and will send the new schedule to the Owner.

4.2 The Engineer may submit requests for periodic progress payments for Services rendered. Payments shall be due and owing by the Owner in accordance with the terms and provisions of the State of Illinois Local Government Prompt Payment Act (50 ILCS 505/1 *et seq.*) (the "Act"). If Owner fails to comply with the requirements as set forth in the Act, the Engineer may, after giving seven (7) days written notice to the Owner, suspend Services under this Agreement until the Engineer has been paid in full all amounts due for Services, expenses, and late payment charges as provided in the Act. For the avoidance of any doubt, the provisions set forth in the Act shall apply to Owner, regardless of whether Owner is an entity specifically identified in Section 2 of the Act.

4.3 The Owner may, at any time, by written order, make changes to the scope of Services, which changes shall not become effective unless and until Engineer issues its written acceptance of same. If such changes cause an increase or decrease in the Engineer's fee or time required for performance of any Services under this Agreement, an equitable adjustment shall be made, and this Agreement shall be modified. No Service for which added compensation is to be charged will be provided without first obtaining written authorization from the Owner. The Parties further agree that if elements of the scope of Services are reduced or eliminated by the Owner, then the Owner agrees to waive, forgive, release, and hold harmless the Engineer from all claims, causes of action, and damages arising from those reduced and/or eliminated Services. The Engineer shall not be responsible for any changes made to the Project documents by the Owner, contractor, or others, without the Engineer's prior review and written approval.

5. **OPINION OF PROBABLE CONSTRUCTION COSTS PROVIDED BY OTHERS**

5.1 The Owner acknowledges that the Engineer has no control over development construction costs or contractor's methods of determining prices, or market conditions. The Engineer cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the reviewed opinion of probable cost. Engineer shall not be responsible for any cost variance.

6. **ENGINEER'S PERFORMANCE**.

6.1 The standard of care for all professional engineering and related services performed or furnished by the Engineer under this Agreement will be the same care and skill ordinarily used by members of Engineer's profession practicing under similar circumstances at the same time and in the same locality on similar projects. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with Engineer's Services.

6.2 Engineer shall be responsible for the technical accuracy of its Services and its instruments of service resulting therefrom, and Owner shall not be responsible for discovering deficiencies, if any, in them. Engineer shall correct known deficiencies in its instruments of service without additional compensation except to the extent such action is directly attributable to deficiencies, errors or omissions in Owner-furnished information.

6.3 The Engineer will use reasonable care to comply with applicable laws, regulations, and Owner-mandated standards as of this Agreement's Effective Date. Changes to these requirements after the Effective Date of this Agreement may be the basis for modifications to Owner's responsibilities or to Engineer's scope of Services, times of performance, or compensation, all of which shall be adjusted equitably as necessary.

6.4 Engineer may employ such sub-consultants as Engineer deems necessary to assist in the performance or furnishing of the Services, subject to reasonable, timely, and substantive written objections by the Owner.

6.5 Engineer shall not supervise, direct, control, or have charge or authority over any contractors' work, nor shall the Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the site, nor for any failure of any contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work.

6.6 Engineer neither guarantees the performance of any contractor nor assumes responsibility for any contractors' failure to furnish and perform the work in accordance with the contract documents, which contractors are solely responsible for their errors, omissions, and failure to carry out the work.

6.7 Engineer shall not provide or have any responsibility for surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction or surety bonding requirements.

6.8 Engineer is not acting as a municipal advisor as defined by the Dodd-Frank Act. Engineer shall not provide advice or have any responsibility for municipal financial products or securities.

6.9 Engineer shall not be responsible for the acts of omissions of any contractor, subcontractor, or supplier, or of any of their employees or any other person (except Engineer's own employees, and consultants), at the Project site or otherwise in the furnishing or performing of any work; or for any decision made regarding the contract documents, or any application, interpretation, or clarification, of the contract documents, other than those made by the Engineer.

6.10 Shop drawing and submittal review by Engineer shall apply only to the items in the submissions and only for the purpose of assessing, if upon installation or incorporation in the Project, they are generally consistent with the construction documents. Owner agrees that the contractor is solely responsible for the submissions (regardless of the format in which provided, i.e., hard copy or electronic transmission) and for compliance with the contract documents. Owner

further agrees that the Engineer's review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend to safety programs of precautions. Engineer's consideration of a component does not constitute Engineer's acceptance of the assembled item.

6.11 Engineer's site observation shall be at the times agreed upon in Exhibit B. Through standard, reasonable means, Engineer will become generally familiar with observable completed work. If Engineer observes completed work that is inconsistent with the construction documents, that information shall be communicated to the contractor and Owner to address.

7. **INSURANCE**.

7.1 For the duration of the Project, the Engineer shall procure and maintain the following insurance coverage and Certificates of Insurance will be provided the Owner upon written request. The insurance required shall provide coverage for not less than the following amounts, or greater where required by law:

(1)	Worker's Compensation	Statutory Limits
(2)	General Liability Per Claim/Aggregate	$1,000,000/$2,000,000
(3)	Automobile Liability Combined Single Limit	$1,000,000
(4)	Excess Umbrella Liability Per Claim/Aggregate	$10,000,000/$10,000,000
(5)	Professional Liability Per Claim/Aggregate	$5,000,000/$10,000,000

7.2 Notwithstanding any other provisions of this Agreement, and to the fullest extent permitted by law, the collective aggregate liability of the Engineer and its officers, directors, employees, or consultants, to anyone claiming by, through or under Owner for any claims, losses, costs, or damages arising out of, resulting from, of in any way related to the Project or the Agreement for any claim or cause of action, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract, indemnity, subrogation, or warranty (express or implied), hereafter referred to as the "Claims", shall not exceed the total remaining insurance proceeds available under the terms and conditions of Engineer's responding insurance policy.

8. **INDEMNIFICATION AND MUTUAL WAIVER**.

8.1 To the fullest extent permitted by law, Engineer shall indemnify and hold harmless the Owner and its officers and employees from claims, costs, losses, and damages ("Losses") arising out of or relating to the Project, provided that such Losses are attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent caused by the Engineer's grossly negligent acts or omissions.

8.2 To the fullest extent permitted by law, Owner shall indemnify and hold harmless the Engineer and its officers, directors, employees, and consultants from and against all Losses (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court, arbitration, or other dispute resolution costs) arising out of or relating to the Project, provided that any such Losses are attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent arising out of or occurring in connection with the Owner's, or Owner's officers, directors, employees, consultants, or others retained by or under contract to the Owner, negligent acts or omissions, willful misconduct, or breach of this Agreement.

8.3 To the fullest extent permitted by law, Owner and Engineer waive against each other, and the other's employees, officers, directors, insurers, and consultants, any and all claims for or entitlement to special, incidental, indirect, exemplary, enhanced, punitive, or consequential damages, in each case regardless of whether such party was advised of the possibility of such losses or damages or such losses or damages were otherwise foreseeable, and notwithstanding the failure of any agreed or other remedy of its essential purpose.

8.4 In the event Losses or expenses are caused by the joint or concurrent fault of the Engineer and Owner, they shall be borne by each party in proportion to their respective fault, as determined by a mediator or court of competent jurisdiction.

8.5 The Owner acknowledges that the Engineer is a business corporation and not a professional service corporation, and further acknowledges, accepts, and agrees that the Engineer's officers, directors, and employees shall not be subject to any personal liability for services provided under this Agreement.

9. **TERM & TERMINATION**.

9.1 The term of this Agreement commences as of the Effective Date and, unless terminated earlier pursuant to any of the Agreement's express provisions, will continue in effect until the parties have performed their obligations under the Agreement's terms and conditions ("Term").

9.2 In addition to any other express termination right set forth elsewhere in this Agreement:

(1) Engineer may terminate this Agreement, effective on written notice to Owner, if: (i) Owner fails to pay any amount when due hereunder, and such failure continues more than ten (10) calendar days after Engineer's delivery of written notice thereof; or (ii) there have been three (3) or more such payment failures in the preceding twelve (12) month period, regardless of whether any such failures were timely cured.

(2) Either party may terminate this Agreement effective on written notice to the other party if the other party materially breaches this Agreement through no fault of the terminating party, and such breach: (i) is incapable of cure; or (ii) being capable of cure, remains uncured thirty (30) calendar days after the non-breaching party provides the breaching party with written notice of such breach.

(3) Either party may terminate this Agreement, effective immediately, if the other party: (i) is dissolved or liquidated or takes any corporate action for such purpose; (ii) becomes insolvent or is generally unable to pay, or fails to pay, its debts as they become due; (iii) files or has filed against it a petition for voluntary or involuntary bankruptcy or otherwise becomes subject, voluntarily or involuntarily, to any proceeding under any domestic or foreign bankruptcy or insolvency law; (iv) makes or seeks to make a general assignment for the benefit of its creditors; or (v) applies for or has appointed a receiver, trustee, custodian, or similar agent appointed by order of any court of competent jurisdiction to take charge of or sell any material portion of its property or business .

9.3 If this Agreement is terminated by either party, the Engineer shall be paid for all Services performed through the effective date of termination, including reimbursable expenses. In the event of termination, the Owner will receive reproducible copies of Drawings, Specifications, and other documents completed by the Engineer up to the effective date of termination.

10. **USE OF DOCUMENTS**.

10.1 All documents (data, calculations, reports, Drawings, Specifications, Record Drawings and other deliverables, whether in printed form or electronic media format, provided by Engineer to Owner pursuant to this Agreement) are instruments of service in respect to this Project, and the Engineer shall retain an ownership and property interest therein (including the copyright and right of reuse at the discretion of the Engineer) regardless of the Project's completion. Owner shall not rely in any way on any document unless it is in printed form, signed or sealed by the Engineer or one of its consultants.

10.2 Either party to this Agreement may rely on data or information set forth on paper (also known as hard copy) that the party receives from the other party by mail, hand delivery, or facsimile, are the items that the other party intended to send. Information in electronic format or text, data, graphics, or other types that are furnished by one party to the other are furnished only for convenience and not for reliance by the receiving party. The use of such electronic files will be at the user's sole risk. If there is a discrepancy between the electronic files and the hard copies, the hard copies will govern.

10.3 Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests and/or procedures within sixty (60) calendar days of receipt, after which the receiving party shall be deemed to have accepted the transferred data thus. Any transmittal errors detected within the sixty (60) day acceptance period will be corrected by the party delivering the electronic files.

10.4 When transferring documents in electronic media format, the transferring party makes no representations as to long-term compatibility, usability, or readability of such information resulting from the use of software application packages, operating systems, or computer hardware differing from those used by the creator.

10.5 The Engineer's document retention policy will be followed upon Project closeout. Executed copies of agreements, work orders, letters of understanding or proposals; design or other documents created by the Engineer or received from the Owner or a third party; plan review submittals from a third party and the Engineer's review of those submittals; and studies or reports prepared by the Engineer, will be kept for time periods set forth in the Engineer's document retention policy.

11. **SUCCESSORS, ASSIGNS, AND BENEFICIARIES**.

11.1 Owner and Engineer are hereby bound, as are their respective successors, assigns, employees, and representatives to the other party to this Agreement with respect to all covenants, terms, promises, and obligations contained herein.

11.2 Neither the Owner nor Engineer may assign, sublet, or transfer any rights under or interest in (including, but without limitation, monies that are due or may become due) this Agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is required by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any obligation under this Agreement.

11.3 Unless expressly provided otherwise in this Agreement, nothing contained shall be construed to create, impose, or give rise to any duty owed by Owner or Engineer to any Contractor, Subcontractor, Supplier, or other individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken to this Agreement will be for the sole and exclusive benefit of Owner and Engineer and not for the benefit of any other party.

12. **DISPUTE RESOLUTION**. Any dispute arising out of or relating to this Agreement, including the alleged breach, termination, validity, interpretation, and performance thereof ("Disputes") shall be resolved with the following procedures:

12.1 Upon written notice of any Dispute, the parties shall attempt to resolve it promptly by negotiation between executives who have authority to settle the Dispute, and this process should be completed within thirty (30) calendar days (the "Negotiation") from the date of notice prior to invoking the procedures of paragraph 12.2 or other provisions of the Agreement or exercising their rights under law.

12.2 If the dispute has not been resolved by Negotiation in accordance with Section 12.1, then the parties agree that they shall first submit any and all unsettled claims, counterclaims, disputes, and other matters in question between them arising out of or relating to this Agreement or the breach thereof ("Disputes") to mediation. Owner and Engineer agree to participate in the mediation process in good faith. The process shall be conducted on a confidential basis, and shall be completed within 120 calendar days of notice if the Dispute unless the parties mutually agree to a longer period. If such mediation is unsuccessful in resolving a Dispute, then the parties may seek to have the Dispute resolved by a court of competent jurisdiction.

13. **MISCELLANEOUS PROVISIONS**.

13.1 This Agreement is to be governed by the law of the state or jurisdiction in which the Project is located.

13.2 Any notice required under this Agreement will be in writing and addressed to the designated party at its address on the signature page. Notices sent in accordance with this Section will be deemed effectively given: (a) when received, if delivered by hand, with signed confirmation of receipt; (b) when received, if sent by a nationally recognized overnight courier, signature required; (c) when sent, if by facsimile or e-mail, (in each case, with confirmation of transmission), if sent during the addressee's normal business hours, and on the next business day, if sent after the addressee's normal business hours; and (d) on the third (3rd) day after the date mailed by certified or registered mail, return receipt requested, postage prepaid.

13.3 All express representations, waivers, indemnifications, and limitations of liability in this Agreement will survive its completion and/or termination.

13.4 Any provision or part of the Agreement held to be void or unenforceable under any laws or regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the Owner and Engineer, which agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that expresses the intention of the stricken provision.

13.5 No waiver by any party of any of the provisions hereof shall be effective unless explicitly set forth in writing and signed by the party so waiving. Except as otherwise set forth in this Agreement, no failure to exercise, or delay in exercising, any rights, remedy, power, or privilege arising from this Agreement shall operate or be construed as a waiver thereof; nor shall any single or partial exercise of any right, remedy, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.

13.6 To the fullest extent permitted by law, all causes of action arising under this Agreement shall be deemed to have accrued, and all statutory periods of limitation shall commence, no later than the date of substantial completion, which is the point where the Project can be utilized for the purposes for which it was intended.

13.7 This Agreement, together with any other documents incorporated herein by reference, constitutes the entire agreement between Owner and Engineer and supersedes all prior and contemporaneous understandings, agreements, representations and warranties, both written and oral, with respect to such subject matter. No amendment to or modification of this Agreement is effective unless it is in writing and signed by each party.

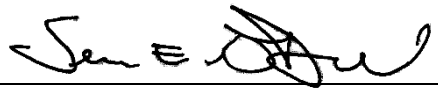
13.8 With the execution of this Agreement, Engineer and Owner shall designate specific individuals to act as Engineer's and Owner's representatives with respect to the services to be performed or furnished by Engineer and responsibilities of Owner under this Agreement. Such an individual shall have authority to transmit instructions, receive information, and render decisions relative to the Project on behalf of the respective party whom the individual represents. Owner reserves

the right to modify any Team Member changes made by Engineer based upon availability of such Team Members.

13.9 This Agreement may be executed in counterparts, each of which is deemed an original, but all of which together are deemed to be one and the same agreement. A signed copy of the Agreement delivered by facsimile, e-mail, or other means of electronic transmission is deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

Engineer: Baxter & Woodman, Inc.

By: 

Sean E. O'Dell, PE

Title: Executive Vice President

Date Signed: September 1, 2026

Address for giving notices:
8678 Ridgefield Road
Crystal Lake, IL 60012

Designated Representative:
Tim Horn, P.E.

Phone Number: 815.444.4474
Email Address: THorn@baxterwoodman.com

Owner: Village of Arlington Heights, Illinois

By: _____

Title: _____

Date Signed: _____

Address for giving notices:
222 North Ridge Avenue
Arlington Heights, IL 60005

Designated Representative:
Joe Munno, P.E., Civil Engineer

Phone Number: 847-368-5268
Email Address: jmunno@vah.com

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
ENGINEERING SERVICES DEVELOPMENT – PLAN REVIEW

EXHIBIT A

PROJECT DESCRIPTION

The proposed services under agreements includes serving as part of the Village's Development team, conducting permit plan reviews for private development, evaluating engineering submittals against municipal codes, zoning and subdivision requirements, stormwater regulations, right-of-way provisions, standard specifications, engineering details, and adopted policies.

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
ENGINEERING SERVICES DEVELOPMENT – PLAN REVIEW

EXHIBIT B

SCOPE OF SERVICES

1. PROJECT MANAGEMENT AND COORDINATION

A. Plan, schedule, and manage assigned development and permit plan review activities, including scope, budget, schedule, and quality control.
B. Coordinate with the Village Engineer and the Community Development/Planning, Building and Life Safety, and Public Works and Engineering teams.
C. Communicate with residents, developers, designers, contractors, and other stakeholders as directed by the Village.
D. Participate in internal discussions to support consistent, coordinated messaging on review comments and requirements.

2. OFFICE HOURS AND AVAILABILITY

A. Provide approximately 20 hours per week of consistent on-site service at Village Hall during normal Village working hours, on a schedule approved by the Village Engineer.
B. Perform additional authorized services off-site, including support by less senior engineering staff under the Lead Reviewer's direction and supervision.
C. Limit total services to 20 hours per week unless otherwise authorized by the Village Engineer.
D. Provide authorized off-hour services, including occasional night meetings, when requested, under an approved work order (not under the two base work orders).

3. ENGINEERING DEVELOPMENT AND PERMIT PLAN REVIEW

Review private development and permit submittals, including site development plans, plats, engineering plans, calculations, studies, reports, specifications, and supporting permit documents. Reviews may include:

A. Grading, drainage, stormwater management, erosion and sediment control, and floodplain impacts.
B. Water distribution, sanitary sewer, utility coordination, pavement design, and public improvements.
C. Traffic impacts, transportation studies, site access, parking, and right-of-way impacts.
D. Large commercial developments and improvements; single-family, multifamily, and mixed-use developments; subdivisions; commercial parking lots; water and sewer service replacements; and public roadway excavations and patching.
E. Specialty reviews in transportation, stormwater, structural, electrical, mechanical, asset management, field inspection, or other disciplines when authorized.

4. CODES, STANDARDS, AND REGULATORY REVIEW

A. Evaluate submittals for compliance with the Village Municipal Code, including applicable zoning, subdivision, stormwater, floodplain, utility, right-of-way, and engineering provisions.
B. Apply the Village Standard Specifications for Design and Construction, adopted engineering details, policies, and other applicable local, county, state, and federal requirements.
C. Consider applicable requirements of MWRD, IDOT, CCDOTH, IDNR, FEMA, IEPA, and other agencies typically involved in private site development.
D. Identify applicable Village Code provisions in review comments when needed to explain the basis for a requirement or requested revision.
E. Do not waive, modify, or interpret Village Code requirements on behalf of the Village without prior direction or authorization from the Village Engineer or designee.

5. REVIEW COMMENTS AND DOCUMENTATION

A. Prepare clear, complete, technically supported, and actionable written review comments in a format acceptable to the Village, including use of the Village permitting and licensing software.
B. Distinguish among Municipal Code or regulatory requirements, Village engineering standards and policies, and recommended design considerations.
C. Coordinate comments among disciplines to reduce conflicting or duplicative direction.
D. Maintain records of assigned reviews, correspondence, meetings, decisions, and other project documentation in accordance with Village procedures.

6. MEETINGS, SITE VISITS, AND FIELD SUPPORT

A. Attend development meetings and conduct occasional site visits to address complex issues, confirm field conditions, or resolve review comments when requested.
B. Attend occasional Village Board, Committee of the Whole, Bike and Pedestrian Commission, Zoning Board of Appeals, Plan Commission, or Design Commission meetings as an engineering subject matter resource when authorized.
C. Provide field inspection or construction support related to reviewed developments when separately requested and authorized.

7. DELIVERABLES

A. Written plan review comments and marked-up documents, as appropriate.
B. Review status updates, coordination notes, and meeting or site-visit documentation, as requested.
C. Recommendations regarding approval, conditional approval, resubmittal, or additional information, subject to final Village determination.
D. Monthly invoices documenting actual hours worked and the applicable billing classification or contract rate.

EXHIBIT C
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
ENGINEERING SERVICES DEVELOPMENT - PLAN REVIEW

Engineer's Project No. _____

Project Description:

The Project includes

Engineering Services:

A detailed scope of services for this project is listed in Attachment A of this Work Order. Manpower requirements and a fee summary are listed in Attachment B.

Compensation:

Compensation for the services to be provided under this Work Order will be in accordance with the Engineering Services Agreement dated _____ and Attachment A to this Work Order. The Engineer's fee shall be _____.

Submitted by: **Baxter & Woodman, Inc.**

By: _____
Name

Title:

Date: _____

Approved by: **Village of Arlington Heights**

By: _____

Title:

Date: _____

Additional Comments and Conditions: None.

SAMPLE

Scope of Services

1. XXXXXX.
2. XXXXXX.
3. XXXXXX.
4. XXXXXX.
5. XXXXXX.
6. XXXXXX.
7. XXXXXX.
8. XXXXXX.

Document1

SAMPLE

BAXTER & WOODMAN Consulting Engineers

Work Order

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
ENGINEERING SERVICES DEVELOPMENT – PLAN REVIEW – 2026

Engineer's Project No. 2601612.00

Project Description:

The proposed services under this work order will include serving as part of the Village's Development team and conducting permit plan reviews for private development. This work order includes a maximum of 20 hours per week. Additional time must be approved and charged to another applicable work order.

Engineering Services:

A detailed scope of engineering services for this project is listed in the Engineer Service Agreement.

Compensation:

Compensation for the services to be provided under this Work Order will be in accordance with the Engineering Services Agreement. The Engineer's fee shall be **$65,000.00.** This fee includes work through the end of 2026.

Submitted by: **Baxter & Woodman, Inc.**

By: _____
Sean E. O'Dell, PE

Title: Executive Vice President

Date: September 1, 2026

Approved by: **Village of Arlington Heights**

By: _____

Title:

Date: _____

Additional Comments and Conditions:

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BAXTER & WOODMAN Consulting Engineers

Work Order

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
ENGINEERING SERVICES DEVELOPMENT – PLAN REVIEW – 2027

Engineer's Project No. 2601612.01

Project Description:

The proposed services under this work order will include serving as part of the Village's Development team and conducting permit plan reviews for private development. This work order includes a maximum of 20 hours per weeks. Additional time must be approved and charged to another applicable work order.

Engineering Services:

A detailed scope of engineering services for this project is listed in the Engineer Service Agreement.

Compensation:

Compensation for the services to be provided under this Work Order will be in accordance with the Engineering Services Agreement. The Engineer's fee shall be **$150,000.00.** This fee includes work through September 2027.

Submitted by: **Baxter & Woodman, Inc.**

By: _____
Sean E. O'Dell, PE

Title: Executive Vice President

Date: September 1, 2026

Approved by: **Village of Arlington Heights**

By: _____

Title:

Date: _____

Additional Comments and Conditions:

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Submitted by:

BAXTER & WOODMAN Consulting Engineers

EXHIBIT D

ARLINGTON HEIGHTS

ENGINEERING SERVICES DEVELOPMENT/PLAN REVIEW

AUGUST 20, 2026

BAXTER & WOODMAN
Consulting Engineers

Mr. Rob Horne
Assistant Director of Public Works and Engineering
Village of Arlington Heights
222 N. Ridge Ave.
Arlington Heights, IL 60005

August 20, 2026

Subject: **Village of Arlington Heights - Proposal for Engineering Services Development/Plan Review**

Dear Mr. Horne:

The Village of Arlington Heights' Community Development, Planning and Building, Life Safety, and Public Works and Engineering teams play an important role in ensuring that private development projects are designed and constructed in accordance with Village expectations. With a diverse range of commercial, residential, and mixed-use developments, the Village requires a responsive engineering partner who understands the complexities of private development and can provide thorough, timely plan reviews while working seamlessly with Village staff, designers, developers, contractors, and residents.

Baxter & Woodman is suited to be an extension of the Village's development review team. Our firm has extensive experience providing private development review, municipal engineering, and permitting services for communities throughout the Chicagoland region. We understand that effective plan review requires more than simply checking calculations—it requires a practical understanding of municipal codes, engineering standards, development requirements, and the coordination necessary to move projects forward. Our approach focuses on:

- **Responsive, Practical Reviews:** We provide technically sound reviews that identify issues early and provide clear, actionable comments. We understand the importance of timely turnaround and consistent application of Village requirements, while maintaining the flexibility to accommodate varying project types and review workloads.
- **Effective Staff Integration and Responsiveness:** Our staff is accustomed to integrating into municipal workflows and communicating directly with developers, designers, contractors, and residents to identify issues, explain requirements, and keep reviews moving efficiently. We maintain open communication and respond promptly to inquiries from Village staff, permit applicants, and other stakeholders.
- **Municipal Code and Engineering Standards:** Baxter & Woodman understands the importance of applying local requirements consistently throughout the review process. Our team is experienced in evaluating projects against municipal codes, zoning and subdivision requirements, stormwater and floodplain regulations, utility and right-of-way provisions, standard specifications, engineering details, and adopted policies. We also have extensive working knowledge of MWRD, IDOT, CCDOTH, IDNR, FEMA, IEPA, and other applicable agency requirements.

We look forward to the opportunity to serve as an extension of the Village's engineering team and provide responsive, high-quality plan review and development engineering services. Please contact me at 815-444-4438 or sodell@baxterwoodman.com with any questions.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

Sean O'Dell, PE
Executive Vice President

PROJECT APPROACH

Baxter & Woodman understands that Arlington Heights is seeking more than a technical plan reviewer. The Consultant will serve as an extension of the Village's development review team, working directly with the Village Engineer and collaboratively with Community Development/Planning, Building and Life Safety, Public Works and Engineering, developers, designers, contractors, and residents. Our approach is built around thorough technical reviews, practical comments, responsive communication, and consistent application of Village requirements to keep development projects moving forward within the guardrails.

EXPERIENCED DEVELOPMENT REVIEW TEAM

Our engineers routinely review private development plans for commercial, multifamily, mixed-use, residential, and industrial projects. Reviews include grading and drainage, stormwater management, floodplain impacts, traffic and site access, water and sanitary sewer, erosion and sediment control, utility coordination, pavement design, offsite public improvements, right-of-way impacts, plats, calculations, studies, specifications, and supporting permit documents. Our team understands that each review must consider both the technical design and its impacts on the surrounding community and existing infrastructure.

KNOWLEDGE OF LOCAL AND REGULATORY REQUIREMENTS

We will evaluate each submittal against the Village of Arlington Heights Municipal Code, Standard Specifications for Design and Construction, adopted engineering details and policies, and applicable county, state, and federal requirements. Our staff has extensive experience applying requirements from MWRD, IDOT, CCDOTH, IDNR, FEMA, and IEPA, allowing us to identify when outside agency coordination or approvals are necessary and communicate those requirements clearly to applicants early int he process.

Lead Reviewer Tim Horn, PE, CFM has extensive experience in development plan review and oversight, ranging from residential developments to large logistics campuses and multi-family housing.

Our focus will be simple: **thorough reviews, clear communication, and responsive service that helps the Village protect its standards while facilitating responsible development.**

COORDINATED, CONSTRUCTIVE REVIEWS

Our goal is to provide clear, consolidated comments that identify deficiencies while giving applicants a practical path toward resolution. We recognize that developers are important partners in the community's continued growth and that timely reviews are critical to keeping projects on schedule. At the same time, our reviewers understand that the Village will live with these improvements long after construction is complete. We balance responsiveness with the thoroughness necessary to protect the Village's infrastructure and long-term interests.

SEAMLESS INTEGRATION WITH VILLAGE STAFF

Baxter & Woodman engineers regularly serve as an extension of municipal engineering and development teams. We coordinate reviews among multiple departments and agencies, identify issues that cross departmental boundaries, and communicate directly with applicants to resolve technical questions. Our staff is experienced with a variety of electronic permitting and plan review platforms, allowing us to quickly adapt to Arlington Heights' software, workflows, and unique policies.

DEPTH OF TECHNICAL EXPERTISE

Arlington Heights will have access to a multidisciplinary team rather than a single reviewer. Tim Horn will serve as the primary point of contact and lead municipal engineering and permit plan reviews as an extension of Village staff. He will be supported by B&W's planning and engineering team, with specialists in transportation, field inspections, and asset management engaged as needed. Our Asset Management staff can evaluate how proposed development and redevelopment may affect existing Village infrastructure, system capacity, and long-term maintenance needs, providing an added level of review beyond traditional plan review. This approach provides the right expertise for each project while maintaining a consistent point of contact and streamlined review process. Team resumes are included on the following pages.

BAXTER & WOODMAN Consulting Engineers

Timothy K. Horn II, PE, CFM

Lead Reviewer

Joined Firm: 2021

Years of Experience: 14

Full-Time Employee

EDUCATION

M.E. Civil Engineering, Texas A&M University, 2011

B.S., Civil Engineering, Texas A&M University, 2010

REGISTRATIONS

Licensed Professional Engineer: Illinois, Texas

Certified Floodplain Manager

Lake County Stormwater Management Commission Enforcement Officer

*While working for others

Tim leads municipal engineering services for several Chicago-area communities, with extensive experience in development plan review, downtown redevelopment, and project closeout. He coordinates with planners, building officials, Public Works, and Development Services staff to guide projects from initial review through construction and final completion, including residential, multi-family, commercial, and large-scale developments.

REPRESENTATIVE PROJECTS

Village Engineer, Glenview, IL: Coordinate review of multi-family, institutional, commercial, and downtown redevelopment projects in a dense urban environment, from initial due diligence meetings with developers through Plan Commission and Village Board reviews to detailed plans, calculations, specifications, and final permits. Coordinate work by multiple reviewers, Village departments, and outside agencies to address complex site, infrastructure, and development requirements. Population: 47,750

Representative Projects:

- **CERCA Downtown Redevelopment:** Engineering review of multi-unit, multi-story mixed-use development, including off-site right-of-way detention, coordination with Metra and MWRD, and integration with Village capital improvement projects.
- **10-Building Logistics Campus:** Review and coordination of annexation requests and multiple utility improvements, including coordination with utility providers and Village staff with a multi-phase closeout process.

Civil Engineering for Engineering and Public Works, Des Plaines, IL*: Manage design and construction of infrastructure and utility improvements as part of the City's five-year capital improvement program, coordinating with residents, businesses, regulatory agencies, and multiple City departments. Review development projects, including commercial, residential, and private utility improvements, for compliance with City, state, and federal requirements. Provide project review and permit guidance and coordinate project schedules, inspections, and construction activities. Population: 60,675

Engineer for Planning & Development Services, College Station, TX*: Coordinate review and permitting of commercial, residential, municipal, and downtown redevelopment projects in an urbanizing environment. Work with developers, contractors, inspectors, utilities, TXDOT, and Texas A&M University to resolve complex engineering and permitting requirements. Review engineering, transportation, and site plans; coordinate comments and approvals among multiple agencies; and support construction through inspections, final walkthroughs, and presentations to City Council and Planning & Zoning. Population: 120,511

Village Engineering Consultant, Lisle, IL: Review single-family right-of-way improvements and dry utility company improvements throughout town, ensuring compliance with DuPage County Stormwater Management Ordinance and General Certifications. Coordinate and inspect restoration of Village right-of-way for project closeout. Population: 23,400

Engineering Plan Review, La Grange, IL: Review commercial, residential, and private utility plans within established, densely developed public rights-of-way, including downtown and redevelopment areas, for impacts to Village infrastructure, streetscape, parkways, and adjacent single-family residential (SFR) improvements. Track utility work through completion and coordinate with Public Works and inspectors regarding scope, construction impacts, schedules, and initial and final inspection walkthroughs. Population: 16,300

BAXTER & WOODMAN Consulting Engineers

Joined Firm: 2021

Years of Experience: 20

Full-Time Employee

EDUCATION

B.S., Civil Engineering, Valparaiso University, 2007

REGISTRATIONS

Licensed Professional Engineer: Illinois, Indiana, and Florida

Professional Traffic Operations Engineer®, certified by the Institute of Transportation Engineers, 2014

Josh Harris, PE, PTOE

Plan Review - Transportation/Traffic

Josh is a Certified Professional Traffic Operations Engineer® and the Department Manager of the firm's Traffic Department. He has worked on a variety of municipal, county, and large agency transportation projects. His planning, design, and construction engineering background includes comprehensive plans, transportation plans, traffic impact studies, roadway reconstruction, roundabouts, streetscape, intersection improvements, and roadway maintenance.

REPRESENTATIVE PROJECTS

On Call Traffic Study Review, Plainfield, IL: Assist the Village Engineer, Public Works Manager, and Planning Department as the Traffic Department Manager reviewing the transportation sections of development and traffic impact studies submitted to the Village.

On Call Traffic Study Review, Lisle, IL: Assist Village Engineer as the Traffic Department Manager reviewing the transportation sections of development and traffic impact studies submitted to the Village and its Planning & Zoning Commission.

On Call Traffic Study Review, Elwood, IL: Assist Village Engineer as the Traffic Department Manager reviewing the transportation sections of development and traffic impact studies submitted to the Village.

On Call Traffic Study Review, Lake in the Hills, IL: Assist Village Engineer as the Traffic Department Manager reviewing the transportation sections of development and traffic impact studies submitted to the Village.

BAXTER & WOODMAN Consulting Engineers

Joined Firm: 2025

Years of Experience: 24

Full-Time Employee

EDUCATION

B.A., Sociology/Criminology, Northern Illinois University, 2002

REGISTRATIONS

IEPA Class C Water Operator

*While working for others

Tom Slonski

Field Inspector

Tom understands construction from both sides of the plans—he has reviewed plans and specifications, evaluated actual field conditions, inspected work for compliance, and made decisions when construction conditions required changes.

REPRESENTATIVE PROJECTS

Municipal infrastructure Construction & Inspection, Norridge, IL*: While serving as Water Operations Supervisor / Responsible Operator-in-Charge, responsible for:

- Inspected construction and infrastructure improvements during and upon completion to verify work complied with Village regulations, policies, plans, specifications, and contract requirements.
- Evaluated field conditions and authorized construction change requests and deviations from plan drawings when necessary to address site conditions.
- Coordinated with the Building Department, GIS, Police, Fire, and other Village departments to address project and infrastructure impacts.
- Maintained and inspected water, sanitary sewer, and roadway infrastructure, providing hands-on knowledge of municipal construction practices and field conditions.
- Reviewed water, storm sewer, and sanitary sewer plans and used field observations to support infrastructure repairs, replacements, and maintenance.
- Ensured infrastructure operations and projects complied with applicable local, state, and federal requirements, including IEPA and IDNR regulations.

PRESENT WORKLOAD

At Baxter & Woodman, we maintain a scalable workload capacity to efficiently manage projects of varying sizes and complexities. We use advanced project management tools and strategic resource allocation to confirm timely delivery without compromising quality. After thoroughly reviewing the workload responsibilities for each proposed team member, we confirm that our team is fully equipped to meet the demands of your project. Our key personnel's present workload is included below:

PROJECT	TYPE	SIZE	DURATION	PERSONNEL ASSIGNED
Village of Glenview – Plan Review Services	Municipal Engineering / Private Development Plan Review	Ongoing plan review services for private development and municipal project	2021-Present	Timothy K. Horn II, PE, CFM – Lead Reviewer
Village of Plainfield – Traffic Study & Plan Reviews	Traffic Engineering / Development Review	Ongoing traffic study and development plan reviews	2022-Present	Josh Harris, PE, PTOE – Traffic Reviewer
Various Municipal Projects	Municipal Engineering / Field Inspection	Multiple municipal infrastructure and construction projects	2024-Present	Tom Slonski – Field Inspection / Construction Support

VILLAGE FAMILIARITY

Baxter & Woodman has partnered with the Village of Arlington Heights on a wide range of engineering services over the past 10 years, including surveying, water main design, roadway improvements, and construction services. This experience has given our team a strong understanding of the Village's infrastructure, standards, processes, and expectations. Three notable examples include:

- **Police Station Green Infrastructure Improvements –** Design services and permitting for site improvements at the Police Station located northeast of the Sigwalt Street and Arlington Heights Road intersection.
- **2025 Water Main Replacement Program –** Engineering design services for replacement of water mains, valves, fire hydrants, public water services, and replacement of private lead water services.
- **Kensington Road Resurfacing Improvements/Annual MFT Street Program –** Construction services for the Kensington Road resurfacing project, consisting of curb and gutter removal and replacement, sidewalk removal and replacement, various sidewalk ramps, bituminous and PCC driveway removal and replacement, Class D pavement patching, bituminous pavement removal and resurfacing, structure repairs and replacement, parkway restoration, detector loop replacement, and construction of a multi-use path.

Our established relationship with Arlington Heights and familiarity with Village staff, standards, and procedures will allow our team to quickly integrate with the Village's development review process and provide responsive, consistent service.

FEE SCHEDULE

The following fee schedule identifies our proposed hourly rates for the personnel who will support the Village's engineering and permit plan review needs. Our multidisciplinary team allows the Village to utilize the appropriate level of expertise for each assignment while maintaining a cost-effective approach to service delivery.

Year	Hourly Rate	Off-Hour Rate	Specialty Review Rate*
2026	$210	$265	see rate sheet
2027	$220	$275	see rate sheet
2028	$230	$285	see rate sheet
2029	$240	$295	see rate sheet

**Baxter & Woodman has attached our Standard Rate Sheet. Any specialty reviews will be priced with our standard rates utilizing the specialized staff consistent with the Village's scope needs.*

BAXTER & WOODMAN, INC.
2026 HOURLY BILLING RATES FOR PROFESSIONAL SERVICES

EMPLOYEE CLASSIFICATION	HOURLY BILLING RATES
Executive Vice President	$285
Vice President	$275
Engineer VII	$260
Engineer VI	$245
Engineer V	$225
Engineer IV	$210
Engineer III	$185
Engineer II	$165
Engineer I	$143
Engineering Intern	$90
Construction Manager II	$225
Construction Manager I	$180
Engineering Tech V	$200
Engineering Tech IV	$170
Engineering Tech III	$155
Engineering Tech II	$135
Engineering Tech I	$115
Environmental Scientist V	$190
Environmental Scientist IV	$180
Environmental Scientist III	$165
Environmental Scientist II	$145
Environmental Scientist I	$125
Professional Surveyor	$220
Survey Manager	$190
Survey Crew Chief	$155
Surveyor, Project	$132
Survey Technician II	$120
Survey Technician I	$105
Spatial Technology Professional V	$210
Spatial Technology Professional IV	$200
Spatial Technology Professional III	$175
Spatial Technology Professional II	$150
Spatial Technology Professional I	$130
Production Manager	$195
CADD Tech III	$165
CADD Tech II	$140
CADD Tech I	$115
Urban Planner V	$220
Urban Planner IV	$190
Urban Planner III	$170
Urban Planner II	$150
Urban Planner I	$130
Administrative Support I to V	$110
Marketing Professional I to IV	$150
Communication Specialist I to IV	$150
Accounting Professional I to IV	$140
IT Professional I to III	$185
Data Analyst I to III	$160

- Hourly rates for inspection services do not include any overtime.
- Hourly Rates include direct labor and indirect overhead expenses, readiness to serve, and profit, and are for 8 hours/day and 40 hours/week during regularly scheduled work hours.
- The Engineer may adjust the hourly billing rate and out-of-pocket expenses on or about January 1 of each subsequent year and will send the new schedule to the Owner.
- Consulting fees for legal services will vary and subject to change based on services required.

BAXTER & WOODMAN, INC.
2027 HOURLY BILLING RATES FOR PROFESSIONAL SERVICES

EMPLOYEE CLASSIFICATION	2027 BILLING RATE
Executive Vice President	**$300**
Vice President	**$290**
Engineer VII	**$275**
Engineer VI	**$260**
Engineer V	**$240**
Engineer IV	**$220**
Engineer III	**$195**
Engineer II	**$175**
Engineer I	**$150**
Engineering Intern	**$95**
Construction Manager II	**$240**
Construction Manager I	**$185**
Engineer Tech V	**$210**
Engineer Tech IV	**$185**
Engineer Tech III	**$165**
Engineer Tech II	**$145**
Engineer Tech I	**$120**
Environmental Scientist V	**$210**
Environmental Scientist IV	**$190**
Environmental Scientist III	**$175**
Environmental Scientist II	**$155**
Environmental Scientist I	**$135**
Professional Surveyor	**$230**
Survey Manager	**$205**
Survey Crew Chief	**$170**
Surveyor, Project	**$140**
Survey Technician II	**$125**
Survey Technician I	**$110**
Spatial Technology Professional V	**$220**
Spatial Technology Professional IV	**$210**
Spatial Technology Professional III	**$180**
Spatial Technology Professional II	**$160**
Spatial Technology Professional I	**$130**
Production Manager	**$205**
CADD Tech III	**$175**
CADD Tech II	**$145**
CADD Tech I	**$125**
Urban Planner V	**$235**
Urban Planner IV	**$205**
Urban Planner III	**$180**
Urban Planner II	**$160**
Urban Planner I	**$140**
Administrative Support I to V	**$120**
Marketing Professional I to IV	**$160**
Communication Specialist I to IV	**$160**
Accounting Professional I to IV	**$150**
IT Professional I to III	**$195**
Data Analyst I to III	**$170**

- Hourly rates for inspection services do not include any overtime.
- Hourly Rates include direct labor and indirect overhead expenses, readiness to serve, and profit, and are for 8 hours/day and 40 hours/week during regularly scheduled work hours.
- The Engineer may adjust the hourly billing rate and out-of-pocket expenses on or about January 1 of each subsequent year and will send the new schedule to the Owner.
- Consulting fees for legal services will vary and subject to change based on services required.

BAXTER & WOODMAN Consulting Engineers

Kensington Road Resurfacing
Arlington Heights, IL

A

APPENDIX A

APPENDIX A: PROPOSAL FORMS

The undersigned hereby certifies that the CONSULTANT is not barred from contracting as a result of a conviction for violations of State laws prohibiting bid rigging or bid rotating or any similar offense of any state of the United States. If accepted in writing by the Village of Arlington Heights, Illinois, this proposal shall constitute a valid agreement.

If this proposal is accepted and the undersigned shall fail to contract as aforesaid and to provide evidence of all insurance required within five days after date of award of contract, the Village of Arlington Heights shall, at its option, determine that the CONSULTANT has abandoned this contract and thereupon this proposal and acceptance thereof shall be null and void.

The Village Board of the Village of Arlington Heights, Illinois reserves the right to waive any or all technicalities and reject any or all proposals.

The above proposal is submitted this 20 day of August, 20 26.

CONSULTANT'S COMPANY NAME: Baxter & Woodman, Inc.

ADDRESS: 8430 W Bryn Mawr Ave., Suite 400, Chicago, IL 60631

SIGNATURE: _____ Louis D. Haussmann
(agent)

TITLE: President/CEO

TELEPHONE NUMBER: 815-444-4438

DATE: 8/20/2026

EMAIL ADDRESS: sodell@baxterwoodman.com

NOTE: If the consultant is a partnership, the proposal must be signed by at least two of the co-partners. If the bidder is a corporation, the proposal must be signed by an authorized officer of the corporation, attested and sealed by the secretary or other authorized officer.

State of Incorporation: Illinois

ATTEST:

BY: _____ Derek Wold

TITLE: Corporate Secretary

DATE: August 20, 2026

REFERENCES

List below the names of customers/clients of the Consultant where similar types of work have been completed within the last three (3) years:

CLIENT #1 NAME: Village of Glenview

ADDRESS: 2500 East Lake Ave., Glenview, IL 60026

PHONE NUMBER: 847-904-4414

EMAIL ADDRESS: awebb@glenview.il.us

PROJECT SUPERVISOR: Adriana Webb, Director of Capital Projects

WORK PERFORMED: Development Review and Construction Inspection

CLIENT #2 NAME: Village of Plainfield

ADDRESS: 24401 West Lockport Street, Plainfield, IL 60544

PHONE NUMBER: 815-230-2037

EMAIL ADDRESS: sthreewitt@goplainfield.com

PROJECT SUPERVISOR: Scott Threewitt, Director of Public Works

WORK PERFORMED: Plan Reviews Services

CLIENT #3 NAME: Village of Lisle

ADDRESS: 925 Burlington Ave., Plainfield, IL 60532

PHONE NUMBER: 630-271-4171

EMAIL ADDRESS: jelias@villageoflisle.org

PROJECT SUPERVISOR: Jason Elias, Public Works Director

WORK PERFORMED: Plan Review Services

AFFIDAVIT OF COMPLIANCE

Applicant Name Baxter & Woodman, Inc.

Address 8430 W Bryn Mawr Ave., Suite 400, Chicago, IL 60631

As a condition of entering into a contract with the Village of Arlington Heights, and under oath and penalty of perjury and possible termination of contract right and debarment, the

undersigned, Louis D. Haussmann, being first duly sworn on oath, deposes and

states that he/she is President/CEO
(Sole owner, partner, joint ventured, President, Secretary, etc.)

of Baxter & Woodman, Inc.
(Name of Company)

and has the authority to make all certifications required by this affidavit.

Section I
Non-Collusion

The undersigned certifies that this bid, that such bid is genuine and not collusive or sham, that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, to fix the bid price element of this bid, or of that of any other bidder, or to secure any advantage against any other bidder or any person interested in the proposed contract.

Section II
Bid Rigging and Rotating

The undersigned hereby certifies that it is not barred from bidding or contracting as a result of a conviction for violations of state laws prohibiting bid rigging or bid rotating or any similar offense of any State of the United States.

Section III
Illinois Drug Free Workplace Act

The undersigned further states that Baxter & Woodman, Inc. provides a
(Name of Company)
drug free workplace pursuant to Illinois Complied Statues, 30 ILCS 580/1, et seq and provides compliance with necessary requirements.

Section IV
Tax Payment

The undersigned further states that Baxter & Woodman, Inc. (Name of Company) is not

delinquent in payment of any taxes to the Illinois Department of Revenue, in accordance with Illinois Compiled Statues, 65 ILCS 5/11-42.1. The undersigned understands that making a false statement regarding delinquency in taxes is a Class A Misdemeanor and, in addition voids the contract and allows the municipality to recover all amounts paid to the individual or entity under the contract in civil action.

It is expressly understood the foregoing statements and representations and promises are made as a condition to the right of the bidder to receive payment under any award made under the terms and provisions of this bid.

The undersigned certifies that all the information contained in the Affidavit is true and correct.

Signed by: Louis D. Haussmann
(Name)

President/CEO
(Title)

Subscribed and sworn to before me this 19 day of August 20 26.

By: _____
(Notary Public)

-Seal-

OFFICIAL SEAL
JESSICA A KUIPER
Notary Public, State of Illinois
Commission No. 915646
My Commission Expires September 04, 2028

VILLAGE OF ARLINGTON HEIGHTS

INDEMNITY HOLD HARMLESS AGREEMENT

To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify and hold harmless the Village of Arlington Heights, its Board of Trustees, officers, agents and employees from any and all liability, losses or damages the Village may suffer as a result of claims, demands, suits, actions or proceedings of any kind or nature in any way resulting from or arising out of any action on the part of the Contractor or any Subcontractor. The Contractor shall, at its own expense; appear, defend, and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the Village of Arlington Heights, its Board of Trustees, officers, agents and employees, in any such action, the contractor shall, at its own expense, satisfy and discharge the same. This indemnification does not apply to liability caused by the Village's own negligence.

The Contractor expressly understands and agrees that any insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village of Arlington Heights, its Board of Trustees, officers, agents and employees as herein provided.

CONTRACTOR: Baxter & Woodman, Inc.

By: Louis D. Haussmann

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/8/2026

Item: Resolution Authorizing Execution of an Agreement for Legislative Consulting Services
Department: Integrated Services

Item Description:
The Village has utilized Mac Strategies to lobby for the Village's interests in Springfield since 2023. They have represented the Village's interests well and allowed the Village to maintain access and a seat at the table on items of legislative interest. The previous agreement expired on August 31st. A new agreement provides for a fee of $5,000 per month and terms that allow the Village to cancel services with 30 days' notice.

Staff Recommendation:
Approval of a resolution that authorizes the Village Manager to execute an agreement with Mac Strategies for legislative consulting services.

ATTACHMENTS:
1. A RESOLUTION APPROVING A CONSULTANT AGREEMENT WITH MAC STRATEGIES GROUP 9-8-26
2. MacStrategiesGroup_VillageofArlingtonHeights_LobbyistContract 2026-2027

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO._____

A RESOLUTION AUTHORIZING THE EXECUTION OF A CONSULTING AGREEMENT WITH MAC STRATEGIES INC.

WHEREAS, the Village Board approved a contract with Mac Strategies Inc. (*"Consultant"*) for Legislative Consulting Services on August 21, 2023 which was renewed in 2024, and 2025; and

WHEREAS, the Village President and Board of Trustees have determined that continuing to utilize the Consultant for said services for another year will serve and be in the best interest of the Village;

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

SECTION 1. APPROVAL OF AGREEMENT. That a Consultant Agreement by and between the Village of Arlington Heights and the Consultant to perform legislative services on behalf of the Village of Arlington Heights, a true and correct copy of which is attached hereto, be and the same is approved.

SECTION 2. EXECUTION OF AGREEMENT. The Village Manager is hereby authorized and directed to execute the Consultant Agreement on behalf of the Village of Arlington Heights.

SECTION 3. EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 8th day of September, 2026.

_____

Village President

ATTEST:

_____

Village Clerk

CONSULTANT AGREEMENT

THIS AGREEMENT FOR CONTRACT LOBBYING SERVICES ("Agreement") is made on the _____ day of September 2026 by and between, the Village of Arlington Heights, an Illinois municipal entity, with its principal address at 33 S. Arlington Heights Rd. Arlington Heights, Illinois 60005 (hereinafter referred to as the "Client") and **MAC STRATEGIES GROUP, INC.**, an Illinois Corporation, with its principal address at 53 W. Jackson Blvd, #550, Chicago, Illinois, 60604 (hereinafter referred to as the "Lobbyist").

WHEREAS, the Client desires to engage Lobbyist to perform legislative consulting and lobbying services for the Client and Lobbyist desires to perform such services on a non-exclusive basis and pursuant to the terms and conditions set forth below.

NOW THEREFORE, in consideration of the premises hereof and of the mutual promises and agreements contained herein, the parties hereto, intending to be legally bound, do hereby agree as follows:

1. **Engagement; Scope of Services.**

The Client hereby engages Lobbyist to perform the duties set forth in this Agreement. The engagement by the Client of Lobbyist under this Agreement is non-exclusive and shall not limit the Client's right to engage other persons to conduct activities on behalf of the Client, nor shall it restrict Lobbyist's right to accept other engagements so long as such other engagements do not interfere with Lobbyist's ability to perform, or present a conflict of interest or create the appearance of impropriety.

2. **Duties and Responsibilities of Lobbyist**.

The Lobbyist is engaged to (1) identify, prioritize, monitor and recommend strategy on pending legislation and regulatory matters in the State of Illinois relating to priorities of the Client including, but not limited to, legislation concerning or affecting the redevelopment of the former Arlington Park Racecourse property; (2) provide legislative and regulatory representation and establish relationships on behalf of Client before the legislators, Executive Branch officials and other Illinois governmental agencies; (3) develop and implement strategies to advocate the positions of Client consistent with its government relations program; (4) prepare correspondence and other materials needed to support the legislative or regulatory effort; (5) present testimony at hearings before the Illinois General Assembly and/or prepare others to testify in support and to meet legislators, legislative staff, Executive Branch officials, Executive Branch staff, and regulatory agency staff as deemed necessary by Client, and (6) provide briefing reports on key issues, and legislative and regulatory activity on a regular basis.

3. **Representations, Warranties, Covenants and Agreements.**

3.1. Lobbyist's Representations, Warranties, Covenants and Agreements. Lobbyist hereby represents and warrants to the Client as follows:

(a) Lobbyist shall not hold himself out, directly or by implication, as being an employee or agent of the Client.

(b) Except as required by law, Lobbyist shall keep confidential the nature and scope of the engagement as well as its relationship with the Client unless the Client expressly authorizes, in writing, specific disclosures.

(c) Lobbyist shall return all Client information to the Client, or shall destroy same if directed to do so by the Client, at the conclusion of the engagement.

(d) This Agreement, when fully executed, will constitute the valid and legally binding obligation of Lobbyist, fully enforceable against it in accordance with its terms. Lobbyist represents that the execution and performance of this Agreement by Lobbyist will not violate any confidentiality agreements or restrictive covenants provisions, or agreements.

(e) Lobbyist shall inform the Client immediately if any representation, warranty, covenant, or agreement contained in Section 3.1 hereof is no longer accurate.

3.2. Client's Representations, Warranties, Covenants and Agreements. The Client hereby represents and warrants to Lobbyist as follows:

(a) This Agreement, when executed, will constitute the valid and legally binding obligation of the Client, fully enforceable against it in accordance with its terms. The Client represents that the execution and performance of this Agreement by the Client will not violate any confidentiality agreements or restrictive covenants provisions, or agreements.

(b) The Client shall inform Lobbyist immediately if any representation, warranty, covenant, or agreement contained in Section 3.2 hereof is no longer accurate.

3.3 Conflicts of Interest. While providing lobbying services under this Agreement, Lobbyist shall not represent any other party whose interests directly conflict with the interests of Client in matters relating to the Scope of Services outlined in this Agreement. It is acknowledged by both of the parties that representation by Lobbyist of any other unit of local government does not violate this provision as long as such representation is not in direct conflict with any interests of the Client in matters relating to the Scope of Services outlined in this agreement or creates the appearance of impropriety.

4. Compensation.

Lobbyist shall be compensated in the amount of $5,000.00 per month for the Term of the Engagement.

(a) It is the policy of Mac Strategies Group, Inc. to issue invoices on the 4th day of each billable month.

(b) Payment of invoices shall be no later than 60-days after date of issue.

5. **Term of Engagement.**

5.1 The term of this Agreement (the "Term") shall commence on September 1, 2026 and shall be completed on August 31, 2027, unless the term or scope is modified pursuant to agreement of both parties.

5.2 Both parties reserve the right to terminate the terms of this agreement upon providing a written notice 30-days prior to the date of termination. Upon termination, Client's only obligation shall be to pay for services rendered by the Lobbyist prior to termination and not yet paid. Lobbyist shall promptly return any fees previously paid by Client for services that were to be rendered following the date of termination.

6. **Indemnifications.**

6.1. Lobbyist shall defend, indemnify and hold harmless, at Lobbyist's sole cost and expense, the Client and its elected and appointed officers, officials, Village President and Board of Trustees, agents,

employees, volunteers, representatives, assigns, attorneys, or other persons or property standing in the interest of the Client, from any and all risks, lawsuits, actions, damages, losses, expenses (including attorneys' fees), claims, or liabilities of any character, brought because of any death, injuries or damages received or sustained by any person, persons, or property on account of any act, omission, neglect or misconduct of Lobbyist, its officers, agents and/or employees, or arising out of or in performance of any provision of this Agreement or the Services provided under this Agreement, including any claims or amounts arising or recovered under the Workers' Compensation Act or any other law, ordinance, order or decree, except for injuries and damages caused by the sole negligence of the Client, or arising out of any breach by Lobbyist of any representation, warranty, covenant or agreement contained herein.

6.2. The Client shall defend, indemnify and hold harmless Lobbyist and its officers, directors, employees, agents, parent, subsidiaries and other affiliates, from and against any and all damage, cost, liability, and expense whatsoever (including attorney's fees and related disbursements) incurred by reason of (a) any failure by the Client to perform any covenant or agreement of the Client set forth herein, or (b) any breach by the Client of any representation, warranty, covenant or agreement contained herein.

7. **Independent Status of Lobbyist**.

This Agreement establishes the rights, duties and obligations of the Client and Lobbyist and does not create an employer-employee or agency relationship between the Client, or any entity affiliated with the Client, and Lobbyist, or any of Lobbyist's employees or agents. Lobbyist acknowledges and agrees that Lobbyist is an independent contractor to the Client and Lobbyist shall not act as an agent of the Client. As an independent contractor, Lobbyist shall be responsible for any social security taxes, insurance and any other taxes or fees that are applicable to him and his employees and agents pursuant to Illinois and Federal laws.

8. **Compliance with Applicable Laws.**

Lobbyist agrees to comply in all respects with any and all applicable laws, rules and regulations regarding its conduct, including, but not limited to, lobbying action and registration, and all applicable laws and regulations related to political contributions and gifts to public officials. Without limiting the generality of the foregoing, Lobbyist covenants that Lobbyist is in full compliance with the immigration laws of the United States relating to Lobbyist's employees assigned by Lobbyist to perform services for Client. Lobbyist further certifies that all of Lobbyist's employees are authorized by law to work in the United States, and that Lobbyist's employees have presented documentation to Lobbyist that establishes both identity and work authorization in accordance with applicable immigration regulations. Lobbyist certifies that to the best of its knowledge, information and belief, after due inquiry, the documentation presented to Lobbyist is genuine and accurate. Lobbyist further certifies that Lobbyist complies with all federal, state and local labor and employment laws, and wage and hour laws, as these laws may relate to Lobbyist's employees performing services for Client. Lobbyist represents and warrants that there are no agreements, orders or other restrictions which would interfere with or prevent Lobbyist from entering into this Agreement or performing the services and obligations contemplated hereunder. Lobbyist also agrees to comply with applicable laws concerning lobbyist registration, including the timely submission of all necessary lobbyist filings required under such laws. Lobbyist shall inform Client if Lobbyist is required to make such lobbyist filings. Lobbyist shall notify Client if any filing requirements are applicable to Client itself as a result of Lobbyist's representation of Client under this Agreement and shall assist Client in satisfying such requirements.

9. **Governing Law**.

This Agreement shall be governed by, and its terms and conditions shall be construed and enforced in

accordance with the domestic laws of the State of Illinois.

10. **Notices**.

All notices or other communications required or permitted to be given hereunder shall be (as elected by the person giving such notice) (a) personally delivered, (b) transmitted by postage prepaid registered mail, (c) via electronic communications, or (d) transmitted by facsimile, with postage prepaid mail information, to the parties as follows:

10.1 If to Client:

Randall Recklaus
Village Manager, Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005
rrecklaus@vah.com 847-368-5100

10.2 If to Lobbyist:

Ryan McLaughlin
President/CEO, Mac Strategies Group, Inc.
53 W. Jackson Blvd. Suite 550
Chicago, Illinois 60604
ryan@macstrategiesgroup.com | 312-588-4102

Except as otherwise specified herein, all notices and other communications shall be deemed to have been given on the date of receipt if delivered personally, seven days after posting if transmitted by mail, or the date of transmission for electronic communications, or date of transmission with confirmed answer back if transmitted by facsimile, whichever shall first occur. Any party hereto may change its address for purposes hereof by written notice to the other party.

11. **Confidentiality.**

Any information or materials provided by or on behalf of Client, or created by Lobbyist in connection with the Services shall be treated as confidential and not shared with any third parties in any manner without the prior written consent of Client. Upon the conclusion of the Agreement, Lobbyist shall return to Client any materials that were provided or created in the course of the Agreement, or otherwise dispose of such items as directed by Client. This obligation will survive the termination or conclusion of the Agreement.

12. **Use of Information**.

12.1. Any information including, but not limited to, data, business information, technical information, specifications, drawings, sketches, models, samples, tools, promotional material, computer programs and documentation, written, oral or otherwise together with analyses, compilations, comparisons, studies

or other documents (all hereinafter designated "Information") furnished to Lobbyist hereunder or in contemplation hereof shall remain the Client's property or the property of the Client subsidiary or affiliate which furnished the Information to Lobbyist. All copies of such Information in written, graphic or other tangible form shall be returned to the Client or such Client subsidiary or affiliate upon request. Unless such information was previously known to Lobbyist free of any obligation to keep it confidential or has been or is subsequently made public by the Client or a third party without violation of this Agreement, it shall be kept confidential by Lobbyist and its employees: and shall be disclosed only upon the prior written consent of the Client or upon such terms as may be agreed upon in writing by the parties. Any findings, reports, questionnaires, or other results of this Agreement shall be the exclusive property of the Client including title to copyright in all copyrightable material and shall be considered a "work made for hire" in accordance with the copyright statute.

12.2. Any materials, templates, formula or analytical methodology, used or employed by the Lobbyist during the course of the engagement including, but not limited to, Lobbyist's own databases, business information, technical information, specifications, analytical models, tools, promotional material, computer programs and documentation, written, oral or otherwise together with analyses, compilations, comparisons, studies or other documents utilized by Lobbyist to perform under this Agreement (all hereinafter designated "Lobbyist's Information") furnished to the Client or any of its subsidiaries or affiliates hereunder or in contemplation hereof shall remain Lobbyist's property. All copies of such Lobbyist's Information in written, graphic or other tangible form shall be returned to Lobbyist upon request. Unless such Lobbyist's information was previously known to the Client or any of its subsidiaries or affiliates free of any obligation to keep it confidential or has been or is subsequently made public by Lobbyist or a third party without violation of this Agreement, it shall be kept confidential by the Client and its employees or any of its subsidiaries or affiliates and shall be disclosed only upon the prior written consent of Lobbyist or upon such terms as may be agreed upon in writing by the parties. Compliance by the Client with the Illinois Freedom of Information Act, 5 ILCS 140/1 *et seq*. ("Illinois FOIA") or other similar "sunshine law," including compliance with an Illinois FOIA request, or an opinion or directive from the Illinois Public Access Counselor or the Illinois Attorney General under the Illinois FOIA, or with a decision or order of a court with jurisdiction over the Client, or pursuant to a subpoena, shall not be a violation of this Section.

13. **Miscellaneous.**

This Agreement constitutes the entire understanding of the parties concerning the subject matter hereof, and supersedes all prior agreements and understandings, whether written, oral or otherwise, between the parties, and may be altered or amended only in a writing signed by both parties. Except as otherwise expressly provided herein, no purported waiver by any party of any breach by the other party of its obligations, representations, warranties, agreements or covenants hereunder shall be effective unless made in a writing, and no failure to pursue or elect any remedy with respect to any default under or breach of any provisions of this Agreement shall be deemed to be a waiver of any subsequent, similar or different default or breach.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement under seal as of the date first written above.

Client: The Village of Arlington Heights

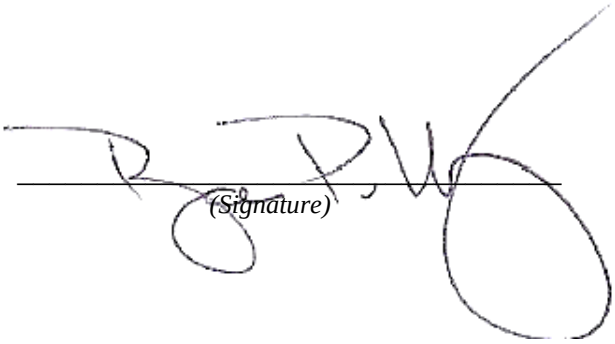
By: Randall Recklaus _____

(Signature)

Its: Village Manager

Lobbyist: Mac Strategies Group, Inc.

By: Ryan P. McLaughlin



(Signature)

Its: President & CEO

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/8/2026

Item: Ordinance Granting Sign Variations (1900 East Thomas Street)
Department: Planning & Community Development

Item Description:
At the June 15, 2026, Village Board meeting, a request for a Sign Variation for the subject property was discussed and approved. The Ordinance setting forth the provisions and conditions of approval is attached.

Recommendation:

Adoption of an Ordinance granting Sign Variation for John Hersey High School located at 1900 E. Thomas Street.

ATTACHMENTS:
1. Ordinance Granting Sign Variations (1900 East Thomas Street)

Prepared by and return to:
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005
Attention: Village Clerk

THIS SPACE FOR COUNTY CLERK'S USE ONLY

VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2026-_____

AN ORDINANCE GRANTING SIGN VARIATIONS
(1900 East Thomas Street)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF ARLINGTON HEIGHTS
THIS ____ DAY OF _____, 2026.

Published in pamphlet form
by the authority of the
President and Board of Trustees
of the Village of Arlington Heights,
Cook County, Illinois this
_____ day of _____, 2026

_____
Village Clerk

AN ORDINANCE GRANTING SIGN VARIATIONS
(1900 East Thomas Street)

WHEREAS, High School District 214 (*"Owner"*) is the record title owner of that certain property located in the R-1 One Family Dwelling District (*"R-1 District"*), commonly known as John Hersey High School at 1900 East Thomas Street, Arlington Heights, Illinois 60004, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (*"Property"*); and

WHEREAS, the Property is currently improved with the John Hersey High School, a football field, a scoreboard located adjacent to the north end of the football field (*"Existing Scoreboard"*), and other related improvements; and

WHEREAS, the Owner desires to replace the Existing Scoreboard with a new, approximately 528.3-square foot, 31.2-foot tall electronic video scoreboard in the same location (*"Proposed Scoreboard"*); and

WHEREAS, the Owner desires to display game-related content and local sponsor advertisements on the video portion of the Proposed Scoreboard during Illinois High School Association-sanctioned varsity-only athletic games and events, including football, soccer, and lacrosse games, and track meets (*"Varsity Athletic Events"*); and

WHEREAS, Chapter 30 of the "Municipal Code of Arlington Heights, Illinois, 1995," as amended (*"Sign Code"*), sets forth regulations for the installation and maintenance of signs in the Village; and

WHEREAS, pursuant to Section 30-203 of the Sign Code, scoreboards are not a permitted type of signage in the R-1 District; and

WHEREAS, pursuant to Section 30-120.f of the Sign Code, it is unlawful to install or maintain any sign advertising a business or services that is not located on the same property as the sign; and

WHEREAS, in order to permit the installation and intended use of the Proposed Scoreboard, ARCON Associates, Inc. (*"Applicant"*), with the consent of the Owner, has submitted an application for variations from Sections 30-203 and 30-120.f of the Sign Code (collectively, the *"Requested Relief*"); and

WHEREAS, notification of a public meeting of the Design Commission of the Village to consider approval of the Requested Relief was provided by the Owner pursuant to Section 30-904 of the Sign Code by posting signage at the Property and serving written notice on neighboring property owners; and

WHEREAS, on May 19, 2026, the Design Commission conducted a public meeting to consider the Requested Relief, and made findings and recommendations that the Village Board approve the Requested Relief, with conditions; and

WHEREAS, the Village President and Board of Trustees have considered the Proposed Scoreboard and the recommendations of the Design Commission, and have determined that the Proposed Scoreboard meets the required standards for sign variations in Section 30-902 of the Sign Code; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interest of the Village to grant the Requested Relief, subject to the conditions, restrictions, and provisions of this Ordinance;

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

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. GRANT OF VARIATIONS. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, and in accordance with, and pursuant to, Section 30-901 of the Sign Code and the home rule powers of the Village, the Village hereby grants the following variations to the Owner for the Proposed Scoreboard:

A. A variation from Section 30-203 of the Sign Code to allow the installation of an approximately 528.3-square foot, 31.2-foot tall electronic video scoreboard in the R-1 District.

B. A variation from Section 30-120.f of the Sign Code to allow the display of off-premise sponsor advertisements on the video scoreboard.

SECTION 3. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Sign Code, or any other provisions of the "Municipal Code of Arlington Heights, Illinois, 1995," as amended (*"Village Code"*), the approvals granted pursuant to Section 2 of this Ordinance are hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Property in compliance with each and all of the following conditions:

A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the Proposed Scoreboard and the Property must comply at all times with all applicable federal, State, and Village statutes, codes, ordinances, and regulations, as the same have been or may be amended from time to time, including, without limitation, the Village Code, the Sign Code, and "The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights," as amended, except as varied in this Ordinance.

B. Compliance with Plans. Except for minor changes approved by the Village Director of Building & Life Safety (for matters within their permitting authority) in accordance with all applicable Village standards, the installation, use, operation, and maintenance of the Proposed Scoreboard must be substantially compliant with the Site Plans C100 & C200 prepared by Eriksson Engineering Associates, LTD. dated March 6, 2026, Signage Plan prepared by Daktronics dated June 9, 2025, Structural Plan S1 prepared by MBI Companies Inc. dated February, 29, 2026, Materials Board & Materials List dated April 20, 2026, copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit B (*"Plans"*).

C. Permitted Video Operation. The video portion of the Proposed Scoreboard may only be operated during Varsity Athletic Events. The video portion of the Proposed Scoreboard must not be operated during any freshman or junior varsity athletic events or games.

D. Hours of Operation. The video portion of the Proposed Scoreboard must be turned off no later than the end of the Varsity Athletic Event or 10:00 p.m., whichever occurs first, and will be turned off at all times when not in use for a school event.

E. Permitted Sponsor Advertisements. Off-premise sponsor advertisements may only be displayed on the video portion of the Proposed Scoreboard during Varsity Athletic Events.

F. Auto-Dimming Requirement. The Proposed Scoreboard must utilize auto-dimming photocell technology so that the display brightness automatically adjusts to 0.3 foot-candles above the ambient lighting conditions, in accordance with Section 30-705.h.3 of the Sign Code.

G. Prohibition on Sound. The Proposed Scoreboard must not emit any sound.

H. Back of Scoreboard Design. The back of the Proposed Scoreboard must be enclosed with a smooth-finished cabinet in a brown color to match the John Hersey High School official colors.

I. Limitation of Approvals. The approvals granted in this Ordinance apply and are limited only to the Proposed Scoreboard depicted and described in the Plans. No future alterations or modifications may be made to the Proposed Scoreboard, causing them to be in further nonconformity with the requirements of the Sign Code, without first obtaining Village approval in accordance with the applicable provisions of the Sign Code. All other signs, and portions of signs, on the Property must comply with the Sign Code, and all other applicable provisions of the Village's codes and ordinances.

SECTION 4. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Clerk's Recording Division. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon the Owner, the Applicant, and each of their heirs, representatives, successors, and assigns.

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Owner or the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approvals granted in Section 2 of this Ordinance may, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approvals granted in Section 2 of this Ordinance unless they first provide the Owner with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the R-1 District and the applicable provisions of the Village Code, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such enforcement action as may be appropriate under the circumstances.

SECTION 6. AMENDMENTS. Any amendments to the approvals granted in Section 2 of this Ordinance that may be requested by the Owner after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Sign Code and the Village Code.

SECTION 7. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and will be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 8. EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village President and Board of Trustees in the manner required by law; and

2. The filing by the Owner and the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit C attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event the Owner or the Applicant do not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 8.A.2 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of _____, 2026

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER (EXCEPT THE EAST 30 ACRES) OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
ALSO;
THE EAST 30 ACRES (EXCEPT THE SOUTH 237 FEET OF THE EAST 320 FEET THEREOF) OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
ALSO;
THE SOUTH 237 FEET OF THE EAST 320 FEET OF THE EAST 30 ACRES OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

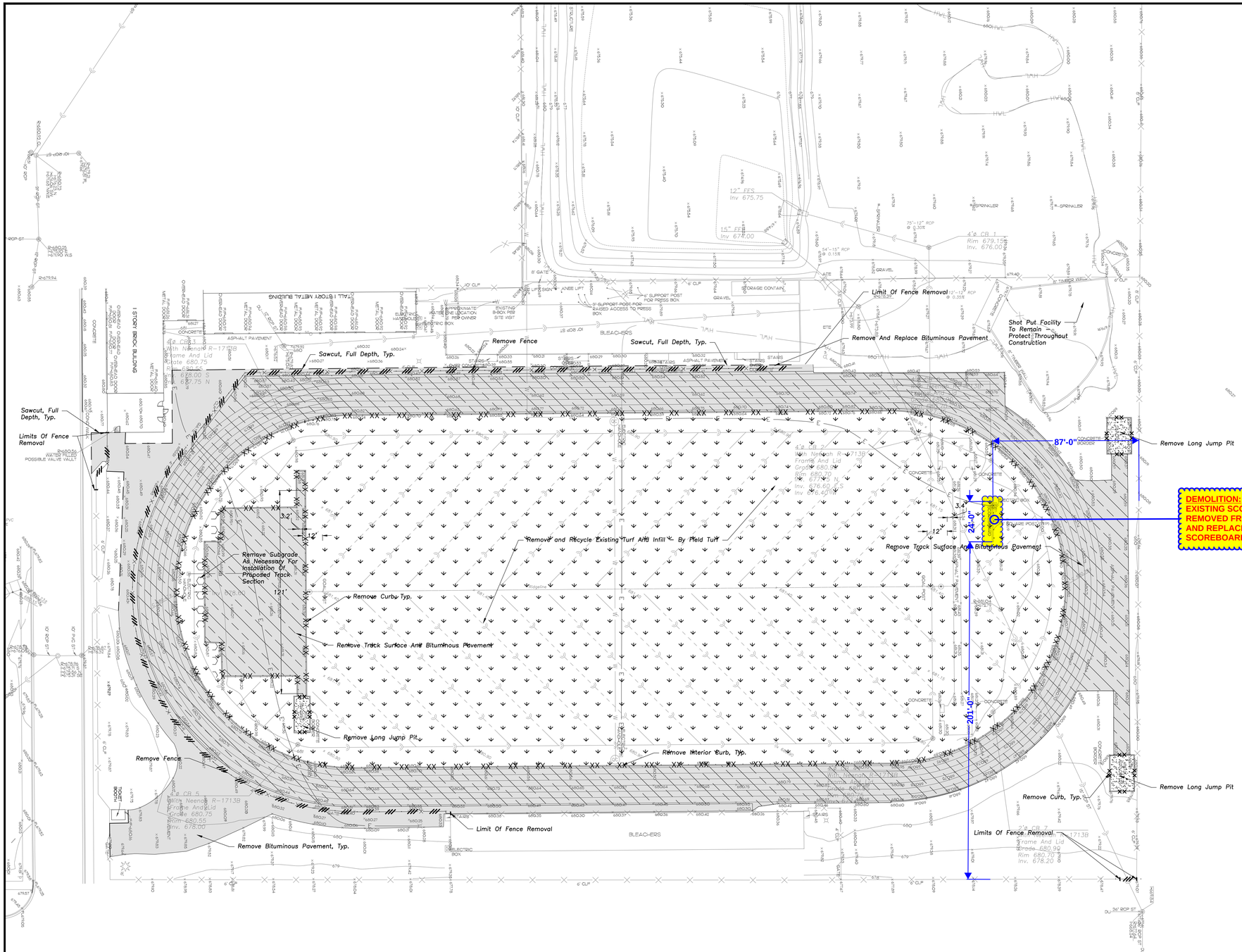
CONTAINING 1,684,639 SQ. FT. OR 38.67 ACRES MORE OR LESS.

Commonly known as: 1900 East Thomas Street, Arlington Heights, Illinois.

PIN: 03-21-102-004-0000

EXHIBIT B

PLANS



30' 0' 30' 60' 90'

Scale: 1"=30'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
CE	Electric Manhole	
H	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
T	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

DEMOLITION LEGEND

- Fence Removal
- Utility Line Removal
- Synthetic Track Surface & Bituminous Pavement Removal (Full Depth)
- Bituminous Pavement Removal (Full Depth)
- Subgrade Removal (Depth As Needed)
- Synthetic Turf Removal (By Field Turf)
- Sand Pit Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

SIGN VARIATION APPLICATION
SECTION IV, ITEM 'a.':
DIMENSIONED LOCATION OF THE SCOREBOARD

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

TOWNSHIP HIGH SCHOOL DISTRICT 214
JOHN HERSEY HIGH SCHOOL
2025 TRACK IMPROVEMENTS
1900 E. Thomas Street
Arlington Heights, Illinois

Reserved for Seal:

No.	Date	Description
1	11/05/25	Issue For Pricing
2	12/23/25	Issue For Revised Pricing
3	03/03/26	Bulletin No. 1 – Owner Directed Changes
4	03/06/26	Bulletin No. 2 – Owner Directed Changes

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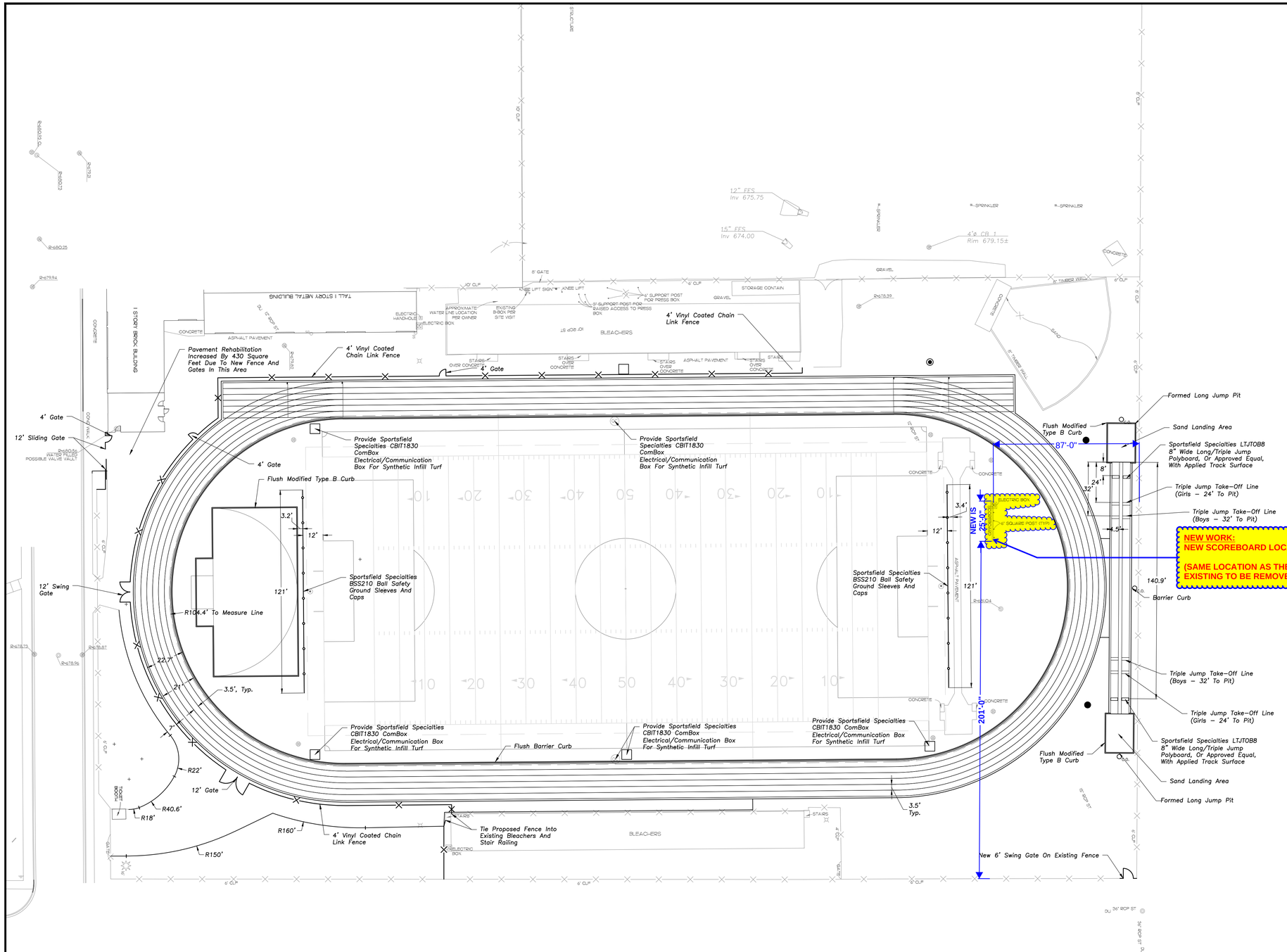
Design By:	Approved By:	Date:
DN	KC	03/06/2026

Sheet Title:
SITE DEMOLITION PLAN

Sheet No:
C100

EEA – \\EEA-NAS\Projects\25008 – Township 0214 – Civil\Hersey HS\Drawings\Hersey HS Running Track 2025.dwg
Plotted: 3/06/26 @ 10:00am By: dnate


Pavement Rehabilitation Increased By 430 Square Feet Due To New Fence And Gates In This Area
4' Vinyl Coated Chain Link Fence
4' Gate
4' Vinyl Coated Chain Link Fence
4' Gate
12' Sliding Gate
4' Gate
Provide Sportsfield Specialties CBIT1830 ComBox Electrical/Communication Box For Synthetic Infill Turf
Provide Sportsfield Specialties CBIT1830 ComBox Electrical/Communication Box For Synthetic Infill Turf
Flush Modified Type B Curb
12' Swing Gate
R104.4' To Measure Line
Sportsfield Specialties BSS210 Ball Safety Ground Sleeves And Caps
3.5', Typ.
Provide Sportsfield Specialties CBIT1830 ComBox Electrical/Communication Box For Synthetic Infill Turf
Flush Barrier Curb
Provide Sportsfield Specialties CBIT1830 ComBox Electrical/Communication Box For Synthetic Infill Turf
12' Gate
R160'
4' Vinyl Coated Chain Link Fence
Tie Proposed Fence Into Existing Bleachers And Stair Railing
R150'
Flush Modified Type B Curb
Formed Long Jump Pit
Sand Landing Area
Sportsfield Specialties LTJTOB8 8" Wide Long/Triple Jump Polyboard, Or Approved Equal, With Applied Track Surface
Triple Jump Take-Off Line (Girls – 24' To Pit)
Triple Jump Take-Off Line (Boys – 32' To Pit)
NEW WORK:
NEW SCOREBOARD LOCATION
(SAME LOCATION AS THE EXISTING TO BE REMOVED.)
NEW IS 25'-0"
201'-0"
87'-0"
140.9'
Barrier Curb
Sportsfield Specialties BSS210 Ball Safety Ground Sleeves And Caps
Triple Jump Take-Off Line (Boys – 32' To Pit)
Triple Jump Take-Off Line (Girls – 24' To Pit)
Sportsfield Specialties LTJTOB8 8" Wide Long/Triple Jump Polyboard, Or Approved Equal, With Applied Track Surface
Sand Landing Area
Formed Long Jump Pit
New 6' Swing Gate On Existing Fence
1 STORY BRICK BUILDING
TALL 1 STORY METAL BUILDING
ASPHALT PAVEMENT
CONCRETE
BLEACHERS
STAIRS
STORAGE CONTAIN
GRAVEL
12" FES Inv 675.75
15" FES Inv 674.00
4'x4' CB 1 Rim 679.15±
SPRINKLER
8' GATE
ANNE LIFT
6' SUPPORT POST FOR PRESS BOX
8' SUPPORT POST FOR RAISED ACCESS TO PRESS BOX
ELECTRIC HAND-HOLE
WATER LINE LOCATION PER OWNER
ELECTRIC BOX
EXISTING B-BOX PER SITE VISIT
8' TIMBER WALL
GUARD
CONCRETE
R=680.25
R=679.94
R=680.54
WATER FILLED POSSIBLE VALVE VAULT
R=678.73
R=678.67
R=678.96
R=678.39
R=680.04
22.7'
21'
7'
R22'
R40.6'
R18'
LONG JUMP TRACK
HIGH JUMP
12' CLF
6' CLF
6' CLF
6' CLF
6' CLF
6' CLF
36" RCP ST
DU 36" RCP ST
DU 36" RCP ST
DU

- Arch Truss w/ NBacklit Routered Logo & Letters
  DA-1001-25
  4′ high x 25′ wide
- LED Display
  LVX-10SMD-400x720
  or
  LVX-16MT-240x432
  13.13′ high x 25′ wide
  Active: 13.13′ x 23.63′
  Display Borders:
  8.28″ wide @2
- Scoreboard
  FB-2036-W w/ TNMCs
  4′ high x 25′ wide

FOR EXAMPLES OF HOW THE VIDEOBOARD CAN BE USED.
(NOT ALL IMAGES ARE PLANNED FOR THIS BOARD'S USE.)

Video Examples

06/09/2025 (Rev 0) Concept John Hersey HS_IL -10SMD-400x720 (1)

JOHN HERSEY HIGH SCHOOL ARLINGTON HEIGHTS, IL

Production ready artwork needed for: *Huskies logo*

THIS ARTWORK IS PROTECTED UNDER FEDERAL AND INTERNATIONAL COPYRIGHT LAW. EXPRESSED PERMISSION FROM DAKTRONICS INC. IS REQUIRED FOR REPRODUCTION. RENDERINGS ARE FOR THE EXCLUSIVE USE OF DAKTRONICS, DAKTRONICS CUSTOMERS, AND A CUSTOMER'S PARTNERS. RENDERINGS ARE CONCEPTUAL IN NATURE, AND ALTERATIONS MAY OCCUR DURING THE DESIGN AND INSTALLATION PROCESS. THEREFORE, THESE RENDERINGS DO NOT REPRESENT FABRICATION OR STRUCTURAL ENGINEER CERTIFIED OR STAMPED DOCUMENTS.

DAKTRONICS

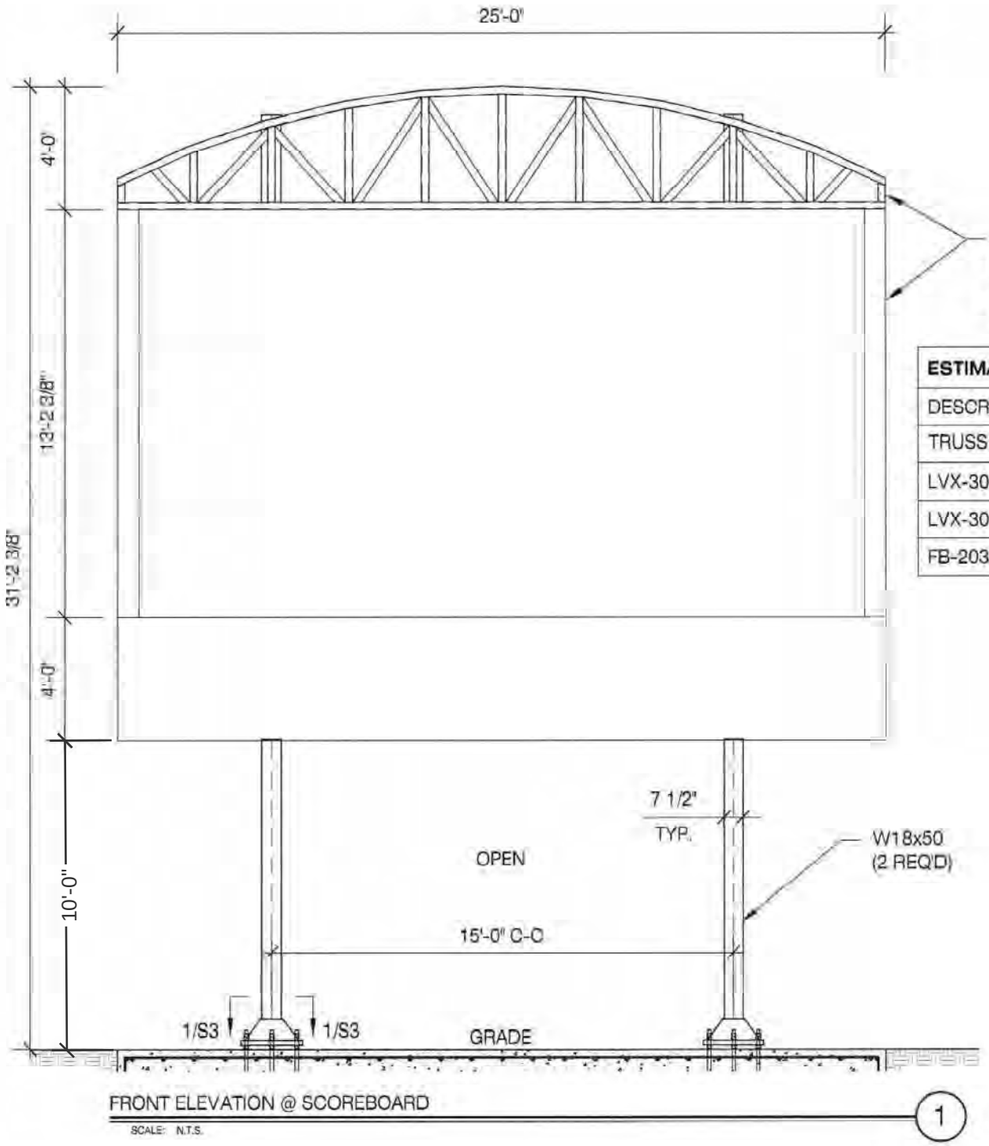
NOTE:
ALL OPEN-ENDED STEEL TO BE CAPPED.

NOTES
1.) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.

2.) SIGN CABINET AND CONNECTION BY DAKTRONICS.

GROUND SIGN DESIGN SPECIFICATIONS:

1. REFER TO SIGN COMPANY'S DRAWINGS FOR MORE DETAILS. ALL DESIGNS, DETAILING FABRICATION AND CONSTRUCTION SHALL CONFORM TO:
   2018 IBC
   ACI
   AISC
   AMERICAN WELDING SOCIETY
   LOCAL BUILDING CODES & ORDINANCES
2. CONCRETE: 2500 PSI @ 28 DAYS
3. STD. STEEL PIPE SECTION: ASTM A53 GRADE B (Fy=35 KSI), U.N.O.
4. STEEL PIPE SECTION (> 20" Ø): ASTM A252 GRADE 3 (Fy=42 KSI MIN.) U.N.O.
5. HSS ROUND SECTION: ASTM A500 GRADE C (Fy=46 KSI) U.N.O.
6. HSS SQUARE/RECTANGULAR SECTION: ASTM A500 GRADE C (Fy=50 KSI)
7. W SHAPES: ASTM A992 (Fy = 50 KSI)
8. ANCHOR BOLTS: ASTM F1554 GRADE 36 U.N.O. (ALTERNATES GRADE 55 & 105)
9. CONNECTION BOLTS: ASTM A325 (GALVANIZED)
10. THREADED RODS: ASTM A193 GRADE B7
11. STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES & PLATES ASTM A36
12. REINFORCING: GRADE 60 ASTM A615
13. PROVIDE A MINIMUM OF THREE INCHES OF CONCRETE COVER OVER EMBEDDED STEEL.
14. THE CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS & METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
15. NO FIELD HEATING FOR BENDING OR CUTTING OF STEEL SHALL BE ALLOWED WITHOUT THE ENGINEER'S APPROVAL.
16. WELDING ELECTRODES: E70XX
17. ALLOWABLE SOIL BEARING PRESSURE ASSUMED: 1500 PSF
18. ASSUMED HORIZONTAL (PASSIVE PRESSURE) ASSUMED AT 100 PSF/FT OF DEPTH. ISOLATED LATERAL BEARING FOUNDATIONS FOR SIGNS NOT ADVERSELY AFFECTED A 1/2" MOTION AT THE GROUND SURFACE DUE TO SHORT TERM LATERAL LOADS SHALL BE PERMITTED TO BE DESIGNED USING TWO TIMES THE TABULATED CODE VALUES.
19. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH.
20. EXCAVATION SHALL BE FREE OF LOOSE SOIL BEFORE POURING CONCRETE.
21. WELDERS SHALL BE CERTIFIED FOR THE TYPE OF WELDING.
22. ADEQUATELY BRACE POLE(S) UNTIL CONCRETE HAS SET UP FOR 7 DAYS.
23. THIS ENGINEER DOES NOT WARRANT THE ACCURACY OF DIMENSIONS FURNISHED BY OTHERS.
24. ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
25. THIS DESIGN IS FOR THE INDICATED ADDRESS ONLY, AND SHOULD NOT BE USED AT OTHER LOCATIONS WITHOUT WRITTEN PERMISSION OF THE ENGINEER.
26. DESIGN OF DETAILS AND STRUCTURAL MEMBERS NOT SHOWN, BY OTHERS.



FRONT ELEVATION @ SCOREBOARD 1
SCALE: N.T.S.

* CLIENT - DAKTRONICS
* 2018 IBC
* RISK CATEGORY II
* 107 MPH WIND SPEED, EXP. C
* (2) POLES, (1) FOOTING

ESTIMATED DISPLAY COMPONENT WEIGHT

DESCRIPTION	QTY	WEIGHT (EA.) LBS
TRUSS	1	345
LVX-3000 SECTION 100	1	1825
LVX-3000 SECTION 200	1	1750
FB-2036	1	584

MBI
MBI COMPANIES INC.
299 N. WEISGARBER RD.
KNOXVILLE, TN 37919
PHONE 865.584.0999
SIGN-ENGINEER.COM

PROJECT: 1900 E THOMAS ST, ARLINGTON HEIGHTS, IL 60004
DRAWN BY: CTP
CHECKED BY: MAH
COMM. NO. 260674-012-00
DATE: 02/29/26

REV #	DATE	DRAWN BY

DRAWING TITLE: JOHN HERSEY HIGH SCHOOL
COA #: 184.004879

DRAWING NO. DWG. S1

LICENSED STRUCTURAL ENGINEER
J. W. NICHOLAS DEAL
081-006981
EXP. 11/30/26
STATE OF ILLINOIS

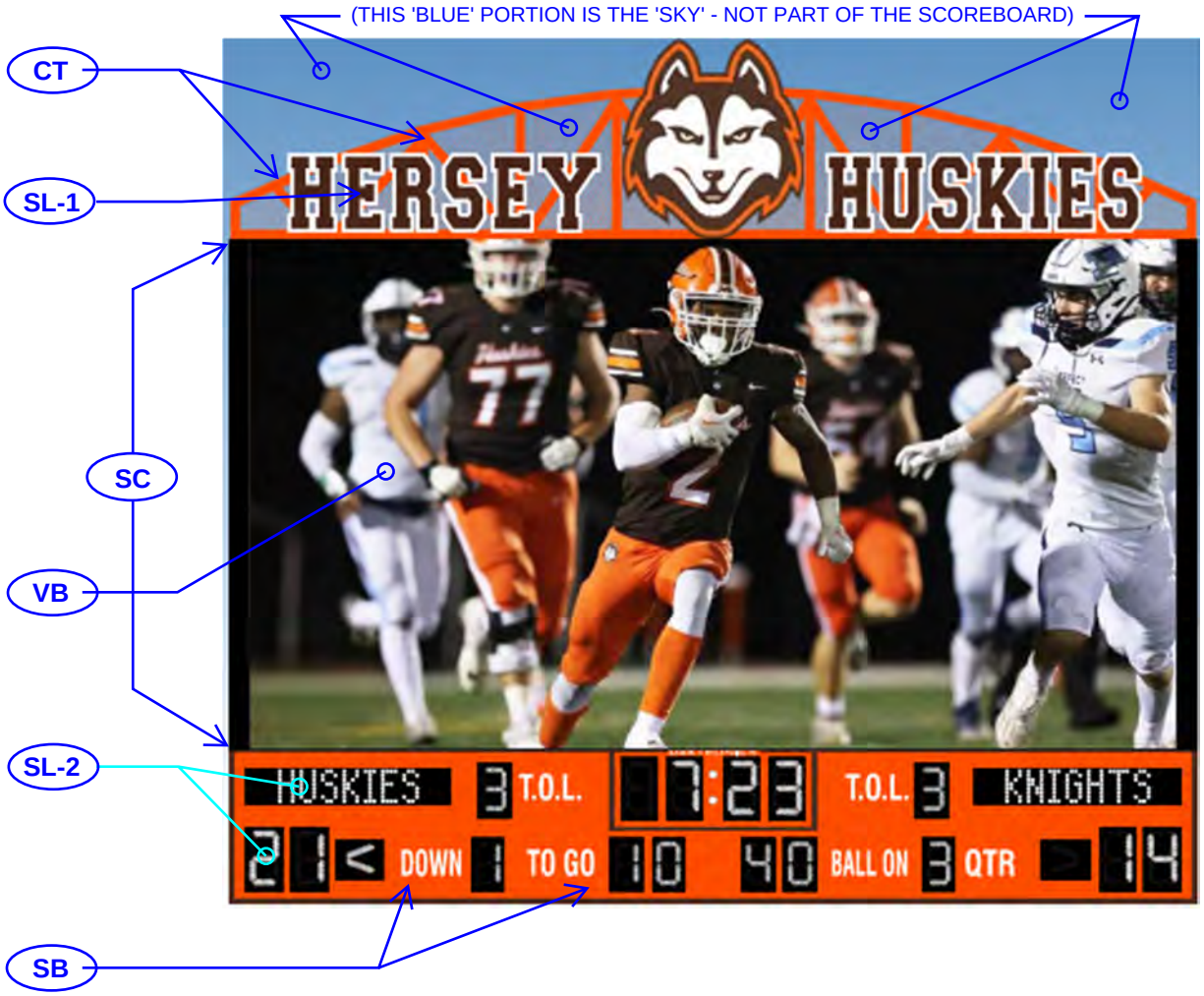
MATERIALS BOARD

(FOR DESIGN COMMISSION: SIGN/ELECTRONIC SIGN VARIATION REVIEW)

1. Petitioner Name: **Township High School District 214**
2. Date: April 20, 2026
3. Project: **2025/26 Track Improvements ~ Video/Scoreboard Replacement**
   (SCORE/VIDEOBOARD REPLACEMENT (at Main Field):
4. Location: **John Hersey High School**, at 1900 E. Thomas St., Arlington Heights, IL 60004

MATERIALS:

Sign Structure Body:		The videoboard / scoreboard is supported by two (2) steel I-beams.
Sign Structure Base:		The I-Beams are bolted into two (2) concrete foundations.
Sign Cabinet:	(SC)	The videoboard / scoreboard cabinets are Painted Aluminum, ('BLACK').
Signage:	(SL-1)	The cap-truss is aluminum and has aluminum routed lettering with 30" letters.
	(SL-2)	The videoboard / scoreboard is aluminum and has 15-18" digits.
Cap-Truss:	(CT)	Painted Aluminum.
Scoreboard:	(SB)	Painted Aluminum.
Videoboard:	(VB)	A 10mm full color display (various images, text, photos, replays.)



MATERIALS LIST

(FOR DESIGN COMMISSION: SIGN/ELECTRONIC SIGN VARIATION REVIEW)

1. Petitioner Name: Township High School District 214
2. Date: April 20, 2026
3. Project: 2025/26 Track Improvements ~ Video/Scoreboard Replacement
   (SCORE/VIDEOBOARD REPLACEMENT (at Main Field):
4. Location: John Hersey High School, at 1900 E. Thomas St., Arlington Heights, IL 60004

Signage Materials:

Sign Manufacturer: The new videoboard / scoreboard is made by DAKTRONICS.

Sign Structure Body: The videoboard / scoreboard is supported by two (2) steel I-beams.

Sign Structure Base: The I-Beams are bolted into two (2) concrete foundations.

Sign Cabinet: The videoboard / scoreboard cabinets are Painted Aluminum, ('BLACK').

Signage: The cap-truss is aluminum and has aluminum routed lettering with 30" letters.
The videoboard / scoreboard is aluminum and has 15-18" digits.

Electronic Message Sign: (This is not an 'electronic message sign', by definition.)
The Scoreboard is a videoboard combined with a typical scoreboard.

Videoboard: The Videoboard portion is a 10mm full color display (no message center).

Colors:

- Cap-truss color: "Orange" (a Hersey School Color).
- Truss Lettering: "Brown" Letters with "White" outlines, (Font: 'Varsity / Athletic Block').
- Logo Color: "Brown", "Orange", and "White". (Husky Head is of the School Colors).
- Video Board: Has Full Color Display capabilities.
- Scoreboard: "Orange" background, with "BLACK" infills, populated with "White" lights for scores, names, game clock. Color).

Location(s): (1) at North end of Main Field property, in the North-'D' zone, inside the track oval; facing South.

* * * End of JHHS Materials List * * *

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Arlington Heights, Illinois (*"Village"*):

WHEREAS, High School District 214 (*"Owner"*) is the record title owner of that certain property located in the R-1 One Family Dwelling District (*"R-1 District"*), commonly known as John Hersey High School at 1900 East Thomas Street, Arlington Heights, Illinois (*"Property"*); and

WHEREAS, the Property is currently improved with the John Hersey High School, a football field, a scoreboard located adjacent to the north end of the football field (*"Existing Scoreboard"*), and other related improvements; and

WHEREAS, the Owner desires to replace the Existing Scoreboard with a new, approximately 528.3-square foot, 31.2-foot tall electronic video scoreboard in the same location (*"Proposed Scoreboard"*); and

WHEREAS, in order to permit the installation of the Proposed Scoreboard, ARCON Associates, Inc. (*"Applicant"*), with the consent of the Owner, submitted an application for variations from the Village's sign regulations; and

WHEREAS, Ordinance No. 2026-_____, adopted by the Village President and Board of Trustees on _____, 2026 (*"Ordinance"*), grants variations from the Village's sign regulations for the Property; and

WHEREAS, Section 8 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant and the Owner file, within 30 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Owner and the Applicant do hereby agree and covenant as follows:

1. The Owner and the Applicant hereby unconditionally agree to, accept, consent to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Owner and the Applicant acknowledge that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Owner and the Applicant acknowledge and agree that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of the variations for the Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Owner or the Applicant against damage or injury of any kind and at any time.

4. The Owner and the Applicant hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against

any of such parties in connection with the Village's adoption of the Ordinance granting the variations for the Property.

Dated: _____, 2026

ATTEST:	HIGH SCHOOL DISTRICT 214
By: _____	By: _____
Its: _____	Its: _____
ATTEST:	ARCON ASSOCIATES, INC.
By: _____	By: _____
Its: _____	Its: _____

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/8/2026

Item: Resolution Awarding a Contract for Municipal and Evergreen Parking Structures 2026 Maintenance Repairs
Department: Public Works & Engineering

Item Description:
The 2026 Capital Improvement Budget includes $1,050,400 of funding for the continued rehabilitation of the Village's downtown parking garages. This year's program will focus on the Municipal and Evergreen Underground Parking Garages and continues the Village's ongoing preventative maintenance program of these structures.

The project includes concrete floor, ceiling, beam, and wall repairs, crack and joint repairs, traffic coatings, water sealants, drainage improvements, and other related structural and maintenance work. The Evergreen Underground Parking Garage will also receive repairs to its entrance ramp and the essential electrical work to restore the ramp’s snow melt system to working condition.

Due to the scope of the work, construction will be completed in phases at both parking garages. Portions of each structure will be temporarily unavailable for extended periods of time while work is underway. This will result in temporary parking and traffic flow impacts. Public Works and Engineering staff will coordinate with the contractor and other Village Departments to minimize disruptions and provide frequent construction updates to parking customers and downtown businesses.

A mandatory pre-bid meeting was held on August 6, 2026, and a public bid opening was held on August 17, 2026. Seven bids were received and publicly opened:

Bidder	Total Bid
J. Gill and Company	$538,405.00
Ramirez Group LLC	$559,865.00
Golf Construction	$577,050.00
Keeley Restoration Services	$629,834.30
Hammer Construction	$635,585.00
JLJ Contracting, Inc.	$659,550.00
Bulley & Andrews	$709,992.00

The bid tabulation identifies J. Gill and Company as the lowest bidder at $538,405. Following a review of references, and past work completed for the

Village, staff determined that J. Gill and Company of Tinley Park Illinois, is a responsible bidder and qualified for the scope of work.

Funding for this project is available in the Parking Garage Maintenance Capital Project, Account No. 235-7101-550250 (BL0006). The remaining funding in this account will be utilized to replace ejector pumps at the Evergreen Garage, beautification of the North Parking Garage Landscaping, and the 2027 Parking Garage Rehabilitation Program at the Vail and North Garages.

RECOMMENDATION

It is recommended that the Village Board award J. Gill and Company, of Tinley Park, Illinois, the contract for the 2026 Parking Garage Rehabilitation Program at the Municipal and Evergreen Underground Parking Garages for a total amount of $538,405, as authorized in the attached Resolution, and authorize execution of the necessary documents.

ATTACHMENTS:

1. 20260908_Streets_ParkingGarageRehabilitation

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING THE AWARD OF A CONTRACT
FOR THE MUNICIPAL AND EVERGREEN PARKING STRUCTURE 2026 MAINTENANCE REPAIRS
TO J. GILL AND COMPANY, OF TINLEY PARK, ILLINOIS

WHEREAS, the Village sought bids for the award of a contract for the Municipal and Evergreen Parking Structure 2026 Maintenance Repairs ("Contract"); and

WHEREAS, J. Gill and Company, of Tinley Park, Illinois ("Contractor"), was the lowest responsible and responsive bidder of the firms that submitted bid packages to the Village for the Contract; and

WHEREAS, the Village President and Board of Trustees have determined that entering into the Contract with the Contractor will serve and be in the best interest of the Village and its residents;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, as follows:

Section 1. RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. APPROVAL OF CONTRACT. The Board of Trustees hereby approves the Contract by and between the Village and the Contractor for the Municipal and Evergreen Parking Structure 2026 Maintenance Repairs in the amount of $538,405, in substantially the form attached to this Resolution as Exhibit A, and in a final form and substance acceptable to the Village Manager and Village Attorney.

SECTION 3. EXECUTION OF CONTRACT. The Village Manager and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Contract upon receipt by the Village Clerk of at least one original copy of the Contract executed by the Contractor; provided, however, that if the executed copy of the Contract is not received by the Village Clerk within 30 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the President and Board of Trustees, be null and void.

SECTION 4. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS ___ day of _____, 2026.

Village President

ATTEST:

Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005
847-368-5000
www.vah.com

NOTICE OF AWARD

J. Gill and Company
8150 185th Street, Suite G
Tinley Park, IL 60487

September 8, 2026

Project Description: Municipal and Evergreen Parking Structures 2026 Maintenance Repairs

The Village of Arlington Heights has considered the proposal submitted by your Company for the above-described work in response to its INVITATION FOR BIDS opened August 17, 2026.

YOU ARE HEREBY NOTIFIED that your proposal/bid has been accepted by the Village Board on September 8, 2026 for items and services up to the amount of: **Five Hundred Thirty-Eight Thousand, Four Hundred Five Dollars and 00/100ths** ($538,405.00).

You are required to execute the Contract Documents and provide necessary Insurance documentation within Fifteen (15) days from the date of this Notice to you.

If you fail to execute said Contract within Fifteen (15) days from the date of this Notice, said Owner will be entitled to consider all your rights arising out of the Owner's acceptance of your proposal as abandoned and the Owner will be entitled to such other rights as may be granted by law. Please return signed contracts to Lisa Subrin.

You are required to return an acknowledged copy of this Notice of award to the Village, with two signed copies of the contract.

Dated this 8th day of September, 2026

Village of Arlington Heights

By: _____

Lisa Subrin, Purchasing Coordinator

Acceptance of Notice

Receipt of the above Notice of Award is acknowledged by J. Gill and Company this _____ of _____ (month), 2026.

By: _____

Title: _____

VILLAGE OF ARLINGTON HEIGHTS
CONTRACT

This Agreement is made and entered into this 8th day of September, 2026, between the Village of Arlington Heights "Village" and J. Gill and Company, "Vendor."

In consideration of the mutual benefits that will result to the parties in carrying out the terms of this Agreement, the parties agree as follows:

1. The Vendor agrees to do all the work, furnish all materials and all labor necessary to complete the work in full compliance with all of the terms of this agreement and the proposed specifications and the requirements of the Director under it;
2. The Village agrees to pay the Vendor based on unit prices for completion of the work in accordance with the bid documents;
3. It is understood and agreed that the Bid Documents, Specifications, Addenda, and the Bidder's response are all essential documents for the Municipal and Evergreen Parking Structures 2026 Maintenance Repairs Project. They are attached and hereby made part of this agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date indicated above.

Attest: Village of Arlington Heights

_____ By:_____
Clerk
(Seal) Title: _____

Date:_____

Attest:

Bidder:

By:_____

_____ Title:_____
Notary
(Seal) Date:_____

Subscribed & sworn before me this _____day of _____2026.

SPECIFICATIONS FOR

VILLAGE OF ARLINGTON HEIGHTS
PARKING STRUCTURES
2026 MAINTENANCE REPAIRS

JULY 2026 – ISSUED FOR BIDS

WALKER PROJECT NO. 31-009608.40

ARLINGTON HEIGHTS, ILLINOIS

WALKER CONSULTANTS

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VILLAGE OF ARLINGTON HEIGHTS
FINANCE DEPARTMENT, PURCHASING DIVISION
33 S. ARLINGTON HEIGHTS ROAD

BID SPECIFICATIONS AND CONTRACT DOCUMENTS

2026 PARKING GARAGE REHABILITATION AND MAINTENANCE REPAIRS - MUNICIPAL AND

Required for Use by: Village of Arlington Heights- Public Works

Bid Deposit: 10% of bid

Performance Bond: 100% of bid

Pre-Bid Meeting: Thursday, August 6th, 2026, at 11:30 A.M. at the Village of Arlington Heights Public Works Water Department 222 N. Ridge Avenue, Arlington Heights, Illinois, 60005.

Date and Time Bids Due: Monday August 17th, 2026, at 2:00 P.M. local time. Village Hall – Buechner Room, 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005.

Date and Time of Bid Opening: August 17th, 2026, 2:00 P.M.

Project Contact: Chester Gorecki – Public Works – 847-368-5805.

Purchasing Coordinator: Lisa Subrin, lsubrin@vah.com, 847-368-5509

In the event bidder cannot submit a bid on the requirements as set forth in the bid documents, he or she should return the bid documents with an explanation as to why he or she is unable to bid on these requirements. Because of the large number of firms listed on the Village's qualified bidder's list, it is necessary to delete from these lists the names of those persons, firms or corporations who fail to respond after having been invited to bid on a commodity or commodities.

BID NOTICE

MUNICIPAL AND EVERGREEN PARKING STRUCTURES 2026 MAINTENANCE REPAIRS

Sealed proposals will be received by the Village of Arlington Heights, 33 S. Arlington Heights Road, Arlington Heights, Illinois, until 2:00 P.M. local time on Monday, August 17th, 2026, at which time they will be publicly opened and read.

A Mandatory Pre-Bid Conference will be held on Thursday August 6, 2026 at 11:30 AM in the Training Room, Village of Arlington Heights Public Works, 222 North Ridge Road, Arlington Heights, IL 60005.

The Affidavit of Availability must be submitted with the proposal, showing all uncompleted contracts awarded to them and all low bids pending award for Federal, State, County, Municipal and private work.

Bidders shall comply with the Prevailing Wage Rate Act (820 ILCS 130/), the IDOT Standard Specifications for Road and Bridge Construction, adopted January 1, 2022, and the IDOT Supplemental Specifications and Recurring Special Provisions, adopted January 1, 2024. Bidders will also be required to comply with the applicable equal employment opportunity provisions.

All proposals or bids offered must be accompanied by a bid security in the amount of 10% of the total bid in the form of a certified check, bid bond or cashier's check made payable to the Village of Arlington Heights. No bids shall be considered unless accompanied by such security.

The Village of Arlington Heights reserves the right to reject any or all proposals, to waive informalities in bidding and to accept the proposal deemed by the Board of Trustees to be the most favorable to the interests of the Village.

Specifications/bid documents may be obtained by contacting Lisa Subrin, Purchasing Coordinator, by email at lsubrin@vah.com

For a list of our current bids, visit our website at www.vah.com.

PRE-BID CONFERENCE

MUNICIPAL AND EVERGREEN PARKING STRUCTURES
2026 MAINTENANCE REPAIRS

A Mandatory Pre-Bid Conference will be held on **Thursday, August 6th, 2026, at 11:30 A.M. in the Public Works Department Training Room, Village of Arlington Heights**, 222 N Ridge Avenue, Arlington Heights, IL 60005

Bidder's questions will be responded to at that time only. It is suggested, but not required, that any questions regarding the bid documents be submitted to Chester Gorecki, prior to the Pre-Bid Conference in order to allow the Village sufficient time to adequately research and prepare a response for the conference.

SUPERINTENDENT OF MAINTENANCE:
Chester Gorecki
cgorecki@vah.com

ENGINEER:
John Morgan
Walker Consultants
jmorgan@walkerconsultants.com

(331) 422-6505

VILLAGE OF ARLINGTON HEIGHTS
GENERAL CONDITIONS AND INSTRUCTIONS TO BIDDERS
PUBLIC IMPROVEMENTS/CONSTRUCTION

THE GENERAL TERMS AND CONDITIONS WHICH FOLLOW APPLY TO ALL PURCHASES AND SERVICES AND BECOME A DEFINITE PART OF EACH FORMAL INVITATION TO BID, PURCHASE ORDER, OR CONTRACT ISSUED BY THE VILLAGE OF ARLINGTON HEIGHTS ("VILLAGE"), UNLESS OTHERWISE SPECIFIED. BY SUBMITTING A BID, THE BIDDER AGREES TO BE BOUND BY THESE TERMS AND CONDITIONS. BIDDERS OR THEIR AUTHORIZED REPRESENTATIVES ARE EXPECTED TO FULLY INFORM THEMSELVES OF THE CONDITIONS, REQUIREMENTS, AND SPECIFICATIONS BEFORE SUBMITTING BIDS, FAILURE TO DO SO WILL BE AT THE BIDDER'S OWN RISK AND WILL NOT SECURE RELIEF ON THE PLEA OF ERROR.

1.01 PREPARATION OF PROPOSALS:

The bidder shall submit their sealed bid proposal on the proposal forms provided. The proposal shall be executed properly and all writing shall be ink or typewritten, except the signature of the bidder which shall be written in ink.

The bidder shall specify in figures, in the places provided, a price for each of the separate items called for in the proposal forms.

Additional detached proposal forms will be furnished upon request. Bidders are requested to submit their bids directly to the owner in a properly sealed envelope. If the bidder is a corporation, the legal name of the corporation, the state of incorporation and the business address shall be set forth together with signature of the officer or officers authorized to sign contracts on behalf of the corporation and attested by the secretary of the corporation. The corporate seal shall also be affixed. If the bidder is partnership, the true name and seals shall also be affixed. If the bidder is a partnership the true name and address of the firm shall be set forth together with the signatures of authorized partners. If the bidder is an individual, the signature and address shall be inscribed. If the signature is by an agent other than an officer of the corporation or member of the partnership, a power of attorney must be submitted with the bid, otherwise, the bid may be regarded as irregular. All names must be printed below the signature.

1.02 BID SECURITY:

No bid will be considered unless accompanied by a bid security as defined in the Invitation to Bid as a guarantee that if the bid is accepted the bidder will execute the agreement and file bonds and insurance's required by the contract documents. Bid securities shall be made payment to the Village of Arlington Heights. In the event that the bidder fails to furnish the required bonds and insurance within ten (10) calendar days after notice of acceptance of the bid by the Village, then the bid deposit of the bidder shall be retained by the Village as liquidated damages, it being now agreed that said sum is a fair estimate of the amount of damages that said Village will sustain due to the bidder's failure to furnish said bond.

1.03 BID SUBMITTAL:

Each bid properly signed together with the bid security and all documents bound herewith shall be enclosed in a sealed addressed and entitled envelope as specified in the Invitation for Bids and delivered to the office designated in the Invitation for Bids. If the bid is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with the notation "Bid Enclosed" on the face of it.

1.04 WITHDRAWAL OF BID:

No bid shall be withdrawn after the opening of any bid without the consent of the Village. Any bid may be withdrawn at any time prior to the hour fixed in the Invitation for Bids for the opening of bids provided that a request in writing executed by the bidder or duly authorized representative for the withdrawal of such bid is filed with the owner prior to the time specified for the opening of bids.

1.05 AWARDING THE BID:

The contract will be awarded to the lowest responsible bidder, or any other bidder determined by the Village Board to be in the best interest of the Village, who complies with all the provisions of the invitation to bid. The Village reserves the right to reject any or all bids or to waive any non-conformity in bids received whenever such rejection or waiver is in the best interests of the Village. The Village also reserves the right to reject the bid of a bidder who has previously failed to satisfactorily perform a contract, has not completed contracts on time, or whom an investigation shows is not in a position to perform the contract.

In determining responsibility, the following qualifications will be considered by the Village:

(a) The ability, capacity, and skill of the bidder to perform the contract or provide the service required;

(b) Whether the bidder can perform the contract or provide service promptly, or within the time specified, without delay or interference;

(c) The character, integrity, reputation, judgment, experience, and efficiency of the bidder;

(d) The quality of performance of previous contracts or services;

(e) The previous and existing compliance by the bidder with laws and ordinances relating to the contract or service;

(f) The sufficiency of the financial resources and ability of the bidder to perform the contract or provide the service;

(g) The quality, availability, and adaptability of the supplies or contractual services to the particular use required;

Except as otherwise provided by law, the Village Mayor and Board of Trustees reserves the right to reject any or all bids and to waive any informality in the bids received.

2.00 WORK COVERED BY CONTRACT DOCUMENTS:

The work comprises the completed Public Improvements/Construction required by the contract documents and includes all labor necessary to produce such Public Improvements/Construction and all materials and equipment incorporated or to be incorporated in such Public Improvements/Construction.

3.00 CONTRACTOR:

The contractor is the person or entity identified as such in the owner-contractor agreement and is referred to throughout the contract documents as if singular in number. The term contractor means the contractor or an authorized representative.

4.00 DEFINITION OF TERMS:

Wherever used in these General Conditions, or in the other contract documents, the following terms have the meanings listed and include singular and plural; persons referred to throughout the contract documents are as if singular in number.

4.01 AWARD:

The decision of the Village to accept the proposal of a responsible bidder for the work, subject to the execution and approval of the contract and contract bond to secure performance, and such other conditions as may be specified or otherwise required by law.

4.02 BIDDER:

Any individual, firm or corporation submitting a proposal for the work, acting directly or through a duly authorized representative.

4.03 BID PROPOSAL SECURITY (PROPOSAL GUARANTEE):

The security furnished with the bid to guarantee that the bidder will enter into the contract for the work contemplated.

4.04 CONTRACT/AGREEMENT:

The contract represents the entire and integrated agreement between the Village and contractor and supersedes all prior negotiations, representations or agreements either written or oral. The contract may be amended, or modified in writing signed by both parties.

4.05 CONTRACT BOND:

The form of security approved by the Village and furnished by the contractor and the contractor's surety as a guarantee of good faith and ability on the part of the contractor to execute the work in accordance with the terms of the contract.

4.06 CONTRACT DOCUMENTS:

The contract documents consist of the Village/Contractor agreement, the conditions of the contract (general), supplementary or special and other conditions, the plans, specifications, addenda and all modifications (written amendments, change orders, written interpretations or other written orders), and the contract bond when required.

4.07 CORPORATION:

A corporate body authorized or licensed to do business in Illinois.

4.08 ENGINEER:

When the word "Engineer" appears in the specifications it shall mean the Village Engineer of the Village of Arlington Heights, Illinois or those designated by the Village Engineer.

4.09 OBSERVER:

The Village's authorized representative assigned to observe any or all portions of the work and materials being used for the project.

4.10 OWNER/VILLAGE:

When the word "Owner" or "Village" appears in the specifications they shall mean the Village of Arlington Heights, Illinois, a municipal corporation of the State of Illinois,

33 South Arlington Heights Road, Arlington Heights, Illinois 60005.

4.11 PLANS:

All official drawings or reproductions of drawings pertaining to the work provided for in the Contract.

4.12 PROJECT MANUAL:

The booklet (manual) which includes the bidding requirements, conditions of the contract, the proposal, specifications.

4.13 BID PROPOSAL:

The written offer of the bidder to perform the work proposed, presented to the Village.

4.14 SPECIAL CONDITIONS:

Special conditions, when included in these contract documents, shall act to supplement these general conditions, the attached specifications and the plans on particular portions of the project. They shall govern the contract documents wherever they conflict therewith; but shall not annul the portions of the contract documents with which they do not conflict.

4.15 SPECIFICATIONS:

The body of descriptions, conditions and requirements contained in the contract, together with written agreements and all documents of any description made or to be made pertaining to the method or manner of performing the work, the quantities, or the quality of materials to be furnished under the contract.

The specifications have abbreviated sections and may include incomplete sentences. Omissions of phrases such as "The Contractor Shall" or "Complying with the requirements of" are intentional. Omitted words or phrases shall be supplied by inference in the same manner as they are when a "note" occurs on the drawings, words in the singular shall include the plural wherever applicable, or as the context so indicates.

4.16 SURETY:

The corporate body, acceptable to the Village, bound with and for the contractor to insure acceptable performance of the contract and for payment of all obligations pertaining to the work.

4.17 MISCELLANEOUS DEFINITIONS:

(a) "Provide" means furnish, fabricate, complete, deliver, install, and erect, including all labor, materials, equipment, apparatus, appurtenances, and expenses necessary to complete in place, ready for operation or use.

(b) "Shall" means mandatory.

(c) "As Required" means as prescribed by the contract documents.

(d) "As Necessary" means essential to the completion of the work.

(e) "Or Equal" means a substitute meeting the exact specification of those items so stated on the drawings, details, and/or the specifications and approved by the Village before bids are submitted.

5.00 CONTRACT DOCUMENTS

5.01 OWNERSHIP OF PLANS AND SPECIFICATIONS:

All plans and specifications and copies thereof furnished by the Village are Village property. They are not to be used on other work and with the exception of one complete set, are to be returned to the Village on request, at the completion of the contract work.

5.02 EXAMINATION OF CONTRACT DOCUMENTS AND THE SITE OF PROPOSED WORK:

The bidder shall, before submitting a bid, carefully examine the contract, including the proposal, specifications, general and special conditions. The bidder shall inspect the site of the proposed work and become familiar with all the local conditions affecting the contract and detailed requirements of Public Improvements/Construction. If the bidder’s bid is accepted, the bidder will be responsible for any errors in the proposal resulting from failure or neglect to comply with these instructions. The Village will, in no case, be responsible for any change in anticipated profits resulting from such failure or neglect.

5.03 INTENTION OF CONTRACT DOCUMENTS:

The contract documents are complementary; what is called for by one is as binding as if called for

by all. The contractor shall bring any conflict, errors, or discrepancies in the contract documents to the attention of the Village in writing before proceeding with the work affected thereby.

Any work that may reasonably to be inferred from the specifications or plans as being required to produce the intended result shall be provided by the contractor whether or not it is specifically mentioned or shown.

5.04 BID PROPOSAL SECURITY (PROPOSAL GUARANTEE):

Each proposal shall be accompanied by a bid proposal security (see Section 1.02). A bid proposal security shall be a properly certified check, bank draft, bank cashier's check or bid bond for ten percent (10%) of the amount of the bid as prescribed herein, made payable to the Village. The proposal guarantee will be returned within five (5) business days after the bid opening date to all but the successful bidder, and one alternate bidder to be designated by the Village. The proposal guarantee of the successful bidder and the alternate bidder will be returned as soon as the contract bond, insurance policies and certificates are in proper order, delivered to the Village and the contract has been fully executed by the bidder to whom the contract is awarded.

5.05 BONDING REQUIREMENTS:

(a) Performance and Payment Bond. All bonds must comply with all laws including, but not limited to 820 ILCS 130/4 (c). The Contractor will provide both a Performance and Payment Bond each for 100% of the contract price with a minimum "A" rating as defined in Best's Key Rating Guide and be conditioned on the faithful performance of the requirements of the contract, and will have as surety a corporate surety authorized to act as such in Illinois and that the Contractor will be responsible for all claims for injuries to persons or damages to property or premises arising out of or in connection with his or her operations prior to the acceptance of the finished work or supplies, and that he or she will promptly make payments to all persons supplying them with labor or materials in the prosecution of the work provided for in the Contract; and will guarantee to indemnify and hold harmless the Village and its officers and employees for all costs, damages and expenses arising out of or by reason of the contractor's failure to comply and perform the work and to complete the contract in accordance with the specifications.

(b) Failure on the part of the contractor to obtain and deliver a Surety, Performance, and Payment Bonds, acceptable to the Village, within fifteen (15) calendar days from the date of Notice of Award of contract will be considered just cause for the annulment of the Award and the forfeiture of the bid proposal security to the Village.

5.06 CONFLICTS BETWEEN DIRECTIVES:

Where conflict exists within or between parts of the contract documents and applicable standards, codes or ordinances, the more stringent or higher quality requirements shall apply. Large scale drawings take precedence over smaller scaled drawings, figured dimensions on the drawings over scaled dimensions, and noted materials over graphic representations.

5.06 BID PROPOSAL:

The bidder shall submit a sealed bid proposal on the attached proposal forms. The proposal shall be executed properly and all writing shall be in ink or typewritten, except the signatures of the bidder which shall be written in ink. Prices quoted must be valid for a minimum of sixty (60)

days from the date of the bid opening.

Proposals that contain omissions, erasures, alterations, irregularities of any kind, or not accompanied by the proper proposal guaranty may be rejected. However, the owner reserves the right to reject or accept any and all proposals and to waive technical error as may be deemed in the best interest of the Village.

Late bids shall not be considered and will be returned unopened.

(a) Unit Price Bid:

(1) Bidders will be furnished with a unit price bid proposal form, attached to the project manual, stating the items of work contemplated and the approximate estimated quantities. It is the result of careful calculations and is believed to be correct, but it is given only as a basis for comparison of proposals and the award of the contract. The Village does not expressly or by implication agree that the actual quantities involved will correspond exactly therewith; nor shall the bidder plead misunderstanding or deception because of such estimates or of the character, location, or other conditions pertaining to the work. The contractor shall verify these quantities before bidding.

(2) Payment will be based on the actual quantities of work performed in accordance with the contract, at the contract unit prices specified. No allowance will be made for any change in anticipated profits due to an increase or decrease in the original estimate of quantities. The Village reserves the right to omit any item entirely, or to increase or decrease any or all items.

(3) The project manual states the date, time and place of filing and opening of bid proposals.

(4) The bidder shall submit a bid proposal on the forms attached hereto after he or she has made the examinations required as part of these general conditions.

(b) Lump Sum Bid: Bidders will be furnished with a lump sum bid proposal form, attached to the project manual, for the work to be performed.

6.00 LAWS, PERMITS AND REGULATIONS:

(a) The contractor shall at all times observe and comply with all federal, state and local laws, regulations, and ordinances. Any complaint, claim or action brought against the contractor for failing to observe or comply with any law, ordinance, or regulation shall be the sole responsibility of the contractor and shall in no way extend to or expose the owner to liability. The contractor shall indemnify and hold harmless the Village from any and all such complaints, claims or actions. In addition, the contractor agrees to comply with all applicable statutes regarding prevailing wage laws.

(b) The contractor shall secure the construction permits and all other permits, licenses, and inspections necessary for the proper execution and completion of the work which are customarily secured after execution of the contract. The Village of Arlington Heights will waive all fees for permits required for proposed work. The contractor is responsible for securing and payment of an Arlington Heights Business License and any State Licensing required to complete the proposed work.

(c) It is not the responsibility of the contractor to make certain that the contract documents comply with applicable laws, statutes, building codes and regulations. However, if the contractor observes that any of the contract documents do not comply with applicable laws, shall promptly

notify the Village in writing.

(d) If the contractor performs any work knowing it to be contrary to such laws, ordinances, rules and regulations, and without notice to the Village, the contractor shall assume full responsibility and shall bear all costs attributable thereto.

(e) All work done under the contract shall be done to the satisfaction of the Village who will in all cases determine the amount of work done which is to be paid for under the contract. The Village will decide all questions that may arise regarding the measurements of quantities and the fulfillments of this contract on the part of the contractor, and will determine all questions concerning the true intent or meaning of the plans and specifications and this determination and decision will be final and conclusive.

(f) The contractor and all subcontractors shall be licensed within the Village of Arlington Heights and the State of Illinois where applicable and shall provide indemnity bonds required by the Village Code.

6.01 PREVAILING WAGE:

Pursuant to the requirements of the State of Illinois Department of Labor, there have been established minimum scales of hourly wages to be paid in each classification of labor under this contract. The contractor and each subcontractor shall pay wages equal to or greater than the established minimum scales or hourly wages as determined by the State of Illinois Department of Labor. The wage rate set forth shall in no way be construed to prevent the contractor or subcontractors from paying a higher rate of wages. If any crafts establish a higher minimum wage in the district during the construction, the higher minimum wage established shall be considered as having also been established as the minimum wage scale under this contract. The contractor shall incorporate all applicable minimum wage rates published prior to the date of the bid opening into the contract documents. It shall be the responsibility of the successful contractor to monitor the prevailing wage rates as established with the Department of Labor for any increase in rates during the project and adjust wage rates accordingly. Prevailing wages rates are available via the internet at www.state.il.us/agency/idol. Contractors/subcontractors are responsible for checking on all rate revisions to the prevailing wage rate act for the contract duration.

Pursuant to 820 ILCS 130/5.1, as of September 1, 2020 all contractors are to submit signed certified payroll to the Illinois Department of Labor during those months when construction on a public works project has occurred for each project awarded. The certified payroll must list all information required by law.

6.02 EMPLOYMENT OF ILLINOIS WORKERS DURING PERIODS OF EXCESSIVE UNEMPLOYMENT (Finance 30 ILCS 570/) Employment of Illinois Workers on Public Works Act:

(a) Whenever there is a period of excessive unemployment in Illinois which is defined herein as any month immediately following two (2) consecutive calendar months during which the level of unemployment in the State of Illinois has exceeded five (5%) percent as measured in the United States Bureau of Labor Statistics in its monthly publication of employment and unemployment figures, the contractor shall employ only Illinois laborers. "Illinois laborers" means any person who has resided in Illinois for at least thirty (30) days and intends to become or remain an Illinois resident.

(b) Other laborers may be used when Illinois laborers, as defined herein, are not available, or are incapable of performing the particular type of work involved, if so certified by the contractor and approved by the landscape architect. The contractor may replace no more than three (3) of his regularly employed non-resident executive and technical experts, who do not qualify as Illinois laborers, to do work encompassed by this contract during periods of excessive unemployment.

(c) This provision applies to all labor whether skilled, semi-skilled, whether manual or non-manual.

6.03 EMPLOYMENT PREFERENCE:

The contractor shall comply with "AN ACT to give preference to the veterans of the United States military and naval service in appointments and employment upon public works, by, or for the use of, the State or its political subdivisions, passed by the 59th General Assembly and approved on June 12, 1935, (Chapter 126-1/2, Paragraph 23 of the Illinois Revised Statutes 1965)."

6.04 ILLINOIS HUMAN RIGHTS ACT:

The contractor shall comply with the Illinois Human Rights Act, 775 ILCS 5/1.101, et seq including establishment of sexual harassment policies and program.

6.05 EQUAL EMPLOYMENT OPPORTUNITY:

During the performance of this contract the contractor agrees as follows:

(a) That it will not discriminate against any employee or applicant for employment because of race, color, religion, sex national origin or ancestry and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.

(b) That if it hires additional employees in order to perform this contract or any portion hereof it will determine the availability (in accordance with the Fair Employment Practices Commission's Rules and Regulations for Public Contracts) of minorities and women in the area(s) from which it may reasonably recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.

(c) That in all solicitations or advertisements for employees placed by it or on its behalf it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, national origin or ancestry.

(d) That it will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding a notice advising such labor organization or representative of the contractor's obligations under the Illinois Fair Employment Practices Act and the Commission's Rules and Regulations for Public Contracts. If any such labor organization or representative fails or refuses to cooperate with the contractor in its efforts to comply with such Act and Rules and Regulations the contractor will promptly so notify the Illinois Fair Employment Practices Commission and the contracting agency and will recruit employees from other sources when necessary to fulfill its obligations there under.

(e) That it will submit reports as required by the Illinois Fair Employment Practices Commission's Rules and Regulations for Public contracts. Furnish all relevant information as may from time to time be requested by the Commission or the contracting agency, and in all respects comply with the Illinois Fair Employment Practices Act and the Commission's Rules and Regulations for Public Contracts.

(f) That it will permit access to all relevant books, records, accounts and work sites by personnel of the contracting agency and the Illinois Fair Employment Practices Commission for purposes of investigation to ascertain compliance with the Illinois Fair Employment Practices Act and the Commission's Rules and Regulations for Public Contracts.

(g) That it will include verbatim or by reference the provisions of paragraphs 1 through 7 of this clause in every performance subcontract as defined in Section 2.10(b) of the Commission's Rules and Regulations for Public Contracts. So that such provision will be binding upon every such subcontractor and that it will also include the provisions of paragraphs 1, 5, 6 and 7. In every supply subcontract as defined in Section 2.10 (a) of the Commission's Rules and Regulations for Public Contracts so that such provisions will be binding upon every such subcontractor. In the same manner as with other provisions of this contract, the contractor will be liable for compliance with applicable provisions of this clause by all its subcontractors: and further it will promptly notify the contracting agency and the Illinois Fair Employment Practices Commission in the event any subcontractor fails or refuses to comply therewith. In addition no contractor will utilize any subcontractor declared by the Commission to be non-responsible and therefore ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

The Village of Arlington Heights does not discriminate on the basis of handicapped status in admission or access to, or treatment or employment in its programs and activities.

6.06 THE AMERICAN WITH DISABILITIES ACT:

The Americans with Disabilities Act. (42 USC 121-1 et seq.) and its accompanying regulations (28 CFR 35.130) prohibit discrimination against qualified individuals with disabilities by a local government, whether directly or through contractual arrangements, in the provision of any benefit, service, program or activity of the public entity. As a condition of receiving this contract, the contractor certifies by signing the bid proposal form, that any services, programs and activities provided under this contract are now and will continue to be in compliance with the Americans with Disabilities Act.

6.07 SUBSTANCE ABUSE PREVENTION ON PUBLIC WORKS PROJECTS ACT, (820 ILCS 265/1 et seq):

All contractors and subcontractors must be in compliance with the Substance Abuse Prevention on Public Works Projects At, 820 IL CS 265/1 et seq. Before beginning work on a public works project, contractors and subcontractors shall have in place a written substance abuse prevention program which meets or exceeds the program requirements in the Act and shall file a copy of the program with the Village which will also be made available to the general public. The required testing must be performed by a laboratory that is certified for Federal Workplace Drug Testing Programs by the Substance Abuse and Mental Health Service Administration of the U.S. Department of Health and Human Services.

7.00 CONTRACTOR

7.01 COMPETENCY OF CONTRACTOR:

The contractor shall, when requested by Village, furnish signed statements evidencing responsibility and showing financial ability, experience, amount and condition of equipment and the value of all uncompleted work under contract pertaining to the proper execution of the specified work.

7.02 SUBCONTRACTORS:

A list of anticipated subcontractors, including their firm names, addresses, and telephone numbers, shall be furnished to the Village. A list of subcontractors shall be included with each bid proposal. All subcontractors to be used shall be approved by the Village. Subcontracting any part of the work to be done under this contract shall not under any circumstance relieve the contractor of responsibility for this contract.

7.03 COOPERATION BETWEEN CONTRACTORS:

(a) If separate contracts are let for work comprising an entire project each contractor shall conduct the work so as not to interfere with or hinder the progress or completion of the work being performed by other contractors. In case of dispute, the Village shall be the arbitrator and the Village's decision shall be final and binding.

(b) Each contractor shall assume all liability, financial or otherwise, in connection with the contract and shall protect and save harmless the Village from any and all damages or claims that may arise because of inconvenience, delay, or loss experienced because of the presence and operations of other contractors working within the limits of the same improvement.

(c) The contractor shall, as far as possible, arrange the work and the placement and disposition of the materials being used, so as not to interfere with the operations of the other contractors within the limits of the same improvement. The contractor shall join his or her work with that of the others in an acceptable manner and shall perform it in proper sequence to that of the others, all as directed by the Village.

7.04 COMMENCEMENT OF WORK/USE OF SITE:

The contractor shall confine all equipment, the storage of materials and the operations of workers to limits indicated by law, ordinances, permits or directions of the Village and shall not reasonably encumber the site with materials. The contractor shall enforce the Village's instructions regarding the conduct and use of the site by employees. The contractor shall commence performance of the work on the date indicated on the notice to proceed which date shall be within ten (10) calendar days of the effective date of the contract. Within ten (10) calendar days of the effective date of the contract, contractor shall submit to the Village for review an estimated progress schedule indicating the starting and completion dates of the various stages of the work.

7.05 SUPERINTENDENT:

(a) The contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the project site during the progress of the work. The superintendent shall

represent the contractor and all communications given to the superintendent shall be as binding as if given to the contractor. Important communications shall be confirmed in writing. Other communications shall be so confirmed on written request in each case.

(b) The contractor shall supervise and direct the work efficiently using his or her best skill and attention. The contractor shall be solely responsible for the negligence of others in the design or selection of a specific means, method, techniques, sequence or procedure of Public Improvements / Construction which is indicated in and required by the contract documents. Contractor shall be responsible to see that the finished work complies accurately with the contract documents.

7.06 WORKMANSHIP:

The contractor shall be responsible for high quality workmanship on all items of work. Where workmanship of any job or portion thereof is not acceptable, it shall be removed and replaced at the contractor's expense.

7.07 RESPONSIBILITY:

Responsibility for the maintenance of safe equipment and the use of proper construction methods and procedures shall rest solely with the contractor and subcontractors performing the work and the Village shall not have any responsibility therefore. The Village has the right to ascertain and require that the work product of the contractor and subcontractors complies with the contract.

7.08 CONTRACTOR RESPONSIBILITY TO VILLAGE:

The contractor shall notify the Village representative one (1) calendar day in advance of all grading, drainage, paving operations, shade and ornamental tree staking, and other major items of construction for field checking and approvals to proceed. All questions pertaining to the plans, specifications and details of the work shall be directed to the Village representative and cleared prior to construction.

7.09 HOLD HARMLESS AND INDEMNIFICATION:

To the fullest extent permitted by law, the contractor shall assume all liability for, and shall protect, defend, indemnify and hold harmless the Village, it’s officers, employees, servants, and agents, from and against all claims, actions, suits, judgments, costs, losses, expenses, including but not limited to, fees and charges of attorneys, engineers and architects, court and arbitration costs, and liabilities of whatsoever kind or nature arising out of:

(a) Any infringement (actual or claimed) on any patents, copyrights or trade names by reason of any work performed by the contractor under this contract or by reason of anything to be supplied by the contractor pursuant to this contract.

(b) Bodily injury, including death, sickness or disease, to any person or persons (including contractor's officers, employees, agents, and servants) or damage to or destruction of any property including the loss of use thereof:

(1) caused in whole or in part by any act, error or omission by the contractor or any subcontractor or anyone directly or indirectly employed by any of them;

(2) arising directly or indirectly out of the presence of any person in or about any part of the project site or the streets, sidewalks, and property adjacent hereto;

(3) arising directly or indirectly out of the use, misuse or failure of any machinery or equipment used directly or indirectly in the performance of the contract.

(c) In any and all claims against the Village or any of their agents or employees by any employee of the contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone whose acts may be liable, the indemnification obligation under this section shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the contractor or any subcontractor under worker's or workmen's compensation acts, disability benefit acts or other employee benefit acts. This indemnification does not apply to any liability caused by the Village's negligence.

7.10 ABANDOMENT:

Should the contractor abandon or neglect the work or if the Village at any time is convinced that the work is unreasonably delayed, or that the conditions of the Contract are being willfully violated, executed carelessly, or in bad faith, the Village may notify the Contractor in writing, and if this notification is without effect twenty-four (24) hours after delivery, then the contractor shall discontinue all work under the contract and the owner shall have full authority to make arrangements for the completion of the contract at the expense of the contractor.

7.11 CLEAN UP AND SITE MAINTENANCE:

The contractor shall at all times keep the site and adjoining premises free from accumulation of waste material or rubbish caused by its employees or work, and at the completion of the work, shall remove all rubbish, tools, and surplus materials from the site and adjoining premises, leaving the area in a neat and workmanlike condition. In case of dispute, the Village may remove the rubbish and charge the cost to the contractor as the Village shall determine to be just.

8.00 EXISTING CONDITIONS

(a) Existing conditions including surface features, soil boring data and any underground utilities shown on the plans and/or referred to in the specifications are for informational purposes only and shall not be deemed as part of the plans and specifications. It shall be the contractor's obligation to verify and augment such information and data to fully satisfy as to the conditions under which the work will be done. The contractor shall maintain in operating condition all active utilities encountered in this Public Improvements/Construction.

(b) The contractor shall contact all public utilities involved and have their representative locate pipes, conduits, cables or other facilities before Public Improvements/Construction is started. The Village does not assume responsibility for location or disturbance of utilities or other existing features or conditions encountered on this project. Any replacement or relocation costs shall be the contractor's responsibility, unless otherwise specified.

(c) Contractor shall promptly notify owner in writing of any subsurface or latent physical conditions at the site differing materially from those indicated in the contract documents.

9.00 CHANGES/ALTERATIONS OF CONTRACT WORK AND EXTRA WORK

(a) The Village reserves the right to alter the plans through change orders by adding or deducting from the original quantities as bid without invalidating the contract. All such work shall be

executed under the same conditions as the original contract, except for an extension in time when any such change/alteration results in additional work.

(b) All changes shall be made only when ordered in writing from the owner as follows:

(1) Approval to increase the contract price by not more than $20,000.00 may be exercised by written change order of the Village Manager.

(2) Approval to increase the contract price in all other instances or to extend the contract completion time may only be exercised by written change order signed by the Village President and authorized by a due and proper vote of the Village Board of Trustees.

(c) The value of any change shall be determined by one or more of the following methods:
(1) By an approved lump sum.
(2) By unit prices given in the contract or subsequently agreed upon.
(3) Time and material plus percentage. This method of cost shall be based on the contractor's actual costs for time and material plus an agreed percentage for the contractor's overhead and profit not to exceed 20%. Contractor's actual costs shall be the direct costs for labor, payroll, insurance, payroll taxes, materials, and use of equipment based upon the current "nationally averaged rental rates of construction equipment" as published by the ASSOCIATED EQUIPMENT DISTRIBUTORS.

10.00 PROTECTION OF PERSONS AND PROPERTY

10.01 SAFETY PRECAUTIONS AND PROGRAMS:

The contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work.

10.02 SAFETY OF PERSONS AND PROPERTY:

(a) The contractor shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury or loss to:
(1) all employees on the site and all other persons who may be affected thereby;
(2) all the work and all materials and equipment, whether in storage on or off site, under the care, custody, or control of the contractor or any of the subcontractors; and
(3) other property at the site or adjacent to the site, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation, or replacement in the course of Public Improvements/Construction.

(b) The contractor shall give all notices and comply with all applicable laws, ordinances, rules and regulation and lawful orders of any public authority bearing on the safety of persons or property or their protection from damage, injury or loss.

(c) The contractor shall erect and maintain, as required by existing conditions and progress of the work, all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent utilities.

(d) The contractor shall use proper warning guards and safety devices in the construction area and particularly with respect to open trenches and the storage of construction materials.

(e) No trees, fire hydrants, utility poles, shrubs or hedges, traffic signs, or other public structure shall

be removed, replaced, damaged or destroyed unless the Village has given approval in writing.

(f) The contractor shall conduct construction activities so as not to interfere with, break, cut or otherwise damage any public curb, or public road, pavement or any utility services located alongside of or under or within any public road or public right-of-way area, without a letter of approval from the Village.

(g) Notwithstanding the foregoing requirements, the contractor shall be responsible for taking immediate steps to correct any damage or injury to public structures, utility services, roadways or public buildings as well as any damage or injury to private property as a result of the contractor's activities.

(h) The contractor shall keep a daily record with respect to all injuries, incidents or damage occurring in, on or near the construction site as a result of the construction activities. The contractor shall give this information to the Village within twenty-four (24) hours after the day of occurrence.

(i) The contractor shall keep first aid supplies on the site.

11.00 INSURANCE REQUIREMENTS:

(a) The Contractor shall not commence work until the Contractor has obtained all insurance required in these documents. The Contractor shall purchase and maintain, throughout the duration of the contract, insurance as is appropriate for the work being performed and furnished and shall provide protection from claims which may arise out of or result from the Contractor's performance and furnishing of the work and Contractor's other obligations under the contract documents, whether it is to be performed or furnished by the Contractor, by any Subcontractor, by anyone directly or indirectly employed by them or by anyone for whose acts any of them may be liable.

(b) Insurance required by this Section shall be written with a company having at least an "A" Property-Casualty Rating, and financial size of at least Class 7 as listed in the most recent published A. M. Best's Insurance Guide.

(c) The Village shall be named as additional insured on all policies required by the contract except for Workmen's Compensation insurance. The coverage afforded shall be primary and non-contributory for the additional insured with respect to claims arising out of operations performed by or on behalf on the Contractor. Additional insured: Village Of Arlington Heights, its Officials, Employees, Agents and Volunteers. If the additional insured has other insurance which is applicable to the loss, such as other insurance shall be on an excess or contingent basis. The amount of the Contractor's insurance company's liability under this insurance policy shall not be reduced by the existence of such other insurance. Additional insured status shall be provided by original endorsement as least as broad as CG 20 10 04 13 or CG 20 26 04 13.

(d) As a minimum, the contractor shall secure and maintain the types of insurance as specified, and shall submit evidence to the Village on an annual basis that the insurance coverage's are in force. The form and limits of such insurance, together with the underwriter thereof in each case, shall be acceptable to the Village, but regardless of such acceptance it shall be the responsibility of the Contractor to main adequate insurance coverage until final payment and at all times thereafter when the Contractor may be correcting, removing, or replacing defective work in accordance with the General Conditions and Instruction to Bidders. Failure of the Contractor to

maintain adequate coverage shall not relieve him of any contractual responsibility or obligation.

(e) The Contractor shall forward original copies of the Certificates of Insurance with the coverage's and limits specified annually during the contract period to the Purchasing Division, Finance Department, 33 S. Arlington Heights Road, Arlington Heights, IL 60005.

(f) Insurance Certificates and Policies delivered to the Village shall recite that 30 days prior written notice will be given to the Village by certified mail before any policy is materially changed, canceled, or not renewed.

11.01 WORKER'S COMPENSATION AND EMPLOYERS LIABILITY:

The insurance shall protect the Contractor against all claims under applicable State or Federal Worker's Compensation Laws. The Contractor shall also be protected against claims for injury, disease or death of employees which for any reason may not fall within the provisions of the Worker's Compensation Law. The policy shall include "broad form all states" endorsement coverage extended to cover all states except the monopolistic fund states.

The liability limits shall not be less than:

1. Worker's Compensation……Statutory
2. Employer's Liability…….……$1,000,000 per occurrence

11.02 BUSINESS AUTO LIABILITY:

The insurance shall be written in automobile liability form and shall protect the Contractor against all claims for injuries to persons and damages to property arising from the ownership, maintenance or use of any motor vehicles and shall cover operation on or off the site of all motor vehicles, whether they are owned, non-owned or hired.

The liability limits shall not be less than:

1. Bodily Injury and Property Damage Combined…….$1,000,000 per occurrence

11.03 COMMERCIAL GENERAL LIABILITY, INCLUDING PREMISES AND OPERATIONS, CONTRACTUAL, PERSONAL INJURY, PRODUCT LIABILITY, COMPLETED OPERATIONS, AND BROAD FORM PROPERTY COVERAGES:

(a) This insurance shall be written in Commercial General Liability form and shall protect the Contractor against all claims arising from injuries to persons or damages to property caused by any act or omission of the Contractor or his agents, employees or Subcontractors. The Contractors General Aggregate shall apply on a per Project basis. The Broad Form General Liability Endorsement shall be included.

(b) In addition, this policy shall contain a Contractual Liability Endorsement covering any Contractual Liability assumed in the Contract and all changes and modifications thereto, whether in writing or oral.

(c) The scope of the coverage shall also include the Personal Injury Hazards including "a", "b", and "c". "a" includes false arrest, malicious prosecution, and unwillful detention or imprisonment. "b" includes libel, slander, and defamation of character. "c" includes wrongful eviction, invasion of privacy, and wrongful entry. Fellow Employee exclusion shall be removed.

(d) The Policy shall also include Broad Form Property Damage Protection.

(e) The Contractor shall include all the Contractor's employees as additional insured's under the policy.

(f) Commercial General Liability Coverage shall contain no exclusions for explosion, collapse or underground work (X, C, U).

(g) The liability limits shall not be less than:

1. Bodily Injury and Property Damage, Combined single limit, per occurrence including, Contractual Liability – Broad Form Products and Completed Operations……...$2,000,000

2. Premises/Operations Personal Injury…….$1,000,000

3. General Aggregate……$4,000,000

Products/Completed Operations coverage is to remain in force for a period of two (2) years after the completion of the project.

11.04 UMBRELLA EXCESS LIABILITY:

Special coverage shall be as follows……$2,000,000 over primary insurance

The required coverages may be in combination of primary, excess and umbrella policies. Any excess or umbrella policy must provide excess coverage over underlying insurance on a following-form basis such that when any loss covered by the primary policy excess the limits under the primary policy, the excess or umbrella policy becomes effective to cover such loss.

Policy should be written on an occurrence basis.

All underlying coverage needs to be included in the Umbrella or Excess Liability policy. Any exclusions or exceptions must be noted on the certificate of insurance.

11.05 BUILDER'S RISK INSURANCE:

(a) Builder's Risk insurance shall insure against "All Risk" of physical damage, including earthquake and water damage (flood and hydrostatic pressure not excluded), on a Completed Value Basis. The insurance shall include the interests of the Village, Contractor, and Subcontractors in the Work and will be provided by the Contractor. This policy shall be written

or endorsed to allow the Village to occupy or use a portion or portions of the Work prior to completion of all the Work.

(b) If not covered under the "All Risk" insurance or otherwise provided in the bid documents, the Contractor shall effect and maintain similar property insurance on portions of the Work stored on or off site or in transit, when such portions of the Work are to be included in an Application for Payment.

11.06 OWNERS PROTECTIVE LIABILITY INSURANCE:

Owners Protective Liability Policy shall be a stand-alone policy or an endorsement to the liability policy that covers claims for negligence by a contractor or a subcontractor hired by the insured. The policy limit shall be not less than $1,000,000 per occurrence and the named insured on the policy shall be the Village of Arlington Heights.

12.00 PAYMENTS AND COMPLETION

12.01 PROGRESS PAYMENTS:

The contractor may request progress payments, based on estimates of work on the first of each month. The estimate shall be a sworn statement (similar to Practical Business Form #589 by Frank R. Walker Co., Chicago) of the work completed to date. The form of the estimate for progress payment requests shall be as follows:

(a) Unit Price: When the contract work has been awarded on a unit price bid basis, the forms of each estimate shall follow the bid proposal form, listing each item number, the total quantity of units completed to date, the unit price and subtotal. The sub-total column shall be added to show the total cost of work completed to date, less ten (10) percent to be withheld giving the total amount requested for payment. Previous requests for payment paid by the Village shall be shown on each subsequent request and subtracted after the ten (10) percent has been withheld.

(b) Lump Sum: When the contract work has been awarded on lump sum bid basis, the form of each estimate will include the contractor's breakdown of job items with a total value given to each item. The estimate for the items of work completed to date shall be expressed as a percent of the total with the corresponding cost of work, the work completed to date, less ten (10) percent to be withheld, giving the amount requested for payment. Previous requests for payment paid by the Village shall be shown on each subsequent request and subtracted after the ten (10) percent has been withheld.

12.02 PAYMENTS WITHHELD:

The Village may refuse payment or, because of subsequently discovered evidence or subsequent observations, may nullify the whole or any part of any payment, to such extent as may be necessary to protect the Village from loss because of:

(a) defective work not remedied.

(b) third party claims filed or reasonable evidence indicating probable filing of such claims.

(c) failure of the contractor to make payments properly to subcontractors for labor, materials, or equipment.

(d) reasonable evidence that the work cannot be completed for the unpaid balance of the contract sum.

(e) damage to the Village or another contractor.

(f) reasonable evidence that the work cannot be completed within the contract time, for failure to realize that "time is of the essence".

(g) persistent failure to carry out the work in accordance with the contract documents.

12.03 WAIVER OF LIEN:

The contractor shall promptly pay each subcontractor the amount entitled. The contractor shall by an appropriate agreement with each subcontractor also require each subcontractor to make payments promptly to subcontractors. Partial waivers of lien shall accompany each payment request to cover the full amount of the previous payment request except for the final payment which shall contain final waivers of lien from the contractor and all subcontractors. The contractor shall get from every subcontractor and supplier of materials or labor a partial waiver of lien to release the Village of any claim for a lien, which they or any of them may have under the Illinois Lien Laws and Public Construction Bond Act. Any payments made by the Village without requiring strict compliance of the terms of this paragraph shall not be construed as a waiver by the Village of the right to insist upon strict compliance of the terms of this paragraph as a condition of later payments. The contractor shall indemnify and hold the Village harmless from all claims of subcontractors, laborers, workmen, mechanics, materialmen and furnishers or material and parts thereof, equipment, tools and all supplies incurred in the furtherance of the performance of the work. Failure to supply waivers of lien or acceptable evidence of payment of all current accounts incurred by this contract work shall be grounds for withholding payment.

12.04 PAYMENTS BY THE OWNER:

Thirty (30) days after issuance and delivery of a request for payment to the Village, the Village will approve or disapprove the request. The amount approved will become due and will be paid by the Village to the Contractor within thirty (30) days after the date of approval.

12.05 TAXES:

No charges will be allowed for taxes from which the Village is exempt. The Village is not liable for the Illinois Retailer's Occupation Tax, the Service Occupation Tax nor the Service Use Tax. The Village is also exempt from Federal Excise Transportation Tax.

12.06 FINAL PAYMENT:

(a) Upon written notice by the contractor that the work is completed and ready for final inspection and acceptance, the Village will make the required inspection and determine final completion. Any remedies to the work shall be noted and submitted in writing by the Village to the contractor. After making any required remedies, the contractor will submit a request for final

payment.

(b) As a condition of final payment, the contractor shall submit affidavits and final waivers of lien from itself and each subcontractor indicating that all bills for payrolls, materials, equipment or other indebtedness have been satisfied.

(c) The final payment, as well as the completed work, will be reviewed by the Village for final approval and release of retention.

12.07 CORRECTION OF WORK AFTER FINAL PAYMENT:

The final payment or any provision in the contract documents shall not relieve the contractor of the responsibility for the correction of any and all defects in the work performed. The contractor warrants and guarantees to the Village that all work will be in accordance with the contract documents and will be free from defects in materials and workmanship for a period of one (1) year after the date of final payment.

13.00 LIQUIDATED DAMAGES

13.01 LIQUIDATED DAMAGES:

Time is of the essence of this contract. Liquidated damages will be assessed against the contractor for failure to complete the work within the time(s) specified in these contract documents. If the contractor fails to complete the work in whole or in part in the time stipulated in the contract or within such extra time as may have been allowed for unavoidable delays or extensions granted for changes in the work, the contractor shall reimburse the Village for the additional expense and damage in the amount of $500.00 for each calendar day, Sundays and legal holidays included. It is expressly understood and agreed that this amount is not to be considered in the nature of a penalty but as liquidated damages which have accrued against the contractor. The Village shall have the right to deduct such damages from any amount due or that may become due to the contractor or the amount of such damages shall be due and collectible from the contractor or his contractors.

13.02 SUSPENSION OF THE WORK:

The Village may at any time without cause suspend the work or any portion thereof for a period of not more than ninety (90) days by notice in writing to the contractor. The contractor shall resume the work on the date fixed in the notice. The contractor may be allowed an increase in the contract price or an extension of the contract time or both directly attributable to any suspension if the contractor makes a claim as provided in Section 9.00. The Village may also suspend the work for cause upon the occurrence of any one or more of the following events:

(a) If the contractor fails to supply a qualified superintendent, sufficient skilled workers, subcontractors or suitable materials or equipment.

(b) If the contractor repeatedly fails to make prompt payments to subcontractors or for labor, materials or equipment.

(c) If the contractor disregards laws and regulations of any public body having jurisdiction of the work.

No additional compensation will be paid to the contractor nor shall the contract completion time be extended if the Village suspends work for cause. If it becomes necessary to suspend the work for an indefinite period of time, the contractor shall store all materials in a manner that will not obstruct or impede the traveling public unnecessarily or damaged the material in any way. The contractor will prevent damage or deterioration of the work performed, provide suitable drainage of the roadway and erect temporary structures where necessary. The contractor shall not suspend work without authority from the Village

13.03 TERMINATION OF THE CONTRACT:

The Village may terminate the contract if any of the following events occur:

(a) The contractor commences a voluntary case under any chapter of the Bankruptcy Code or the contractor takes any equivalent or similar action by filing a petition or otherwise under any federal or state law in effect at such time relating to bankruptcy or insolvency.

(b) If a petition is filed against the contractor under any chapter of the Bankruptcy Code or if a petition is filed seeking any such equivalent or similar relief against the contractor under any other federal or state law in effect at the time relating to bankruptcy or insolvency.

(c) If the contractor makes a general assignment for the benefit of creditors.

(d) If a trustee, receiver, custodian or agent of the contractor is appointed to enforce a lien against the contractor’s property or for the purpose of general administration of the property for the benefit of the contractor's creditors.

(e) If the contractor admits in writing an inability to pay its debts generally as they become due.

(f) If the contractor persistently fails to perform the work in accordance with the contract documents, including, but not limited, to failure to supply sufficient skilled workers or suitable materials or equipment or failure to adhere to the progress schedule established herein.

(g) If the contractor disregards laws and regulations of any public body having jurisdiction over the work.

(h) If the contractor disregards the authority of the Village.

(i) If the contractor otherwise violates in any substantial way any provisions of the contract documents.

The Village may, after giving contractor and its sureties seven (7) calendar days written notice and to the extent permitted by laws and regulations, terminate the services of the contractor, exclude the contractor from the site and take possession of the work and all the contractor's tools, appliances, construction equipment and machinery at the site and use the same to the full extent

as they could be used by the contractor without liability to the contractor for trespass or conversion.

The contractor shall not be entitled to receive any further payment until the work is finished. If the unpaid balance of the contract amount exceeds the direct, indirect and consequential cost of completing the work, including but not limited to fees and charges of engineers, architect, attorneys and other professionals, the excess shall be paid to the contractor. If such costs exceed the unpaid balance, the contractor shall pay the difference to the owner. When exercising any rights or remedies under this paragraph, Village shall not be required to obtain the lowest figure for the work performed. If the Village terminates the contractor's services the termination will not affect the Village's right or remedies against the contractor. Any retention or payment due contractor by Village will not release the contractor from liability.

(i) Upon seven (7) calendar days written notice to the contractor, the Village may, without cause and without prejudice to any other right or remedy elect to abandon the work and terminate the agreement. In such case, the contractor shall be paid for all work executed and all expense sustained plus reasonable termination expenses.

VILLAGE OF ARLINGTON HEIGHTS
AFFIDAVIT OF COMPLIANCE

Applicant _____
Name

_____
Address

As a condition of entering into a contract with the Village of Arlington Heights, and under oath and penalty of perjury and possible termination of contract right and debarment, the undersigned, _____, being first duly sworn on oath, deposes and states that he or she is _____ (sole owner, partner, joint ventured, President, Secretary, etc..) of _____ and has the authority to
(Name of Company)
make all certifications required by this affidavit.

Section I

Non Collusion

The undersigned certifies that this bid is genuine and not collusive or sham, that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, to fix the bid price element of this bid, or of that of any other bidder, or to secure any advantage against any other bidder or any person interested in the proposed contract.

Section II

Bid Rigging and Rotating

The undersigned hereby certifies that it is not barred from bidding or contracting as a result of a conviction for violations of state laws prohibiting bid rigging or bid rotating or any similar offense of any state of the United States.

Section III

Illinois Drug Free Workplace Act

The undersigned further states that _____ provides a
(Name of Company)
drug free workplace pursuant to Illinois Statues, 30 ILCS 580/1, et seq and provides compliance with necessary requirements.

Section IV

Tax Payment

The undersigned further states that _____ is not
(Name of Company)
delinquent in payment of any taxes to the Illinois Department of Revenue, in accordance with Illinois Compiled Statues, 65 ILCS 5/11-42.1. The undersigned understands that making a false statement regarding delinquency in taxes is a Class A Misdemeanor and, in addition voids the contract and allows the municipality to recover all amounts paid to the individual or entity under the contract in civil action.

It is expressly understood the foregoing statements and representations and promises are made as a condition to the right of the bidder to receive payment under any award made under the terms and provisions of this bid.

The undersigned certifies that all the information contained in the Affidavit is true and correct.

Signed by: _____
(Name)
(Title)

Subscribed and sworn to before me this _____day of _____ 20___, AD.

By: _____
(Notary Public)

-Seal-

VILLAGE OF ARLINGTON HEIGHTS
INDEMNITY HOLD HARMLESS AGREEMENT

To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify and hold harmless the Village of Arlington Heights, its Board of Trustees, officers, agents and employees from any and all liability, losses or damages the Village may suffer as a result of claims, demands, suits, actions or proceedings of any kind or nature in any way resulting from or arising out of any action on the part of the Contractor or any Subcontractor. The Contractor shall, at its own expense; appear, defend and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the Village of Arlington Heights, its Board of Trustees, officers, agents and employees, in any such action, the contractor shall, at its own expense, satisfy and discharge the same. This indemnification does not apply to liability caused by the Village's own negligence.

The Contractor expressly understands and agrees that any insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village of Arlington Heights, its Board of Trustees, officers, agents and employees as herein provided.

CONTRACTOR:_____

By: _____

VENDOR QUESTIONNAIRE

Company Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-Mail: _____

Commodity: _____ Years in Business: _____

DBE (Disadvantaged Business Enterprise) Classification: Please indicate your DBE classification below, and provide any agency certifications you have received.

- ☐ MBE (Minority-Owned Business Enterprise): A business that is at least 51 percent owned by one or more minorities. A person who is a U.S. citizen or lawful permanent resident and is African American, Hispanic American, Asian American, Native American, as well as other groups found to be disadvantaged pursuant to Section 8 (a) of the Small Business Act.
- ☐ WBE (Women-Owned Business Enterprise): A business that is at least 51 percent owned by a woman or women who are United States Citizens or lawful permanent residents of the United States.
- ☐ DOBE (Disability-Owned Business Enterprise): A business that is at least 51 percent owned by a person or group of persons with a disability, as recognized by the Americans with Disabilities Act.
- ☐ VOSB (Veteran-Owned Small Business): A business that meets the qualifications to be a small business according to the SBA, and is at least 51 percent owned, operated and controlled by a veteran.
- ☐ Not Applicable

Certifications:
Agency/Institution:_____

Phone: _____ Approval Date: _____

I hereby certify that the information supplied in this form is complete and correct to the best of my knowledge and belief. I authorize The Village of Arlington Heights to verify any of this information as needed.

Signature: _____ Title: _____

Name: _____ Date: _____

Name of Bidder_____

SECTION 00 41 00 - BID FORMS

30.1 INSTRUCTIONS

Submit Bids on this Bid Form in accordance with Instructions to Bidders.

30.2 BID FORM

PART 1 - TERMS OF BID

PROJECT IDENTIFICATION: Village of Arlington Heights Parking Structures 2026 Maintenance Repairs

THIS BID IS SUBMITTED TO: Village of Arlington Heights

A. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNER in form included in Contract Documents to complete all Work as specified or indicated in Contract Documents for Contract Price and within Contract Time indicated in this Bid and in accordance with Contract Documents.

B. BIDDER accepts all of terms and conditions of Instructions to Bidders, including without limitation those dealing with disposition of Bid Security. BIDDER will sign Agreement and submit Contract Security and other documents required by Contract Documents within 15 days after date of OWNER's Notice of Award. This Bid will remain open for 60 days after day of Bid opening.

C. In submitting this Bid, BIDDER represents, as more fully set forth in Agreement, that:

1. BIDDER has examined copies of all Contract Documents and of following addenda:

Date	Number
_____	_____
_____	_____

(receipt of all of which is hereby acknowledged) and also copies of Advertisement or Invitation to Bid or Instructions to Bidders.

2. BIDDER has examined site and locality where Work is to be performed, legal requirements (federal, state and local laws, ordinances, rules and regulations) and conditions affecting cost, progress or performance of Work and has made such independent investigations as BIDDER deems necessary.

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Name of Bidder_____

3. This Bid is genuine and not made in interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; BIDDER has not directly induced or solicited any other Bidder to submit false or sham Bid; BIDDER has not solicited or induced any person, firm or corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for itself any advantage over any other Bidder or over OWNER; and
4. BIDDER agrees that Work Item quantities are estimates and that OWNER may increase or decrease these quantities at unit prices stated, so long as increases or decreases in Base Bid do not exceed 25% of Base Bid price. Increases or decreases beyond these limits shall be in accordance with Supplementary Conditions, Division 00.
5. BIDDER agrees that all alterations or additions to Work shall be performed in accordance with paragraph “Changes” and/or “Construction Change Directives” under Section "Supplementary Conditions."
6. OWNER reserves right to delete any Section of Work.

D. BIDDER agrees that Work shall be substantially completed and fully completed on or before dates or within number of calendar days indicated in Agreement.

shall be substantially completed on or before
November 30 , 20 26

and fully completed by
December 15 , 20 26

E. BIDDER will complete Work for the prices shown in Section "List of Unit Prices."

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Name of Bidder_____

F. Communications concerning this Bid shall be addressed to: (BIDDER to provide bidder's name, address, telephone number and name of individual familiar with this Bid and able and authorized to answer questions regarding this Bid.)

_____

_____

_____

G. Terms used in this Bid which are defined in General Conditions of Construction Contract included as part of Contract Documents have meanings assigned to them in General Conditions.

SUBMITTED ON _____ , 20 26

PART 2 - ATTACHMENTS

Following documents are attached to and made condition of this Bid, unless noted otherwise:

A. Required Bid Security in form of:

B. List of Unit Prices.

C. Non-Collusion Affidavit.

D. A list of Subcontractors and other persons and organizations required to be identified.

E. Required Bidders Qualification Statement for Structural Restoration Work with supporting data per requirements of Instructions to Bidders within 7 days after day of Bid opening.

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Name of Bidder_____

PART 3 - SIGNATURES

If BIDDER is:

A Corporation

By _____
(Corporation Name)

_____
(State of Incorporation)

By _____
(Name of Person Authorized to Sign)

_____
(Title)

(Corporate Seal)

Attest _____
(Secretary)

Business Address: _____

_____

_____

Phone Number: _____

Each joint venture member must sign. The manner of signing for each individual partnership and corporation that is party to joint venture should be in manner indicated above.

END OF SECTION 00 41 00

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Name of Bidder_____

SECTION 00 43 10 – PROCUREMENT FORM SUPPLEMENTS

1.1 LIST OF UNIT PRICES
State Unit Prices on the following forms:

EVERGREEN PARKING STRUCTURE

WORK ITEM	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	EXTENSION
1.0	**GENERAL REQUIREMENTS**				
1.1 1.2 1.3 1.4 1.5	General Requirements Concrete Formwork Concrete Shores and Reshores Concrete Reinforcement Temporary Signage	L.S.	1		
2.0	**FLOOR SURFACE PREPARATION**				
2.8	Floor Preparation – Slab Hydro Demolition	L.S.	1		
3.0	**CONCRETE FLOOR REPAIR**				
3.6	Slab Replacement – Partial Depth	L.S.	1		
4.0	**CONCRETE CEILING REPAIR**				
4.1	Ceiling Repair – Cast-in-Place	S.F.	30		
5.0	**CONCRETE BEAM REPAIR**				
5.1	Beam Repair – Cast-in-Place	S.F.	60		
25.0	**MECHANICAL – PLUMBING**				
25.4	Trench Drain Replacement	L.S.	1		
26.0	**MECHANICAL – FIRE PROTECTION**				
26.5	Replace Fire Extinguisher and Cabinet	EA.	1		
32.0	**ELECTRICAL – SLAB**				
32.1	Electrical – Snow/Ice Melt Electrical System	L.S.	1		
	EVERGREEN PARKING STRUCTURE - BID TOTAL				**$_____**

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Name of Bidder_____

MUNICIPAL PARKING STRUCTURE

WORK ITEM	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	EXTENSION
1.0	**GENERAL REQUIREMENTS**				
1.1 1.2 1.3 1.4 1.5	General Requirements Concrete Formwork Concrete Shores and Reshores Concrete Reinforcement Temporary Signage	L.S.	1		
3.0	**CONCRETE FLOOR REPAIR**				
3.1	Floor Repair – Cast-in-Place	S.F.	40		
4.0	**CONCRETE CEILING REPAIR**				
4.1	Ceiling Repair – Cast-in-Place	S.F.	30		
5.0	**CONCRETE BEAM REPAIR**				
5.1	Beam Repair – Cast-in-Place	S.F.	5		
6.0	**CONCRETE COLUMN REPAIR**				
6.1	Column Repair	S.F.	20		
7.0	**CONCRETE WALL REPAIR**				
7.1	Wall Repair	S.F.	20		
7.2	Wall Repair – Lifting Loops	EA.	1		
11.0	**CRACK AND JOINT REPAIR**				
11.3	Vertical Joint Sealant	L.F.	100		
11.7	Cove Sealant	L.F.	55		
11.9	Coping Joint Sealant	L.F.	60		
16.0	**TRAFFIC TOPPING**				
16.5	Traffic Topping - Repair	S.F.	25		
25.0	**MECHANICAL - PLUMBING**				
25.2	Replace Drain Grate	EA.	1		

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Name of Bidder_____

WORK ITEM	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	EXTENSION
25.3	Replace Drain Pipe	L.F.	10		
35.0	**MASONRY**				
35.1	Brick Replacement	EA.	25		
35.2	Tuckpointing	L.F.	350		
35.3	CMU Replacement	EA.	3		
40.0	**CONNECTIONS/BEARINGS**				
40.5	Reanchor Handrail	EA.	2		
	MUNICIPAL PARKING STRUCTURE - BID TOTAL				**$_____**

GRAND TOTAL	**$_____**

Description of Abbreviations:

L.F. =	Lineal Feet	S.F. =	Square Feet
EA. =	Each	L.S. =	Lump Sum

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Name of Bidder_____

1.2 NON-COLLUSION AFFIDAVIT

Bidder, by its officers and its agents or representatives present at the time of filing this Bid, being duly sworn on their oaths say, that neither they nor any of them have in any way, directly or indirectly, entered into any arrangement or agreement with any other Bidder, or with any officer of Village of Arlington Heights whereby such affiant or affiants or either of them has paid or is to pay such other Bidder or officer any sum of money, or has given or is to give to such other Bidder or officer anything of value whatever, or such affiant or affiants or either of them has not directly or indirectly, entered into any arrangement or agreement with any other free competition into the letting of the contract sought for by the attached Bids that no inducement of any form or character other than that which appears on the face of the Bid will be suggested, offered, paid or delivered to any person whomsoever to influence the acceptance of the Bid or awarding of the Contract, nor has this Bidder any agreement or understanding of any kind whatsoever, with any person whomsoever to pay, deliver to, or share with any other person in any way or manner, any of the proceeds of the Contractor sought by this Bid.

Submitted By:

Type or print firm name:

_____

Authorized Signature

_____

Date

_____

END OF SECTION 00 43 10

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SECTION 00 45 13 – BIDDER'S QUALIFICATION STATEMENT - STRUCTURAL RESTORATION WORK

This statement is required in advance of consideration of application to bid or as a qualification statement in advance of a restoration contract.

SUBMITTED TO: WALKER Consultants

Attn: John Morgan

SUBMITTED BY: _____

ADDRESS: _____

_____

PHONE: (_____) _____

CONTACT: _____

COMPANY STRUCTURE:

__ Corporation
__ Partnership
__ Individual
__ Joint Venture
__ Other (Explain)

_____

_____

SPECIAL CERTIFICATIONS:

__ MBE
__ WBE
__ Other (Explain): _____
_____
_____

SUBMITTAL DATE: _____

AREA(S) OF EXPERTISE: (Check all that apply)

__ Structural Concrete Repair
__ Waterproofing/Jts. & Sealants
__ Waterproofing/Traffic Toppings & Sealers
__ Waterproofing/Roofing
__ Waterproofing/Plaza Systems
__ Concrete Flatwork
__ Brick/Masonry
__ Historic Buildings
__ _____
__ _____

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STRUCTURAL RESTORATION CONTRACTOR'S QUALIFICATION QUESTIONNAIRE

1. How many years has your organization been in business as a structural restoration contractor? _____ Starting Year: _____

2. How many years has your organization been in business as a general contractor? _____ Starting Year: _____

3. How many years has your organization been in business under its present business name? _____ Starting Year: _____

4. List states in which your organization is legally qualified to do business.

5. What percentage of the work do you normally perform with your own work forces?

6. List on **Table I** the last five parking facility/bridge deck structural restoration projects your firm has completed.

7. List on **Table II** the structural restoration projects your organization has in progress at this time.

8. Have you ever failed to complete any work awarded to you? If so, attach a separate sheet of explanation.

9. Has any officer or partner of your organization ever been an officer or partner of another organization that failed to complete a construction contract? If so, attach a separate sheet of explanation.

10. List on **Table III** the construction experience of the principals and superintendents of your company.

11. What is your present bonding capacity? $_____ per Project,

    $_____ Aggregate

12. Who is your bonding agent?

    NAME: _____

    ADDRESS: _____

    PHONE: (_____) _____

    CONTACT: _____

13. Are you rated by any State Highway Departments? If so, please list which states on **Table IV** and your company's rating.

14. List on **Table V** the equipment you own that is available for restoration work.

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15. Are there any liens against the above? _____ If so, total amount $_____

16. Attach your company's most recent audited Balance Sheet, prepared in accordance with generally accepted accounting principles.

    Date of Balance Sheet: _____

    Name of firm Balance Sheet: _____

    DATED AT _____ THIS _____ DAY OF _____, 20_____.

    Name of Organization: _____

    By: _____

    TITLE: _____

    STATE OF: _____

    COUNTY OF: _____

_____ being duly sworn, deposes and says that he/she is _____ of the above organization and that the answers to the questions in the foregoing questionnaire and all statements therein contained are true and correct.

SUBSCRIBING AND SWORN TO BEFORE ME THIS _____ DAY OF 20_____.

NOTARY PUBLIC:_____

MY COMMISSION EXPIRES: _____

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TABLE I - LAST FIVE RESTORATION JOBS COMPLETED			
Name and Address of Contractor			Date:
Name and Address of Owner	Type of Restoration Work	Contract Amount	Date Completed

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TABLE II - LIST OF STRUCTURAL RESTORATION IN PROGRESS			
Name and Address of Contractor			Date:
Name and Address of Owner	Type of Work	Contract Amount	Expected Completion Date

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TABLE III - CONSTRUCTION EXPERIENCE OF PRINCIPALS AND SUPERINTENDENTS					
Name and address of Contractor:					Date:
Name	Position	Years Experience		Type of Work	Contract Amount
		Construction	Restoration		

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TABLE IV - RATINGS BY STATE HIGHWAY DEPARTMENTS			
Name and address of Contractor:			Date:
State	Rating	Contact & Phone No.	Highway Jobs for Ea. State

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TABLE V - LIST OF EQUIPMENT			
Name and address of Contractor:			Date:
Description of Equipment	Quantity	Years of Service	Current Book Value

END OF SECTION 00 45 13

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SECTION 01 11 10 - SUMMARY OF WORK

PART 1 - GENERAL

1.1 PROJECT DESCRIPTION

A. Work will be performed at locations within parking structure as shown on Drawings.

B. Work required in these areas and estimated quantities are listed on Bid Form. Bid Quantities associated with Work Items listed on Drawings have been estimated and are subject to measurement as defined in Article "Measurements." Where additional Work Items are described, but not specifically located and/or shown on Drawings, Contractor shall be responsible for locating and marking areas to be repaired. Owner and/or Engineer/Architect reserves right to increase or decrease quantities up to 25% at same unit cost, as required by job conditions. Unit costs will be established in accordance with Supplementary Conditions, Article "Changes" for quantity variations exceeding 25%.

C. Work Item specifications and details shall govern all repair operations. Locations where Work Items apply are shown on Drawings as symbols.

D. Final payment shall be made on basis of actual approved Work performed as measured in place.

E. Work consists of performing maintenance repairs to 4 different parking garages. Work included consists of concrete repairs at various concrete members, miscellaneous replacement of waterproofing elements, plumbing, and other miscellaneous repairs.

1.2 MEASUREMENTS

A. Before ordering any material or doing any Work, Contractor shall verify all measurements at Project site and shall be responsible for correctness of same.

B. Before proceeding with each Work Item, Contractor shall locate, mark, and measure quantity of each item and report quantities to Engineer/Architect. If measured quantities exceed Engineer/Architect's estimate, Contractor shall obtain written authorization to proceed from Owner before executing Work required for that Work Item.

C. Measurement of quantities for individual Work Items will be performed by Contractor and reviewed by Engineer/Architect. Coordinate measurements with inspection as required in Section "Project Management and Coordination."

D. Cost of Work included in each Work Item for quantities as indicated in Contract Documents shall be included in Base Bid.

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1. Additions to or deductions from lump sum price for quantities of each Work Item added to or deducted from Work respectively shall be at unit prices indicated in Bid Form and shall constitute payment or deductions in full for all material, equipment, labor, supervision and incidentals necessary to complete Work.

1.3 WORK SEQUENCE

A. Prior to commencement of work, meet with Engineer/Architect and Owner representatives to establish sequence and schedule of Work. Contractor shall give Owner notice of areas to be cleared of cars at least 2 working days in advance of actual Work.

B. Contractor shall develop a Construction Phasing Plans agreeable to the Owner. Refer to Drawings R-003 thru R-005 for typical phasing plans for the repairs.

C. Contractor shall remove all broken concrete and debris from Work area on daily basis and dispose of same at authorized dump sites.

D. Contractor shall remove dust and air transported sand/debris from remainder of facility at conclusion of operations in Work area.

1.4 CONTRACTOR USE OF PREMISES

A. General: During construction period Contractor shall have full use of premises for construction operations, including use of site. Contractor's use of premises is limited only by Owner's right to perform construction operations with its own forces or to employ separate contractors on portions of project.

B. General: Limit use of premises to construction activities in areas indicated; allow for Owner occupancy and use by public.

1. Confine operations to areas within Contract limits indicated. Portions of the site beyond areas in which construction operations are indicated are not to be disturbed.
2. Keep driveways and entrances serving the premises clear and available to the Owner and Owner's employees at all times. Do not use these areas for parking or storage of materials. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on site.

C. Contractor's use of premises shall not interfere with operation of same. Elevators shall not be used for transfer of materials or equipment.

D. Contractor's debris removal path shall be over non-repaired services unless physical restraints prevent use of such path.

E. Contractor shall confine its apparatus, materials, equipment, tool cribs, field offices and operations to areas designated by Owner and/or Engineer/Architect. Premises shall

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not be unreasonably encumbered with materials and equipment. Neat and orderly stockpiling and other operations shall be maintained, and debris shall be regularly removed from site. Contractor shall not load or permit any part of structure to be loaded with weight that will endanger structural integrity or safety of facility. Contractor shall limit axle loads to maximum 4,000 lb per axle and gross weight of 8,000 lb, or stockpiling of materials and equipment to 50 lb per sq ft. Contractor to note existing height restrictions within parking structure.

F. Contractor Parking: Contractor's employees shall park within confines of work area.

1.5 BARRICADES

A. Provide positive barricading to separate Work areas from areas open to public. Provide additional barriers as required to prevent damage to vehicles due to airborne debris. See "Temporary Facilities" for additional requirements.

1.6 CLAIMS

A. Contractor shall promptly address all damages claims. Owner reserves right to resolve any claims not addressed by Contractor within 3 weeks after claim is received by Contractor. Any amounts paid by Owner will be deducted from Contractor's next progress payment.

END OF SECTION 01 11 10

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SECTION 01 22 00 - UNIT PRICES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division 01 Specification Sections apply to this Section.

1.2 SUMMARY

A. This Section specifies administrative and procedural requirements for unit prices.

1. Unit price is an amount proposed by Bidders and stated on Bid Form as price per unit of measurement for materials or services that will be added to or deducted from Contract Sum by Change Order in event estimated quantities of Work required by Contract Documents are increased or decreased.
2. Unit prices include all necessary material, overhead, profit and applicable taxes.
3. Refer to individual Specification Sections for construction activities requiring establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.

B. Schedule: "Unit Price Schedule" is included in Section 00 43 10.

1. Owner reserves right to reject Contractor's measurement of work-in-place that involves use of established unit prices, and to have this Work measured by engineer.

PART 2 - PRODUCTS (NOT APPLICABLE).

PART 3 - EXECUTION (NOT APPLICABLE).

END OF SECTION 01 22 00

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SECTION 01 26 00 - CONTRACT MODIFICATION PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division 01 Specification Sections apply to this Section.

1.2 SUMMARY

A. This Section specifies administrative and procedural requirements for handling and processing contract modifications.

B. Related Requirements:

1. Division 01 Section "Unit Prices" for administrative requirements governing use of unit prices.
2. Division 01 Section "Submittal Procedures" for requirements for Contractor's Construction Schedule.
3. Division 01 Section "Payment Procedures" for administrative procedures governing applications for payment.

1.3 MINOR CHANGES IN THE WORK

A. Engineer will issue supplemental instructions authorizing minor changes in the Work, not involving adjustment to the Contract Sum or the Contract Time, on AIA Document G710.

1.4 PROPOSAL REQUESTS

A. Owner-Initiated Proposal Requests: Engineer Proposed changes in Work that will require adjustment to Contract Sum or Contract Time will be issued by Engineer, with detailed description of proposed change and supplemental or revised Drawings and Specifications, if necessary.

1. Work Change Proposal Requests issued by Engineer are not instructions either to stop work in progress or to execute the proposed change.
2. Within time specified in Proposal Request after receipt of Proposal Request, submit a quotation estimating cost adjustments to the Contract Sum and the Contract Time necessary to execute the change.

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a. Include list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
b. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
c. Include costs of labor and supervision directly attributable to the change.
d. Include statement indicating effect proposed change in Work will have on Contract Time.

B. Contractor-Initiated Change Order Proposal Requests: If latent or changed conditions require modifications to the Contract, Contractor may initiate a claim by submitting a request for a change to Engineer.

1. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.
2. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
3. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
4. Include costs of labor and supervision directly attributable to the change.
5. Submit request no later than 10 working days after discovery of condition.
6. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
7. Comply with requirements in Division 01, Section "Contract Modification Procedures" if the proposed change requires substitution of one product or system for product or system specified.

C. Proposal Request Form: Use AIA Document G709.

1.5 CONSTRUCTION CHANGE DIRECTIVE

A. Construction Change Directive: Engineer may issue a Construction Change Directive on AIA Document G714. Construction Change Directive instructs Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.

1. Construction Change Directive contains a complete description of change in the Work. It also designates method to be followed to determine change in the Contract Sum or the Contract Time.

B. Documentation: Maintain detailed records on a time and material basis of work required by the Construction Change Directive.

1. After completion of change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract.

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1.6 CHANGE ORDER PROCEDURES

A. Upon Owner's approval of Change Order Proposal Request, Engineer/Architect will issue Change Order for signatures of Owner and Contractor on AIA Form G701, as provided in Conditions of Contract.

PART 1 - PRODUCTS (NOT APPLICABLE)

PART 2 - EXECUTION (NOT APPLICABLE)

END OF SECTION 01 26 00

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SECTION 01 29 00 - PAYMENT PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section specifies administrative and procedural requirements necessary to prepare and process Applications for Payment.

B. Related Requirements:

1. Division 01 Section "Unit Prices" for administrative requirements governing use of unit prices.
2. Division 01 Section "Contract Modification Procedures" for administrative procedures for handling changes to the Contract.
3. Division 01 Section "Construction Progress Documentation" for administrative requirements governing preparation and submittal of Contractor's Construction Schedule and Submittals Schedule.

1.3 APPLICATIONS FOR PAYMENT

A. Each Application for Payment shall be consistent with previous applications and payments as certified by Engineer and paid for by Owner.
1. Initial Application for Payment, Application for Payment at time of Substantial Completion, and final Application for Payment involve additional requirements.

B. Payment Application Times: The date for each progress payment is indicated in the Agreement between Owner and Contractor. The period of construction Work covered by each Application for Payment is the period indicated in the Agreement.

C. Payment Application Forms: Use AIA Document G702 and AIA Document G703 Continuation Sheets as form for Applications for Payment.

D. Application Preparation: Complete every entry on form. Notarize and execute by a person authorized to sign legal documents on behalf of Contractor. Engineer will return incomplete applications without action.
1. Entries shall match data on the Schedule of Values and Contractor's Construction Schedule. Use updated schedules if revisions were made.

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2. Include amounts of Change Orders and Construction Change Directives issued before last day of construction period covered by application.

E. Transmittal: Submit 3 signed and notarized original copies of each Application for Payment to Engineer by a method ensuring receipt. One copy shall include waivers of lien and similar attachments if required.
   1. Transmit each copy with a transmittal form listing attachments and recording appropriate information about application.

F. Waivers of Mechanic's Lien: With each Application for Payment, submit waivers of mechanic's lien from every entity who is lawfully entitled to file a mechanic's lien arising out of the Contract and related to the Work for construction period covered by the previous application.
   1. Submit partial waivers on each item for amount requested, before deduction for retainage, on each item.
   2. When an application shows completion of an item, submit final or full waivers.
   3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
   4. Waiver Delays: Submit each Application for Payment with Contractor's waiver of mechanic's lien for construction period covered by the application.
      a. Submit final Application for Payment with or preceded by final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a lien.
   5. Waiver Forms: Submit waivers of lien on forms, executed in a manner acceptable to Owner.

G. Final Payment Application: Submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited, to the following:
   1. Evidence of completion of Project closeout requirements.
   2. Insurance certificates for products and completed operations where required and proof that taxes, fees, and similar obligations were paid.
   3. Updated final statement, accounting for final changes to the Contract Sum.
   4. AIA Document G706, "Contractor's Affidavit of Payment of Debts and Claims."
   5. AIA Document G706A, "Contractor's Affidavit of Release of Liens."
   6. Evidence that claims have been settled.

PART 2 - PRODUCTS (NOT APPLICABLE)

PART 3 - EXECUTION (NOT APPLICABLE)

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SECTION 01 31 00 - PROJECT MANAGEMENT AND COORDINATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes administrative provisions for coordinating construction operations on Project including, but not limited to, the following:

1. General coordination procedures.
2. Coordination drawings.
3. RFIs.
4. Digital project management procedures.
5. Project meetings.

B. Related Sections: The following Sections contain requirements that relate to this Section:

1. Division 01 Section "Construction Progress Documentation" for preparing and submitting the Contractor's Construction Schedule.
2. Division 01 Section "Execution" for procedures for coordinating general installation and field-engineering services, including establishment of benchmarks and control points.
3. Division 01 Section "Closeout Procedures" for coordinating Contract closeout.

1.3 COORDINATION

A. Coordination: Coordinate construction operations included in various Sections of the Specifications to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations, included in different Sections, that depend on each other for proper installation, connection, and operation.

B. Coordination: Each contractor shall coordinate its construction operations with those of other contractors and entities to ensure efficient and orderly installation of each part of the Work. Each contractor shall coordinate its operations with operations, included in different Sections, that depend on each other for proper installation, connection, and operation.

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1. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
2. Coordinate installation of different components with other contractors to ensure maximum accessibility for required maintenance, service, and repair.
3. Make adequate provisions to accommodate items scheduled for later installation.

C. If necessary, prepare memoranda for distribution to each party involved, outlining special procedures required for coordination. Include such items as required notices, reports, and list of attendees at meetings.

1. Prepare similar memoranda for Owner and separate contractors if coordination of their Work is required.

D. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities and scheduled activities of other contractors to avoid conflicts and to ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:

1. Preparation of Contractor's construction schedule.
2. Preparation of the schedule of values.
3. Installation and removal of temporary facilities and controls.
4. Delivery and processing of submittals.
5. Progress meetings.
6. Project closeout activities.

1.4 SUBMITTALS

A. Contractor shall submit product data sheets where applicable for each work item. Engineer will review for approval prior to work being performed.

1.5 PROJECT MEETINGS

A. General: Schedule and conduct meetings and conferences at Project site, unless otherwise indicated.
1. Attendees: Inform participants and others involved, and individuals whose presence is required, of date and time of each meeting. Notify Owner and Engineer of scheduled meeting dates and times.
2. Agenda: Prepare the meeting agenda. Distribute the agenda to all invited attendees.
3. Minutes: Record significant discussions and agreements achieved. Distribute the meeting minutes to everyone concerned, including Owner and Engineer, within 3 days of the meeting.

B. Preconstruction Conference: Schedule a preconstruction conference before starting construction, at a time convenient to Owner and Engineer. Hold the conference at

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Project site or another convenient location. Conduct the meeting to review responsibilities and personnel assignments.

1. Attendees: Authorized representatives of Owner, Engineer, and their consultants; Contractor and its superintendent; major subcontractors; and other concerned parties shall attend the conference. All participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.

C. Progress Meetings: Conduct progress meetings at monthly intervals or sooner if required by construction activities. Coordinate dates of meetings with preparation of payment requests.

1. Attendees: In addition to representatives of Owner and Engineer, each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
2. Reporting: Distribute minutes of the meeting to each party present and to parties who should have been present. Include a brief summary, in narrative form, of progress since the previous meeting and report.
    a. Schedule Updating: Revise Contractor's Construction Schedule after each progress meeting where revisions to the schedule have been made or recognized. Issue revised schedule concurrently with the report of each meeting.

PART 2 - PRODUCTS (NOT APPLICABLE)

PART 3 - EXECUTION (NOT APPLICABLE)

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SECTION 01 32 00 - CONSTRUCTION PROGRESS DOCUMENTATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes administrative and procedural requirements for documenting the progress of construction during performance of the Work, including the following:

1. Contractor's Construction Schedule.
2. Submittals Schedule.

B. Related Sections include the following:

1. Division 01 Section "Project Management and Coordination" for submitting and distributing meeting and conference minutes.
2. Division 01 Section "Submittal Procedures" for submitting schedules and reports.
3. Division 01 Section "Quality Control" for submitting a schedule of tests and inspections.
4. Division 01 Section "Closeout Procedures" for submitting photographic negatives as Project Record Documents at Project closeout.

1.3 SUBMITTALS

A. Submittals Schedule: Submit three copies of schedule. Arrange the following information in a tabular format:

1. Scheduled date for first submittal.
2. Specification Section number and title.
3. Submittal category (action or informational).
4. Name of subcontractor.
5. Description of the Work covered.
6. Scheduled date for Engineer's final release or approval.

B. Preliminary Construction Schedule: Submit two printed copies.

C. Contractor's Construction Schedule: Submit two printed copies of initial schedule, large enough to show entire schedule for entire construction period.

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1.4 COORDINATION

A. Coordinate preparation and processing of schedules and reports with performance of construction activities and with scheduling and reporting of separate contractors.

B. Coordinate Contractor's Construction Schedule with the Schedule of Values, list of subcontracts, Submittals Schedule, progress reports, payment requests, and other required schedules and reports.

1. Secure time commitments for performing critical elements of the Work from parties involved.
2. Coordinate each construction activity in the network with other activities and schedule them in proper sequence.

PART 2 - PRODUCTS

2.1 CONTRACTOR'S CONSTRUCTION SCHEDULE

A. Gantt-Chart Schedule: Submit a comprehensive, fully developed, horizontal Gantt-chart-type, Contractor's Construction Schedule within 5 days of date established for commencement of the Work.

B. Preparation: Indicate each significant construction activity separately. Identify first workday of each week with a continuous vertical line.

1. For construction activities that require 3 months or longer to complete, indicate an estimated completion percentage in 10 percent increments within time bar.

PART 3 - EXECUTION

3.1 CONTRACTOR'S CONSTRUCTION SCHEDULE

A. Contractor's Construction Schedule Updating: At monthly intervals, update schedule to reflect actual construction progress and activities. Issue schedule one week before each regularly scheduled progress meeting.

1. Revise schedule immediately after each meeting or other activity where revisions have been recognized or made. Issue updated schedule concurrently with the report of each such meeting.
2. Include a report with updated schedule that indicates every change, including, but not limited to, changes in logic, durations, actual starts and finishes, and activity durations.
3. As the Work progresses, indicate Actual Completion percentage for each activity.

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B. Distribution: Distribute copies of approved schedule to Engineer, Owner, testing and inspecting agencies, and other parties identified by Contractor with a need-to-know schedule responsibility.

1. When revisions are made, distribute updated schedules to the same parties and post in the same locations. Delete parties from distribution when they have completed their assigned portion of the Work and are no longer involved in performance of construction activities.

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SECTION 01 33 00 - SUBMITTAL PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes requirements for the submittal schedule and administrative and procedural requirements for submitting Shop Drawings, Product Data, Samples, and other submittals.

B. Related Requirements:

1. Division 01 Section "Payment Procedures" For submitting Applications for Payment and the schedule of values.
2. Division 01 Section "Project Management and Coordination" for submitting coordination drawings and subcontract list and for requirements for web-based Project software.
3. Division 01 Section "Construction Progress Documentation" for submitting schedules and reports, including Contractor's construction schedule.
4. Division 01 Section "Closeout Procedures" for submitting closeout submittals and maintenance material submittals.
5. Division 01 Section "Project Record Documents" for submitting Record Drawings, Record Specifications, and Record Product Data.

1.3 DEFINITIONS

A. Action Submittals: Written and graphic information and physical samples that require Engineer's responsive action. Action submittals are those submittals indicated in individual Specification Sections as "action submittals."

B. Informational Submittals: Written and graphic information and physical samples that do not require Engineer's approval. Submittals may be rejected for not complying with requirements. Informational submittals are those submittals indicated in individual Specification Sections as "informational submittals."

C. Portable Document Format (PDF): An open standard file format licensed by Adobe Systems used for representing documents in a device-independent and display resolution-independent fixed-layout document format.

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1.4 SUBMITTAL FORMATS

A. PDF Submittals: Prepare submittals as PDF package, incorporating complete information into each PDF file. Name PDF file with submittal number.

1.5 SUBMITTAL PROCEDURES

A. Coordination: Coordinate preparation and processing of submittals with performance of construction activities.

1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.
2. Submit all submittal items required for each Specification Section concurrently unless partial submittals for portions of the Work are indicated on approved submittal schedule.
3. Submit action submittals and informational submittals required by the same Specification Section as separate packages under separate transmittals.
4. Coordinate transmittal of submittals for related parts of the Work specified in different Sections so processing will not be delayed because of need to review submittals concurrently for coordination.

    a. Engineer reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received.

B. Processing Time: Allow time for submittal review, including time for resubmittals, as follows. Time for review shall commence on Engineer's receipt of submittal. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.

1. Initial Review: Allow 7 working days for initial review of each submittal. Allow additional time if coordination with subsequent submittals is required. Engineer will advise Contractor when a submittal being processed must be delayed for coordination.
2. Resubmittal Review: Allow 7 working days for review of each resubmittal.

C. Resubmittals: Engineer will review each of Contractor’s submittals the initial time and, should resubmittal be required, one additional time to verify that reasons for resubmittal have been addressed by Contractor and corrections made. Resubmittal changes/revisions/corrections shall be circled. Engineer will review only circled items and will not be responsible for non-circled changes/revisions/corrections and additions. Should additional resubmittals be required, Contractor shall reimburse Owner for all costs incurred, including the cost of Engineer’s services made necessary to review such additional resubmittals. Owner will in turn reimburse Engineer.

1. Make resubmittals in same form and number of copies as initial submittal.

    a. Note date and content of previous submittal.

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b. Note date and content of revision in label or title block and clearly indicate extent of revision.
c. Resubmit submittals until they are marked with approval notation from Engineer's action stamp.

D. Distribution: Furnish copies of final submittals to manufacturers, subcontractors, suppliers, fabricators, installers, authorities having jurisdiction, and others as necessary for performance of construction activities. Show distribution on transmittal forms.

E. Use for Construction: Use only final action submittals that are marked with approval notation from Engineer's action stamp.

1.6 REQUESTS FOR INFORMATION

A. Engineer reserves the right to reject, unprocessed, any Request for Information (RFI) that the Engineer, at its sole discretion, deems frivolous.

B. Engineer reserves the right to reject, unprocessed, any RFI that the Engineer, at its sole discretion, deems already answered in the Contract Documents.

C. RFI process shall not be used for requesting substitutions. Procedures for substitutions are clearly specified elsewhere in the contract documents.

1.7 CONTRACTOR'S REVIEW

A. Action and Informational Submittals: Review each submittal and check for coordination with other Work of the Contract and compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Engineer.

B. Project Closeout and Maintenance Material Submittals: See Requirements in Division 01 Section “Closeout Procedures.”

C. Contractor's Approval: Indicate Contractor's approval for each submittal with a uniform approval stamp. Include name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, checked, and approved for compliance with the Contract Documents.

1. Engineer will not review submittals received from Contractor that do not have Contractor's review and approval.

1.8 ENGINEER'S ACTION

A. General: Engineer will not review submittals that do not bear Contractor's approval stamp and will return them without action.

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B. Action Submittals: Engineer or its subconsultant will review each submittal, make marks to indicate corrections or revisions required, and return it.

1. PDF Submittals: Engineer will indicate, via markup on each submittal, the appropriate action.

C. Submittals not required by the Contract Documents will not be reviewed and may be discarded.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

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SECTION 01 40 00 - QUALITY CONTROL

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division 01 Specification Sections apply to this Section.

1.2 SUMMARY

A. This Section specifies administrative and procedural requirements for quality control services.

B. Quality control services include inspections, tests and related actions including reports, performed by independent agencies, governing authorities, and the Contractor. They do not include Contract enforcement activities performed by Engineer/Architect.

C. Inspection and testing services are required to verify compliance with requirements specified or indicated. These services do not relieve the Contractor of responsibility for compliance with Contract Document requirements.

D. Requirements of this Section relate to customized fabrication and installation procedures, not production of standard products.

1. Specific quality control requirements for individual construction activities are specified in the Sections that specify those activities. Those requirements, including inspections and tests, cover production of standard products as well as customized fabrication and installation procedures.
2. Inspections, tests, and related actions specified are not intended to limit the Contractor's quality control procedures that facilitate compliance with Contract Document requirements.
3. Requirements for the Contractor to provide quality control services required by Engineer/Architect, Owner, or authorities having jurisdiction are not limited by provisions of this Section.

E. Related Sections: Following Sections contain requirements that relate to this Section:

1. Division 01 Section "Cutting and Patching" specifies requirements for repair and restoration of construction disturbed by inspection and testing activities.

1.3 RESPONSIBILITIES

A. Contractor Responsibilities:

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1. Retesting: Contractor is responsible for retesting where results of required inspections, tests or similar services prove unsatisfactory and do not indicate compliance with Contract Document requirements, regardless of whether the original test was the Contractor's responsibility.

    a. Cost of retesting construction revised or replaced by the Contractor is the Contractor's responsibility, where required tests were performed on original construction.

B. Owner Responsibilities: Owner will provide inspections, tests and similar quality control services specified to be performed by independent agencies and not by the Contractor, except where they are specifically indicated as the Contractor's responsibility or are provided by another identified entity. Costs for these services are not included in the Contract Sum.

1. Owner will employ and pay for the services of an independent agency, testing laboratory or other qualified firm to perform services which are the Owner's responsibility.

C. Coordination: Contractor and each agency engaged to perform inspections, tests and similar services shall coordinate the sequence of activities to accommodate required services with a minimum of delay. In addition, Contractor and each agency shall coordinate activities to avoid the necessity of removing and replacing construction to accommodate inspections and tests.

1. Contractor is responsible for scheduling times for inspections, tests, taking samples and similar activities.

1.4 SUBMITTALS

A. Testing Agency shall submit a certified written report of each inspection, test or similar service, to Engineer/Architect, in duplicate, unless Contractor is responsible for the service. If Contractor is responsible for the service, submit a certified written report of each inspection, test, or similar service through the Contractor, in duplicate.

1. Submit additional copies of each written report directly to the governing authority, when the authority so directs.
2. Report Data: Written reports of each inspection, test or similar service shall include, but not be limited to:

    a. Date of issue.
    b. Project title and number.
    c. Name, address, and telephone number of testing agency.
    d. Dates and locations of samples and tests or inspections.
    e. Names of individuals making the inspection or test.
    f. Designation of the Work and test method.
    g. Identification of product and Specification Section.
    h. Complete inspection or test data.

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i. Test results and interpretations of test results.
j. Comments or professional opinion as to whether inspected or tested Work complies with Contract Document requirements.
k. Name and signature of laboratory inspector.
l. Recommendations on retesting.

PART 2 - PRODUCTS (NOT APPLICABLE).

PART 3 - EXECUTION

3.1 REPAIR AND PROTECTION

A. General: Upon completion of inspection, testing, sample-taking and similar services, repair damaged construction and restore substrates and finishes to eliminate deficiencies, including deficiencies in visual qualities of exposed finishes. Comply with Contract Document requirements for "Cutting and Patching."

B. Protect construction exposed by or for quality control service activities and protect repaired construction.

C. Repair and protection is the Contractor's responsibility, regardless of the assignment of responsibility for inspection, testing or similar services.

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SECTION 01 42 00 - REFERENCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 DEFINITIONS

A. General: Basic Contract definitions are included in the Conditions of the Contract.

B. "Approved": When used to convey Engineer's action on Contractor's submittals, applications, and requests, "approved" is limited to Engineer's duties and responsibilities as stated in the Conditions of the Contract.

C. "Directed": A command or instruction by Engineer. Other terms including "requested," "authorized," "selected," "approved," "required," and "permitted" have the same meaning as "directed."

D. "Indicated": Requirements expressed by graphic representations or in written form on Drawings, in Specifications, and in other Contract Documents. Other terms including "shown," "noted," "scheduled," and "specified" have the same meaning as "indicated."

E. "Regulations": Laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, and rules, conventions, and agreements within the construction industry that control performance of the Work.

F. "Furnish": Supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations.

G. "Install": Unload, temporarily store, unpack, assemble, erect, place, anchor, apply, work to dimension, finish, cure, protect, clean, and similar operations at Project site.

H. "Provide": Furnish and install, complete and ready for the intended use.

I. "Project Site": Space available for performing construction activities. The extent of Project site is shown on Drawings and may or may not be identical with the description of the land on which Project is to be built.

1.3 INDUSTRY STANDARDS

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A. Applicability of Standards: Unless the Contract Documents include more stringent requirements, applicable construction industry standards have the same force and effect as if bound or copied directly into the Contract Documents to the extent referenced. Such standards are made a part of the Contract Documents by reference.

B. Publication Dates: Comply with standards in effect as of date of the Contract Documents, unless otherwise indicated.

C. Copies of Standards: Each entity engaged in construction on Project should be familiar with industry standards applicable to its construction activity. Copies of applicable standards are not bound with the Contract Documents.

1. Where copies of standards are needed to perform a required construction activity, obtain copies directly from publication source.

1.4 ABBREVIATIONS AND ACRONYMS

A. Industry Organizations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities indicated in Gale's "Encyclopedia of Associations: National Organizations of the U.S." or in Columbia Books' "National Trade & Professional Associations of the United States."

B. Industry Organizations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. This information is subject to change and is believed to be accurate as of the date of the Contract Documents.

1. AABC - Associated Air Balance Council; www.aabc.com.
2. AAMA - American Architectural Manufacturers Association; www.aamanet.org.
3. AAPFCO - Association of American Plant Food Control Officials; www.aapfco.org.
4. AASHTO - American Association of State Highway and Transportation Officials; www.transportation.org.
5. AATCC - American Association of Textile Chemists and Colorists; www.aatcc.org.
6. ABMA - American Bearing Manufacturers Association; www.americanbearings.org.
7. ABMA - American Boiler Manufacturers Association; www.abma.com.
8. ACI - American Concrete Institute; (Formerly: ACI International); www.abma.com.
9. ACPA - American Concrete Pipe Association; www.concrete-pipe.org.
10. AEIC - Association of Edison Illuminating Companies, Inc. (The); www.aeic.org.
11. AF&PA - American Forest & Paper Association; www.afandpa.org.
12. AGA - American Gas Association; www.aga.org.
13. AHAM - Association of Home Appliance Manufacturers; www.aham.org.
14. AHRI - Air-Conditioning, Heating, and Refrigeration Institute (The); www.ahrinet.org.

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15. AI - Asphalt Institute; www.asphaltinstitute.org.
16. AIA - American Institute of Architects (The); www.aia.org.
17. AISC - American Institute of Steel Construction; www.aisc.org.
18. AISI - American Iron and Steel Institute; www.steel.org.
19. AITC - American Institute of Timber Construction; www.aitc-glulam.org.
20. AMCA - Air Movement and Control Association International, Inc.; www.amca.org.
21. ANSI - American National Standards Institute; www.ansi.org.
22. AOSA - Association of Official Seed Analysts, Inc.; www.aosaseed.com.
23. APA - APA - The Engineered Wood Association; www.apawood.org.
24. APA - Architectural Precast Association; www.archprecast.org.
25. API - American Petroleum Institute; www.api.org.
26. ARI - Air-Conditioning & Refrigeration Institute; (See AHRI).
27. ARI - American Refrigeration Institute; (See AHRI).
28. ARMA - Asphalt Roofing Manufacturers Association; www.asphaltroofing.org.
29. ASCE - American Society of Civil Engineers; www.asce.org.
30. ASCE/SEI - American Society of Civil Engineers/Structural Engineering Institute; (See ASCE).
31. ASHRAE - American Society of Heating, Refrigerating and Air-Conditioning Engineers; www.ashrae.org.
32. ASME - ASME International; (American Society of Mechanical Engineers); www.asme.org.
33. ASSE - American Society of Safety Engineers (The); www.asse.org.
34. ASSE - American Society of Sanitary Engineering; www.asse-plumbing.org.
35. ASTM - ASTM International; www.astm.org.
36. ATIS - Alliance for Telecommunications Industry Solutions; www.atis.org.
37. AWEA - American Wind Energy Association; www.awea.org.
38. AWI - Architectural Woodwork Institute; www.awinet.org.
39. AWMAC - Architectural Woodwork Manufacturers Association of Canada; www.awmac.com.
40. AWPA - American Wood Protection Association; www.awpa.com.
41. AWS - American Welding Society; www.aws.org.
42. AWWA - American Water Works Association; www.awwa.org.
43. BHMA - Builders Hardware Manufacturers Association; www.buildershardware.com.
44. BIA - Brick Industry Association (The); www.gobrick.com.
45. BICSI - BICSI, Inc.; www.bicsi.org.
46. BIFMA - BIFMA International; (Business and Institutional Furniture Manufacturer's Association); www.bifma.org.
47. BISSC - Baking Industry Sanitation Standards Committee; www.bissc.org.
48. BWF - Badminton World Federation; (Formerly: International Badminton Federation); www.bissc.org.
49. CDA - Copper Development Association; www.copper.org.
50. CEA - Canadian Electricity Association; www.electricity.ca.
51. CEA - Consumer Electronics Association; www.ce.org.
52. CFFA - Chemical Fabrics and Film Association, Inc.; www.chemicalfabricsandfilm.com.
53. CFSEI - Cold-Formed Steel Engineers Institute; www.cfsei.org.
54. CGA - Compressed Gas Association; www.cganet.com.

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55. CIMA - Cellulose Insulation Manufacturers Association; www.cellulose.org.
56. CISCA - Ceilings & Interior Systems Construction Association; www.cisca.org.
57. CISPI - Cast Iron Soil Pipe Institute; www.cispi.org.
58. CLFMI - Chain Link Fence Manufacturers Institute; www.chainlinkinfo.org.
59. CPA - Composite Panel Association; www.pbmdf.com.
60. CRI - Carpet and Rug Institute (The); www.carpet-rug.org.
61. CRRC - Cool Roof Rating Council; www.coolroofs.org.
62. CRSI - Concrete Reinforcing Steel Institute; www.crsi.org.
63. CSA - Canadian Standards Association; www.csa.ca.
64. CSA - CSA International; (Formerly: IAS - International Approval Services); www.csa-international.org.
65. CSI - Construction Specifications Institute (The); www.csinet.org.
66. CSSB - Cedar Shake & Shingle Bureau; www.cedarbureau.org.
67. CTI - Cooling Technology Institute; (Formerly: Cooling Tower Institute); www.cti.org.
68. CWC - Composite Wood Council; (See CPA).
69. DASMA - Door and Access Systems Manufacturers Association; www.dasma.com.
70. DHI - Door and Hardware Institute; www.dhi.org.
71. ECA - Electronic Components Association; (See ECIA).
72. ECAMA - Electronic Components Assemblies & Materials Association; (See ECIA).
73. ECIA - Electronic Components Industry Association; www.eciaonline.org.
74. EIA - Electronic Industries Alliance; (See TIA).
75. EIMA - EIFS Industry Members Association; www.eima.com.
76. EJMA - Expansion Joint Manufacturers Association, Inc.; www.ejma.org.
77. ESD - ESD Association; (Electrostatic Discharge Association); www.esda.org.
78. ESTA - Entertainment Services and Technology Association; (See PLASA).
79. EVO - Efficiency Valuation Organization; www.evo-world.org.
80. FCI - Fluid Controls Institute; www.fluidcontrolsinstitute.org.
81. FIBA - Federation Internationale de Basketball; (The International Basketball Federation); www.fiba.com.
82. FIVB - Federation Internationale de Volleyball; (The International Volleyball Federation); www.fivb.org.
83. FM Approvals - FM Approvals LLC; www.fmglobal.com.
84. FM Global - FM Global; (Formerly: FMG - FM Global); www.fmglobal.com.
85. FRSA - Florida Roofing, Sheet Metal & Air Conditioning Contractors Association, Inc.; www.floridaroof.com.
86. FSA - Fluid Sealing Association; www.fluidsealing.com.
87. FSC - Forest Stewardship Council U.S.; www.fscus.org.
88. GA - Gypsum Association; www.gypsum.org.
89. GANA - Glass Association of North America; www.glasswebsite.com.
90. GS - Green Seal; www.greenseal.org.
91. HI - Hydraulic Institute; www.pumps.org.
92. HI/GAMA - Hydronics Institute/Gas Appliance Manufacturers Association; (See AHRI).
93. HMMA - Hollow Metal Manufacturers Association; (See NAAMM).
94. HPVA - Hardwood Plywood & Veneer Association; www.hpva.org.
95. HPW - H. P. White Laboratory, Inc.; www.hpwhite.com.

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96. IAPSC - International Association of Professional Security Consultants; www.iapsc.org.
97. IAS - International Accreditation Service; www.iasonline.org.
98. IAS - International Approval Services; (See CSA).
99. ICBO - International Conference of Building Officials; (See ICC).
100. ICC - International Code Council; www.iccsafe.org.
101. ICEA - Insulated Cable Engineers Association, Inc.; www.icea.net.
102. ICPA - International Cast Polymer Alliance; www.icpa-hq.org.
103. ICRI - International Concrete Repair Institute, Inc.; www.icri.org.
104. IEC - International Electrotechnical Commission; http://www.iec.ch.
105. IEEE - Institute of Electrical and Electronics Engineers, Inc. (The); www.ieee.org.
106. IES - Illuminating Engineering Society; (Formerly: Illuminating Engineering Society of North America); www.ies.org.
107. IESNA - Illuminating Engineering Society of North America; (See IES).
108. IEST - Institute of Environmental Sciences and Technology; www.iest.org.
109. IGMA - Insulating Glass Manufacturers Alliance; www.igmaonline.org.
110. IGSHPA - International Ground Source Heat Pump Association; www.igshpa.okstate.edu.
111. ILI - Indiana Limestone Institute of America, Inc.; www.iliai.com.
112. Intertek - Intertek Group; (Formerly: ETL SEMCO; Intertek Testing Service NA); www.intertek.com.
113. ISA - International Society of Automation (The); (Formerly: Instrumentation, Systems, and Automation Society); www.isa.org.
114. ISAS - Instrumentation, Systems, and Automation Society (The); (See ISA).
115. ISFA - International Surface Fabricators Association; (Formerly: International Solid Surface Fabricators Association); www.isfanow.org.
116. ISO - International Organization for Standardization; www.iso.org.
117. ISSFA - International Solid Surface Fabricators Association; (See ISFA).
118. ITU - International Telecommunication Union; www.itu.int/home.
119. KCMA - Kitchen Cabinet Manufacturers Association; www.kcma.org.
120. LMA - Laminating Materials Association; (See CPA).
121. LPI - Lightning Protection Institute; www.lightning.org.
122. MBMA - Metal Building Manufacturers Association; www.mbma.com.
123. MCA - Metal Construction Association; www.metalconstruction.org.
124. MFMA - Maple Flooring Manufacturers Association, Inc.; www.maplefloor.org.
125. MFMA - Metal Framing Manufacturers Association, Inc.; www.metalframingmfg.org.
126. MHIA - Material Handling Industry of America; www.mhia.org.
127. MIA - Marble Institute of America; www.marble-institute.com.
128. MMPA - Moulding & Millwork Producers Association; www.wmmpa.com.
129. MPI - Master Painters Institute; www.paintinfo.com.
130. MSS - Manufacturers Standardization Society of The Valve and Fittings Industry Inc.; www.mss-hq.org.
131. NAAMM - National Association of Architectural Metal Manufacturers; www.naamm.org.
132. NACE - NACE International; (National Association of Corrosion Engineers International); www.nace.org.
133. NADCA - National Air Duct Cleaners Association; www.nadca.com.
134. NAIMA - North American Insulation Manufacturers Association; www.naima.org.

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135. NBGQA - National Building Granite Quarries Association, Inc.; www.nbgqa.com.
136. NBI - New Buildings Institute; www.newbuildings.org.
137. NCAA - National Collegiate Athletic Association (The); www.ncaa.org.
138. NCMA - National Concrete Masonry Association; www.ncma.org.
139. NEBB - National Environmental Balancing Bureau; www.nebb.org.
140. NECA - National Electrical Contractors Association; www.necanet.org.
141. NeLMA - Northeastern Lumber Manufacturers Association; www.nelma.org.
142. NEMA - National Electrical Manufacturers Association; www.nema.org.
143. NETA - InterNational Electrical Testing Association; www.netaworld.org.
144. NFHS - National Federation of State High School Associations; www.nfhs.org.
145. NFPA - National Fire Protection Association; www.nfpa.org.
146. NFPA - NFPA International; (See NFPA).
147. NFRC - National Fenestration Rating Council; www.nfrc.org.
148. NHLA - National Hardwood Lumber Association; www.nhla.com.
149. NLGA - National Lumber Grades Authority; www.nlga.org.
150. NOFMA - National Oak Flooring Manufacturers Association; (See NWFA).
151. NOMMA - National Ornamental & Miscellaneous Metals Association; www.nomma.org.
152. NRCA - National Roofing Contractors Association; www.nrca.net.
153. NRMCA - National Ready Mixed Concrete Association; www.nrmca.org.
154. NSF - NSF International; www.nsf.org.
155. NSPE - National Society of Professional Engineers; www.nspe.org.
156. NSSGA - National Stone, Sand & Gravel Association; www.nssga.org.
157. NTMA - National Terrazzo & Mosaic Association, Inc. (The); www.ntma.com.
158. NWFA - National Wood Flooring Association; www.nwfa.org.
159. PCI - Precast/Prestressed Concrete Institute; www.pci.org.
160. PDI - Plumbing & Drainage Institute; www.pdionline.org.
161. PLASA - PLASA; (Formerly: ESTA - Entertainment Services and Technology Association); www.plasa.org.
162. RCSC - Research Council on Structural Connections; www.boltcouncil.org.
163. RFCI - Resilient Floor Covering Institute; www.rfci.com.
164. RIS - Redwood Inspection Service; www.redwoodinspection.com.
165. SAE - SAE International; www.sae.org.
166. SCTE - Society of Cable Telecommunications Engineers; www.scte.org.
167. SDI - Steel Deck Institute; www.sdi.org.
168. SDI - Steel Door Institute; www.steeldoor.org.
169. SEFA - Scientific Equipment and Furniture Association (The); www.sefalabs.com.
170. SEI/ASCE - Structural Engineering Institute/American Society of Civil Engineers; (See ASCE).
171. SIA - Security Industry Association; www.siaonline.org.
172. SJI - Steel Joist Institute; www.steeljoist.org.
173. SMA - Screen Manufacturers Association; www.smainfo.org.
174. SMACNA - Sheet Metal and Air Conditioning Contractors' National Association; www.smacna.org.
175. SMPTE - Society of Motion Picture and Television Engineers; www.smpte.org.
176. SPFA - Spray Polyurethane Foam Alliance; www.sprayfoam.org.
177. SPIB - Southern Pine Inspection Bureau; www.spib.org.
178. SPRI - Single Ply Roofing Industry; www.spri.org.

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179. SRCC - Solar Rating & Certification Corporation; www.solar-rating.org.
180. SSINA - Specialty Steel Industry of North America; www.ssina.com.
181. SSPC - SSPC: The Society for Protective Coatings; www.sspc.org.
182. STI - Steel Tank Institute; www.steeltank.com.
183. SWI - Steel Window Institute; www.steelwindows.com.
184. SWPA - Submersible Wastewater Pump Association; www.swpa.org.
185. TCA - Tilt-Up Concrete Association; www.tilt-up.org.
186. TCNA - Tile Council of North America, Inc.; www.tileusa.com.
187. TEMA - Tubular Exchanger Manufacturers Association, Inc.; www.tema.org.
188. TIA - Telecommunications Industry Association (The); (Formerly: TIA/EIA - Telecommunications Industry Association/Electronic Industries Alliance); www.tiaonline.org.
189. TIA/EIA - Telecommunications Industry Association/Electronic Industries Alliance; (See TIA).
190. TMS - The Masonry Society; www.masonrysociety.org.
191. TPI - Truss Plate Institute; www.tpinst.org.
192. TPI - Turfgrass Producers International; www.turfgrasssod.org.
193. TRI - Tile Roofing Institute; www.tileroofing.org.
194. UL - Underwriters Laboratories Inc.; www.ul.com.
195. UNI - Uni-Bell PVC Pipe Association; www.uni-bell.org.
196. USAV - USA Volleyball; www.usavolleyball.org.
197. USGBC - U.S. Green Building Council; www.usgbc.org.
198. USITT - United States Institute for Theatre Technology, Inc.; www.usitt.org.
199. WASTEC - Waste Equipment Technology Association; www.wastec.org.
200. WCLIB - West Coast Lumber Inspection Bureau; www.wclib.org.
201. WCMA - Window Covering Manufacturers Association; www.wcmanet.org.
202. WDMA - Window & Door Manufacturers Association; www.wdma.com.
203. WI - Woodwork Institute; www.wicnet.org.
204. WSRCA - Western States Roofing Contractors Association; www.wsrca.com.
205. WWPA - Western Wood Products Association; www.wwpa.org.

C. Code Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. This information is believed to be accurate as of the date of the Contract Documents.

1. DIN - Deutsches Institut fur Normung e.V.; www.din.de.
2. IAPMO - International Association of Plumbing and Mechanical Officials; www.iapmo.org.
3. ICC - International Code Council; www.iccsafe.org.
4. ICC-ES - ICC Evaluation Service, LLC; www.icc-es.org.

D. Federal Government Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. Information is subject to change and is up to date as of the date of the Contract Documents.

1. COE - Army Corps of Engineers; www.usace.army.mil.
2. CPSC - Consumer Product Safety Commission; www.cpsc.gov.

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3. DOC - Department of Commerce; National Institute of Standards and Technology; www.nist.gov.
4. DOD - Department of Defense; www.quicksearch.dla.mil.
5. DOE - Department of Energy; www.energy.gov.
6. EPA - Environmental Protection Agency; www.epa.gov.
7. FAA - Federal Aviation Administration; www.faa.gov.
8. FG - Federal Government Publications; www.gpo.gov/fdsys.
9. GSA - General Services Administration; www.gsa.gov.
10. HUD - Department of Housing and Urban Development; www.hud.gov.
11. LBL - Lawrence Berkeley National Laboratory; Environmental Energy Technologies Division; www.eetd.lbl.gov.
12. OSHA - Occupational Safety & Health Administration; www.osha.gov.
13. SD - Department of State; www.state.gov.
14. TRB - Transportation Research Board; National Cooperative Highway Research Program; The National Academies; www.trb.org.
15. USDA - Department of Agriculture; Agriculture Research Service; U.S. Salinity Laboratory; www.ars.usda.gov.
16. USDA - Department of Agriculture; Rural Utilities Service; www.usda.gov.
17. USDOJ - Department of Justice; Office of Justice Programs; National Institute of Justice; www.ojp.usdoj.gov.
18. USP - U.S. Pharmacopeial Convention; www.usp.org.
19. USPS - United States Postal Service; www.usps.com.

E. Standards and Regulations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the standards and regulations in the following list. This information is subject to change and is believed to be accurate as of the date of the Contract Documents.

1. CFR - Code of Federal Regulations; Available from Government Printing Office; www.gpo.gov/fdsys.
2. DOD - Department of Defense; Military Specifications and Standards; Available from DLA Document Services; www.quicksearch.dla.mil.
3. DSCC - Defense Supply Center Columbus; (See FS).
4. FED-STD - Federal Standard; (See FS).
5. FS - Federal Specification; Available from DLA Document Services; www.quicksearch.dla.mil.

    a. Available from Defense Standardization Program; www.dsp.dla.mil.
    b. Available from General Services Administration; www.gsa.gov.
    c. Available from National Institute of Building Sciences/Whole Building Design Guide; www.wbdg.org/ccb.

6. MILSPEC - Military Specification and Standards; (See DOD).
7. USAB - United States Access Board; www.access-board.gov.
8. USATBCB - U.S. Architectural & Transportation Barriers Compliance Board; (See USAB).

F. State Government Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of

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the entities in the following list. This information is subject to change and is believed to be accurate as of the date of the Contract Documents.

1. CBHF; State of California; Department of Consumer Affairs; Bureau of Electronic and Appliance Repair, Home Furnishings and Thermal Insulation; www.bearhfti.ca.gov.
2. CCR; California Code of Regulations; Office of Administrative Law; California Title 24 Energy Code; www.calregs.com.
3. CDHS; California Department of Health Services; (See CDPH).
4. CDPH; California Department of Public Health; Indoor Air Quality Program; www.cal-iaq.org.
5. CPUC; California Public Utilities Commission; www.cpuc.ca.gov.
6. SCAQMD; South Coast Air Quality Management District; www.aqmd.gov.
7. TFS; Texas A&M Forest Service; Sustainable Forestry and Economic Development; www.txforestservice.tamu.edu.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION 01 42 00

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SECTION 01 42 10 - REFERENCE STANDARDS AND DEFINITIONS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 DEFINITIONS

A. General: Basic contract definitions are included in the Conditions of the Contract.

B. "Indicated": The term "indicated" refers to graphic representations, notes, or schedules on the Drawings; or to other paragraphs or schedules in the Specifications and similar requirements in the Contract Documents. Terms such as "shown," "noted," "scheduled," and "specified" are used to help the user locate the reference. Location is not limited.

C. "Directed": Terms such as "directed," "requested," "authorized," "selected," "approved," "required," and "permitted" mean directed by the Design Professional, requested by the Design Professional, and similar phrases.

D. "Approved": The term "approved," when used in conjunction with the Design Professional's action on the Contractor's submittals, applications, and requests, is limited to the Design Professional's duties and responsibilities as stated in the Conditions of the Contract.

E. "Regulations": The term "regulations" includes laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, as well as rules, conventions, and agreements within the construction industry that control performance of the Work.

F. "Furnish": The term "furnish" means to supply and deliver to the Project site, ready for unloading, unpacking, assembly, installation, and similar operations.

G. "Install": The term "install" describes operations at the Project site including the actual unloading, temporary storage, unpacking, assembling, erecting, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar operations.

H. "Provide": The term "provide" means to furnish and install, complete and ready for the intended use.

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I. "Installer": An installer is the Contractor or another entity engaged by the Contractor, either as an employee, subcontractor, or contractor of lower tier, to perform a particular construction activity, including installation, erection, application, or similar operations. Installers are required to be experienced in the operations they are engaged to perform.

1. The term "experienced," when used with the term "installer," means having successfully completed a minimum of five previous projects similar in size and scope to this Project; being familiar with the special requirements indicated; and having complied with requirements of authorities having jurisdiction.
2. Trades: Using a term such as "carpentry" does not imply that certain construction activities must be performed by accredited or unionized individuals of a corresponding generic name, such as "carpenter." It also does not imply that requirements specified apply exclusively to tradespersons of the corresponding generic name.
3. Assigning Specialists: Certain Sections of the Specifications require that specific construction activities shall be performed by specialists who are recognized experts in those operations. The specialists must be engaged for those activities, and their assignments are requirements over which the Contractor has no option. However, the ultimate responsibility for fulfilling contract requirements remains with the Contractor.

    a. This requirement shall not be interpreted to conflict with enforcing building codes and similar regulations governing the Work. It is also not intended to interfere with local trade-union jurisdictional settlements and similar conventions.

J. "Project site" is the space available to the Contractor for performing construction activities, either exclusively or in conjunction with others performing other work as part of the Project. The extent of the Project site is shown on the Drawings and may or may not be identical with the description of the land on which the Project is to be built.

K. "Testing Agencies": A testing agency is an independent entity engaged to perform specific inspections or tests, either at the Project site or elsewhere, and to report on and, if required, to interpret results of those inspections or tests.

1.3 SPECIFICATION FORMAT AND CONTENT EXPLANATION

A. Specification Format: These Specifications are organized into Divisions and Sections based on the CSI/CSC's "MasterFormat" numbering system.

B. Specification Content: These Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:

1. Abbreviated Language: Language used in the Specifications and other Contract Documents is abbreviated. Words and meanings shall be interpreted as appropriate. Words implied, but not stated, shall be interpolated as the sense

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requires. Singular words shall be interpreted as plural and plural words interpreted as singular where applicable as the context of the Contract Documents indicates.

2. Imperative mood and streamlined language are generally used in the Specifications. Requirements expressed in the imperative mood are to be performed by the Contractor. At certain locations in the Section Text, subjective language is used for clarity to describe responsibilities that must be fulfilled indirectly by the Contractor or by others when so noted.

    a. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.

1.4 INDUSTRY STANDARDS

A. Applicability of Standards: Unless the Contract Documents include more stringent requirements, applicable construction industry standards have the same force and effect as if bound or copied directly into the Contract Documents to the extent referenced. Such standards are made a part of the Contract Documents by reference.

B. Publication Dates: Comply with standards in effect as of the date of the Contract Documents.

C. Conflicting Requirements: Where compliance with two or more standards is specified and the standards establish different or conflicting requirements for minimum quantities or quality levels, comply with the most stringent requirement. Refer uncertainties and requirements that are different, but apparently equal, to the Design Professional for a decision before proceeding.

    1. Minimum Quantity or Quality Levels: The quantity or quality level shown or specified shall be the minimum provided or performed. The actual installation may comply exactly with the minimum quantity or quality specified, or it may exceed the minimum within reasonable limits. To comply with these requirements, indicated numeric values are minimum or maximum, as appropriate, for the context of the requirements. Refer uncertainties to the Design Professional for a decision before proceeding.

D. Copies of Standards: Each entity engaged in construction on the Project must be familiar with industry standards applicable to its construction activity. Copies of applicable standards are not bound with the Contract Documents.

    1. Where copies of standards are needed to perform a required construction activity, the Contractor shall obtain copies directly from the publication source and make them available on request.

E. Abbreviations and Names: Trade association names and titles of general standards are frequently abbreviated. Where abbreviations and acronyms are used in the Specifications or other Contract Documents, they mean the recognized name of the trade association, standards-producing organization, authorities having jurisdiction, or

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other entity applicable to the context of the text provision. Refer to Gale Research's "Encyclopedia of Associations" or Columbia Books' "National Trade & Professional Associations of the U.S.," which are available in most libraries.

1.5 SUBMITTALS

A. Permits, Licenses, and Certificates: For the Owner's records, submit copies of permits, licenses, certifications, inspection reports, releases, jurisdictional settlements, notices, receipts for fee payments, judgments, correspondence, records, and similar documents, established for compliance with standards and regulations bearing on performance of the Work.

PART 2 - PRODUCTS (NOT APPLICABLE)

PART 3 - EXECUTION (NOT APPLICABLE)

END OF SECTION 01 42 10

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SECTION 01 50 00 - TEMPORARY FACILITIES AND CONTROLS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections apply to this Section.

1.2 SUMMARY

A. This Section includes minimum requirements for construction facilities and temporary controls, including temporary utilities, support facilities, and security and protection. The Contractor retains all responsibility for the adequacy and sufficiency of all jobsite safety precautions and programs.

B. Temporary utilities required include but are not limited to the following:

1. Temporary electric power and light.
2. Sanitary facilities, including drinking water.

C. Support facilities include, but are not limited to, the following:

1. Waste disposal services.
2. Construction aids and miscellaneous services and facilities.

D. Security and protection facilities include, but are not limited to, the following:

1. Barricades, warning signs, lights.

1.3 SUBMITTALS

A. Temporary Utilities: Submit reports of tests, inspections, meter readings, permits, correspondence with governing utility agencies and similar procedures performed on temporary utilities.

B. Implementation and Termination Schedule: Submit schedule indicating implementation and termination of each temporary utility within 15 days of date established for commencement of Work.

1.4 QUALITY ASSURANCE

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A. Regulations: Comply with industry standards and applicable laws and regulations of authorities having jurisdiction, including but not limited to, the following:

1. Building Code requirements.
2. Health and safety regulations.
3. Police, Fire Department and Rescue Squad rules.
4. Environmental protection regulations.

B. Standards: Comply with NFPA Code 241, "Standard for Safeguarding Construction, Alterations, and Demolition Operations," ANSI-A10 Series standards for "Safety Requirements for Construction and Demolition," and NECA Electrical Design Library "Temporary Electrical Facilities."

1. Electrical Service: Comply with NEMA, NECA and UL standards and regulations for temporary electric service. Install service in compliance with NFPA 70, "National Electric Code."

C. Inspections: Arrange for authorities having jurisdiction to inspect and test each temporary utility before use. Obtain required certifications and permits.

PART 2 - PRODUCTS

2.1 MATERIALS

A. General: Provide new materials; if acceptable to Engineer/Architect, undamaged previously used materials in serviceable condition may be used. Provide materials suitable for use intended.

B. Water: Provide potable water approved by local health authorities.

2.2 EQUIPMENT

A. General: Provide new equipment; if acceptable to Engineer/Architect, undamaged, previously used equipment in serviceable condition. Provide equipment suitable for use intended.

B. Water Hoses: Provide 0.75 in. heavy-duty, abrasion-resistant, flexible rubber hoses 100 ft. long, with pressure rating greater than maximum pressure of water distribution system; provide adjustable shut-off nozzles at hose discharge.

C. First Aid Supplies: Comply with governing regulations.

D. Fire Extinguishers: Provide hand-carried, portable UL-rated, class "A" fire extinguishers for temporary offices and similar spaces. In other locations provide hand-carried, portable, UL-rated, class "ABC" dry chemical extinguishers, or a combination of extinguishers of NFPA recommended classes for the exposures.

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1. Comply with NFPA 10 and 241 for classification, extinguishing agent and size required by location and class of fire exposure.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Use qualified personnel for installation of temporary facilities. Locate facilities where they will serve Project adequately and result in minimum interference with performance of the Work. Relocate and modify facilities as required.

B. Provide each facility ready for use when needed to avoid delay. Maintain and modify as required. Do not remove until facilities are no longer needed or are replaced by authorized use of completed permanent facilities.

C. All temporary facilities shall be located within work area.

D. Installation of temporary facilities shall not block pedestrian and vehicular traffic to adjacent non-work areas.

3.2 SECURITY AND PROTECTION FACILITIES INSTALLATION

A. Temporary Partitions: Provide floor-to-ceiling partitions to limit dust and debris migration and to separate areas occupied by Owner and tenants.

1. Construct floor-to-ceiling partitions with two layers of 6-mil polyethylene sheet on each side. Overlap and tape full length of joints.

B. Barricades, Warning Signs and Lights: Comply with standards and code requirements for erection of structurally adequate barricades. Paint with appropriate colors, graphics, and warning signs to inform personnel and public of hazard being protected against. Where appropriate and needed provide lighting, including flashing red or amber lights.

C. Dust and Fume Control: The Contractor shall take steps necessary to prevent dust and dirt infiltration. This shall possibly include, but not necessarily be limited to, protection of any intake vents adjacent to the work, sealing of building entrances, use of floor mats, interior air quality monitoring, etc.

D. Security Enclosure and Lockup: Install substantial temporary enclosure of partially completed areas of construction. Provide locking entrances to prevent unauthorized entrance, vandalism, theft, and similar violations of security.

1. Storage: Where materials and equipment must be stored, and are of value or attractive for theft, provide secure lockup. Enforce discipline in connection with

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the installation and release of material to minimize opportunity for theft and vandalism.

E. Environmental Protection: Provide protection, operate temporary facilities, and conduct construction in ways and by methods that comply with environmental regulations, and minimize possibility that air, waterways and subsoil might be contaminated or polluted, or that other undesirable effects might result. Avoid use of tools and equipment which produce harmful noise. Restrict use of noise making tools and equipment to hours that will minimize complaints from persons or firms near site.

END OF SECTION 01 50 00

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SECTION 01 60 00 - PRODUCT REQUIREMENTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division 01 Specification Sections apply to this Section.

1.2 SUMMARY

A. This Section specifies administrative and procedural requirements governing Contractor's selection of products for use in Project.

1. Multiple Prime Contracts: Provisions of this Section apply to construction activities of each prime Contractor.

B. Related Requirements:

1. Division 01 Section "References" for applicable industry standards for products specified.
2. Division 01 Section "Submittal Procedures" specifies requirements for submittal of the Contractor's Construction Schedule and the Submittal Schedule.

1.3 DEFINITIONS

A. Products: Items obtained for incorporating into the Work, whether purchased for Project or taken from previously purchased stock. The term "product" includes the terms "material," "equipment," "system," and terms of similar intent.

B. Definitions used in this Article are not intended to change meaning of other terms used in Contract Documents, such as "specialties," "systems," "structure," "finishes," "accessories," and similar terms. Such terms such are self-explanatory and have well recognized meanings in construction industry.

a. Named Products: Items identified by manufacturer's product name, including make or model number or other designation shown or listed in manufacturer's published product literature that is current as of date of the Contract Documents.
b. New Products: Items that have not previously been incorporated into another project or facility. Products salvaged or recycled from other projects are not considered new products.
c. Comparable Product: Product that is demonstrated and approved by Engineer through submittal process to have the indicated qualities related

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to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics that equal or exceed those of specified product.

2. **"Materials"** are products that are substantially shaped, cut, worked, mixed, finished, refined or otherwise fabricated, processed, or installed to form part of Work.
3. **"Equipment"** is a product with operational parts, whether motorized or manually operated, that requires service connections such as wiring or piping.

1.4 ACTION SUBMITTALS

A. Comparable Product Request Submittal: Submit request for consideration of each comparable product. Identify basis-of-design product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.

1. Include data to indicate compliance with the requirements specified in "Comparable Products" Article.
2. Engineer's Action: If necessary, Engineer will request additional information or documentation for evaluation within 7 days of receipt of a comparable product request. Engineer will notify Contractor of approval or rejection of proposed comparable product request within 7 days of receipt of request, or 7 days of receipt of additional information or documentation, whichever is later.

    a. Form of Engineer's Approval of Submittal: As specified in Division 01, Section "Submittal Procedures."
    b. Use product specified if Engineer does not issue a decision on use of a comparable product request within time allocated.

1.5 QUALITY ASSURANCE

A. Compatibility of Options: If Contractor is given option of selecting between two or more products for use on Project, select product compatible with products previously selected, even if previously selected products were also options.

1. Each contractor is responsible for providing products and construction methods compatible with products and construction methods of other contractors.
2. If a dispute arises between contractors over concurrently selectable but incompatible products, Engineer will determine which products shall be used.

B. Identification of Products: Except for required labels and operating data, do not attach or imprint manufacturer or product names or trademarks on exposed surfaces of products or equipment that will be exposed to view in occupied spaces or on the exterior.

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1. Labels: Locate required product labels and stamps on a concealed surface, or, where required for observation following installation, on a visually accessible surface that is not conspicuous.
2. Equipment Nameplates: Provide a permanent nameplate on each item of service-connected or power-operated equipment. Locate on a visually accessible but inconspicuous surface. Include information essential for operation, including the following:

    a. Name of product and manufacturer.
    b. Model and serial number.
    c. Capacity.
    d. Speed.
    e. Ratings.

1.6 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft and vandalism. Comply with manufacturer's written instructions.

B. Delivery and Handling:

1. Schedule delivery to minimize long-term storage at Project site and to prevent overcrowding of construction spaces.
2. Coordinate delivery with installation time to ensure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft, and other losses.
3. Deliver products to Project site in an undamaged condition in manufacturer's original sealed container or other packaging system, complete with labels and instructions for handling, storing, unpacking, protecting, and installing.
4. Inspect products on delivery to determine compliance with the Contract Documents and to determine that products are undamaged and properly protected.

C. Storage:

1. Store products to allow for inspection and measurement of quantity or counting of units.
2. Store materials in a manner that will not endanger Project structure.
3. Store products that are subject to damage by the elements, under cover in a weathertight enclosure above ground, with ventilation adequate to prevent condensation.
4. Protect foam plastic from exposure to sunlight, except to extent necessary for period of installation and concealment.
5. Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements for storage.
6. Protect stored products from damage and liquids from freezing.

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7. Provide a secure location and enclosure at Project site for storage of materials and equipment by Owner's construction forces. Coordinate location with Owner.

1.7 PRODUCT WARRANTIES

A. Warranties specified in other Sections shall be in addition to, and run concurrent with, other warranties required by the Contract Documents. Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract Documents.

1. Manufacturer's Warranty: Written warranty furnished by individual manufacturer for a particular product and specifically endorsed by manufacturer to Owner.
2. Special Warranty: Written warranty required by the Contract Documents to provide specific rights for Owner.

B. Special Warranties: Prepare a written document that contains appropriate terms and identification, ready for execution.

1. Manufacturer's Standard Form: Modified to include Project-specific information and properly executed.
2. Specified Form: When specified forms are included with the Specifications, prepare a written document using indicated form properly executed.
3. See other Sections for specific content requirements and particular requirements for submitting special warranties.

C. Submittal Time: Comply with requirements in Section "Closeout Procedures."

PART 2 - PRODUCTS

2.1 PRODUCT SELECTION

A. General Product Requirements: Provide products that comply with Contract Documents, that are undamaged and, unless otherwise indicated, new at time of installation.
1. Provide products complete with all accessories, trim, finish, safety guards and other devices and details needed for complete installation and for intended use and effect.
2. Standard Products: Where available, provide standard products of types that have been produced and used successfully in similar situations on other projects.

B. Product Selection Procedures: Product selection is governed by Contract Documents and governing regulations, not by previous Project experience. Procedures governing product selection include following:

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1. Proprietary Specification Requirements: Where only a single product or manufacturer is named, provide product indicated. No substitutions will be permitted.
2. Semiproprietary Specification Requirements: Where 2 or more products or manufacturers are named, provide 1 of products indicated. No substitutions will be permitted.
3. Compliance with Standards, Codes and Regulations: Where Specifications only require compliance with an imposed code, standard or regulation, select product that complies with standards, codes or regulations specified.
4. Visual Matching: Where Specifications require matching an established Sample, Engineer/Architect's decision will be final on whether proposed product matches satisfactorily.
    a. Where no product available within specified category matches satisfactorily and complies with other specified requirements, comply with provisions of Contract Documents concerning "substitutions" for selection of matching product in another product category.
5. Visual Selection: Where specified product requirements include phrase "...as selected from manufacturer's standard colors, patterns, textures..." or similar phrase, select product and manufacturer that complies with other specified requirements. Engineer/Architect will select color, pattern and texture from product line selected.
6. Allowances: Refer to individual Specification Sections and "Allowance" provisions in Division 1 for allowances that control product selection, and for procedures required for processing such selections.

PART 3 - EXECUTION

3.1 INSTALLATION OF PRODUCTS:

A. Comply with manufacturer's instructions and recommendations for installation of products in applications indicated. Anchor each product securely in place, accurately located and aligned with other Work.

    1. Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.

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SECTION 01 73 00 – EXECUTION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes general procedural requirements governing execution of the Work including, but not limited to, the following:

1. General installation of products.
2. Progress cleaning.
3. Protection of installed construction.
4. Correction of the Work.
5. Construction Phasing.
6. Maintaining public access through or adjacent to the Work.

B. Related Sections include the following:

1. Division 01 Section "Project Management and Coordination" for procedures for coordinating field engineering with other construction activities.
2. Division 01 Section "Submittal Procedures" for submitting surveys.
3. Division 01 Section "Cutting and Patching" for procedural requirements for cutting and patching necessary for the installation or performance of other components of the Work.
4. Division 01 Section "Closeout Procedures" for submitting final property survey with Project Record Documents, recording of Owner-accepted deviations from indicated lines and levels, and final cleaning.
5. Division 02 Section “Work Items” for coordinating restoration construction activities to maintain Owner’s operations during construction.

PART 2 - PRODUCTS (NOT APPLICABLE)

PART 3 - EXECUTION

3.1 EXAMINATION

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A. Existing Conditions: The existence and location of site improvements, utilities, and other construction indicated as existing are not guaranteed. Before beginning work, investigate and verify the existence and location of mechanical and electrical systems and other construction affecting the Work.

B. Acceptance of Conditions: Examine substrates, areas, and conditions, with Installer or Applicator present where indicated, for compliance with requirements for installation tolerances and other conditions affecting performance. Record observations.

1. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.
2. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed.
3. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.

3.2 PREPARATION

A. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated:

1. Notify Engineer and Owner not less than two days in advance of proposed utility interruptions.
2. Do not proceed with utility interruptions without Engineer's and Owner's written permission.

B. Field Measurements: Take field measurements as required to fit the Work properly. Recheck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work.

3.3 INSTALLATION

A. General: Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated.

1. Make vertical work plumb and make horizontal work level.
2. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement.

B. Comply with manufacturer's written instructions and recommendations for installing products in applications indicated.

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C. Install products at the time and under conditions that will ensure the best possible results. Maintain conditions required for product performance until Substantial Completion.

D. Conduct construction operations so no part of the Work is subjected to damaging operations or loading in excess of that expected during normal conditions of occupancy.

E. Tools and Equipment: Do not use tools or equipment that produce harmful noise levels.

F. Anchors and Fasteners: Provide anchors and fasteners as required to anchor each component securely in place, accurately located and aligned with other portions of the Work.

1. Mounting Heights: Where mounting heights are not indicated, mount components at heights directed by Engineer.
2. Allow for building movement, including thermal expansion and contraction.

G. Joints: Make joints of uniform width. Where joint locations in exposed work are not indicated, arrange joints for the best visual effect. Fit exposed connections together to form hairline joints.

H. Hazardous Materials: Use products, cleaners, and installation materials that are not considered hazardous.

3.4 PROGRESS CLEANING

A. General: Clean Project site and work areas daily, including common areas. Coordinate progress cleaning for joint-use areas where more than one installer has worked. Enforce requirements strictly. Dispose of materials lawfully.

1. Comply with requirements in NFPA 241 for removal of combustible waste materials and debris.
2. Do not hold materials more than 7 days during normal weather or 3 days if the temperature is expected to rise above 80 deg F (27 deg C).
3. Containerize hazardous and unsanitary waste materials separately from other waste. Mark containers appropriately and dispose of legally, according to regulations.

B. Site: Maintain Project site free of waste materials and debris.

C. Work Areas: Clean areas where work is in progress to the level of cleanliness necessary for proper execution of the Work.

1. Remove liquid spills promptly.
2. Where dust would impair proper execution of the Work, broom-clean or vacuum the entire work area, as appropriate.

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D. Installed Work: Keep installed work clean. Clean installed surfaces according to written instructions of manufacturer or fabricator of product installed, using only cleaning materials specifically recommended. If specific cleaning materials are not recommended, use cleaning materials that are not hazardous to health or property and that will not damage exposed surfaces.

E. Concealed Spaces: Remove debris from concealed spaces before enclosing the space.

F. Exposed Surfaces: Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.

G. Cutting and Patching: Clean areas and spaces where cutting and patching are performed. Completely remove paint, mortar, oils, putty, and similar materials.

1. Thoroughly clean piping, conduit, and similar features before applying paint or other finishing materials. Restore damaged pipe covering to its original condition.

H. Waste Disposal: Burying or burning waste materials on-site will not be permitted. Washing waste materials down sewers or into waterways will not be permitted.

I. During handling and installation, clean and protect construction in progress and adjoining materials already in place. Apply protective covering where required to ensure protection from damage or deterioration at Substantial Completion.

J. Clean and provide maintenance on completed construction as frequently as necessary through the remainder of the construction period. Adjust and lubricate operable components to ensure operability without damaging effects.

3.5 PROTECTION OF INSTALLED CONSTRUCTION

A. Provide final protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial Completion.

B. Comply with manufacturer's written instructions for temperature and relative humidity.

3.6 CORRECTION OF THE WORK

A. Repair or remove and replace defective construction. Restore damaged substrates and finishes. Comply with requirements in Division 01 Section "Cutting and Patching."

1. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment.

B. Restore permanent facilities used during construction to their specified condition.

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C. Remove and replace damaged surfaces that are exposed to view if surfaces cannot be repaired without visible evidence of repair.

D. Repair components that do not operate properly. Remove and replace operating components that cannot be repaired.

E. Remove and replace chipped, scratched, and broken glass or reflective surfaces.

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SECTION 01 77 00 - CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division 1 Specification Sections apply to this Section.

1.2 SUMMARY

A. This Section specifies administrative and procedural requirements for project closeout, including but not limited to:

1. Inspection procedures.
2. Submittal of warranties.
3. Final cleaning.

B. Closeout requirements for specific construction activities are included in appropriate Sections in Divisions 2 through 26.

1.3 SUBSTANTIAL COMPLETION

A. Preliminary Procedures: Before requesting inspection for certification of Substantial Completion, complete following. List exceptions in request.

1. In Application for Payment that coincides with, or first follows, date Substantial Completion is claimed, show 100% completion for portion of Work claimed as substantially complete. Include supporting documentation for completion as indicated in these Contract Documents and statement showing an accounting of changes to Contract Sum.

    a. If 100% completion cannot be shown, include list of incomplete items, value of incomplete construction, and reasons Work is not complete.

2. Advise Owner of pending insurance change-over requirements.
3. Submit specific warranties, workmanship bonds, maintenance agreements, final certifications, and similar documents.
4. Obtain and submit releases enabling Owner unrestricted use of Work and access to services and utilities; include occupancy permits, operating certificates and similar releases.
5. Deliver tools, spare parts, extra stock, and similar items.
6. Make final change-over of permanent locks and transmit keys to Owner. Advise Owner's personnel of change-over in security provisions.

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7. Complete start-up testing of systems, and instruction of Owner's operating and maintenance personnel. Discontinue or change over and remove temporary facilities from site, along with construction tools, mock-ups, and similar elements.
8. Complete final clean up requirements, including touch-up painting. Touch-up and otherwise repair and restore marred exposed finishes.

B. Inspection Procedures: On receipt of request for inspection, Engineer/Architect will either proceed with inspection or advise Contractor of unfilled requirements. Engineer/Architect will prepare Certificate of Substantial Completion following inspection or advise Contractor of construction that must be completed or corrected before certificate will be issued.

1. Engineer/Architect will repeat inspection when requested and assured that Work has been substantially completed.
2. Engineer/Architect will provide one repeat inspection under its contract with Owner. Subsequent inspections shall be at Contractor's expense.
3. Results of completed inspection will form basis of requirements for final acceptance.

1.4 FINAL ACCEPTANCE

A. Preliminary Procedures: Before requesting final inspection for certification of final acceptance and final payment, complete the following. List exceptions in request.

1. Submit final payment request with releases and supporting documentation not previously submitted and accepted. Include certificates of insurance for products and completed operations where required.
2. Submit an updated final statement, accounting for final additional changes to Contract Sum.
3. Submit certified copy of Engineer/Architect's final inspection list of items to be completed or corrected, stating that each item has been completed or otherwise resolved for acceptance, and list has been endorsed and dated by Engineer/Architect.
4. Submit final meter readings for utilities, measured record of stored fuel, and similar data as of date of Substantial Completion, or when Owner took possession of and responsibility for corresponding elements of Work.
5. Submit consent of surety to final payment.
6. Submit final liquidated damages settlement statement.
7. Submit evidence of final, continuing insurance coverage complying with insurance requirements.

B. Reinspection Procedure: Engineer/Architect will reinspect Work upon receipt of notice that Work, including inspection list items from earlier inspections, has been completed, except items whose completion has been delayed because of circumstances acceptable to Engineer/Architect.

1. Engineer/Architect will provide one repeat inspection under its contract with Owner. Subsequent inspections shall be at Contractor's expense.

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2. Upon completion of reinspection, Engineer/Architect will prepare certificate of final acceptance, or advise Contractor of Work that is incomplete or of obligations that have not been fulfilled but are required for final acceptance.
3. If necessary, reinspection will be repeated.

C. It is expected that final acceptance will occur within two (2) months of substantial completion.

PART 2 - PRODUCTS (NOT APPLICABLE).

PART 3 - EXECUTION

3.1 CLOSEOUT PROCEDURES

A. Operating and Maintenance Instructions: Arrange for each installer of equipment that requires regular maintenance to meet with Owner's personnel to provide instruction in proper operation and maintenance. If installers are not experienced in procedures, provide instruction by manufacturer's representatives. Include detailed review of following items:

1. Maintenance manuals.
2. Record documents, including all final surveys.
3. Cleaning.
4. Warranties and bonds.
5. Maintenance agreements and similar continuing commitments.

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SECTION 01 78 39 - PROJECT RECORD DOCUMENTS

GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes administrative and procedural requirements for Project Record Documents, including the following:

1. Record Drawings.
2. Record Specifications.
3. Record Product Data.

B. Related Requirements:

1. Division 01, Section "Closeout Procedures" for general closeout procedures.

CLOSEOUT SUBMITTALS

A. Record Drawings: Comply with the following:
1. Number of Copies: Submit copies of Record Drawings as follows:

a. Final Submittal:
1) Submit PDF electronic files of scanned record prints.

B. Record Specifications: Submit annotated PDF electronic files of Project's Specifications, including addenda and contract modifications.

C. Record Product Data: Submit annotated PDF electronic files and directories of each submittal.

D. Reports: Submit written report indicating items incorporated into project record documents concurrent with progress of the Work, including revisions, concealed conditions, field changes, product selections, and other notations incorporated.

1.4 RECORD DRAWINGS

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A. Record Prints: Maintain one set of marked-up paper copies of the Contract Drawings and Shop Drawings, incorporating new and revised drawings as modifications are issued.

1. Preparation: Mark record prints to show the actual installation where installation varies from that shown originally. Require individual or entity who obtained record data, whether individual or entity is Installer, subcontractor, or similar entity, to provide information for preparation of corresponding marked-up record prints.

    a. Give particular attention to information on concealed elements that would be difficult to identify or measure and record later.
    b. Accurately record information in an acceptable drawing technique.
    c. Record data as soon as possible after obtaining it.
    d. Record and check the markup before enclosing concealed installations.
    e. Cross-reference record prints to corresponding photographic documentation.

2. Content: Types of items requiring marking include, but are not limited to, the following:

    a. Dimensional changes to Drawings.
    b. Revisions to details shown on Drawings.
    c. Depths of foundations.
    d. Locations and depths of underground utilities.
    e. Revisions to routing of piping and conduits.
    f. Revisions to electrical circuitry.
    g. Actual equipment locations.
    h. Duct size and routing.
    i. Locations of concealed internal utilities.
    j. Changes made by Change Order.
    k. Changes made following Engineer/Architect's written orders.
    l. Details not on the original Contract Drawings.
    m. Field records for variable and concealed conditions.
    n. Record information on the Work that is shown only schematically.
    o. Actual location and quantity of unit price items of the Work.

3. Mark the Contract Drawings and Shop Drawings completely and accurately. Use personnel proficient at recording graphic information in production of marked-up record prints.
4. Mark record sets with erasable, red-colored pencil. Use other colors to distinguish between changes for different categories of the Work at same location.
5. Mark important additional information that was either shown schematically or omitted from original Drawings.
6. Note Construction Change Directive numbers, alternate numbers, Change Order numbers, and similar identification, where applicable.

B. Record Digital Data Files: Immediately before inspection for Certificate of Substantial Completion, review marked-up Record Prints with Engineer/Architect. When authorized, prepare a full set of corrected digital data files of the Contract Drawings, as follows:

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1. Format: Annotated PDF electronic file.
2. Incorporate changes and additional information previously marked on Record Prints. Delete, redraw, and add details and notations where applicable.
3. Refer instances of uncertainty to Engineer/Architect for resolution.

C. Format: Identify and date each Record Drawing; include the designation "PROJECT RECORD DRAWING" in a prominent location.
1. Format: Annotated PDF electronic file.
2. Identification: As follows:

a. Project name.
b. Date.
c. Designation "PROJECT RECORD DRAWINGS."
d. Name of Engineer/Architect.
e. Name of Contractor.

1.5 RECORD SPECIFICATIONS

A. Preparation: Mark Specifications to indicate the actual product installation where installation varies from that indicated in Specifications, addenda, and contract modifications.

1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.
2. Mark copy with the proprietary name and model number of products, materials, and equipment furnished, including substitutions and product options selected.
3. Record the name of manufacturer, supplier, Installer, and other information necessary to provide a record of selections made.
4. For each principal product, indicate whether Record Product Data has been submitted in operation and maintenance manuals instead of submitted as Record Product Data.
5. Note related Change Orders, Record Drawings, record Product Data, and record Drawings where applicable.

B. Format: Submit record Specifications as annotated PDF electronic file.

1.6 RECORD PRODUCT DATA

A. Recording: Maintain one copy of each submittal during the construction period for project record document purposes. Post changes and revisions to project record documents as they occur; do not wait until end of Project.

A. Preparation: Mark Product Data to indicate the actual product installation where installation varies substantially from that indicated in Product Data submittal.

1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.

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2. Include significant changes in the product delivered to Project site and changes in manufacturer's written instructions for installation.
3. Note related Change Orders, record Specifications, record Drawings, and Product Data where applicable.

B. Format: Submit record Product Data as annotated PDF electronic file.

1. Include record Product Data directory organized by Specification Section number and title, electronically linked to each item of record Product Data.

1.7 MISCELLANEOUS RECORD SUBMITTALS

A. Assemble miscellaneous records required by other Specification Sections for miscellaneous record keeping and submittal in connection with actual performance of the Work. Bind or file miscellaneous records and identify each, ready for continued use and reference.

B. Format: Submit miscellaneous record submittals as PDF electronic file.

1. Include miscellaneous record submittals directory organized by Specification Section number and title, electronically linked to each item of miscellaneous record submittals.

1.8 MAINTENANCE OF RECORD DOCUMENTS

A. Maintenance of Record Documents and Samples: Store Record Documents and Samples in the field office apart from the Contract Documents used for construction. Do not use Project Record Documents for construction purposes. Maintain Record Documents in good order and in a clean, dry, legible condition, protected from deterioration and loss. Provide access to Project Record Documents for Engineer/Architect's reference during normal working hours.

PART 2 - PRODUCTS (NOT APPLICABLE)

PART 3 - EXECUTION (NOT APPLICABLE)

END OF SECTION 01 78 39

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SECTION 02 00 10 - WORK ITEMS

PART 1 - GENERAL

RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections apply to this Section.

PART 2 - PRODUCTS (NOT APPLICABLE)

PART 3 - EXECUTION

WI 1.0 GENERAL REQUIREMENTS

A. Scope of Work

1. Work consists of performing all tasks, specifically required and incidental, which are not identified under separate Work Item designation, but necessary to perform the work identified in this project. This work includes, but is not limited to the following items:

   WI 1.1 - Mobilization
   WI 1.2 - Concrete Formwork
   WI 1.3 - Concrete Shores and Reshores
   WI 1.4 - Concrete Reinforcement
   WI 1.5 - Temporary Signage

WI 1.1 PROJECT MOBILIZATION

A. Scope of Work

1. Work consists of coordinating, scheduling, obtaining and assembling at construction site all equipment, materials, permits, supplies, manpower and other essentials and incidentals necessary to perform Work defined in this Contract. Payment of lump sum amount for mobilization shall be according to following schedule and shall be based on percentage of original contract amount earned.

B. Materials

1. None

C. Execution

1. At execution of agreement by all parties, mobilization payment shall not be more than 25% of mobilization lump sum amount.

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2. When billing amount earned is greater than 10% but less than 25% of original contract amount, total payment for mobilization shall not be more than 50% of mobilization lump sum amount.
3. When billing amount earned is equal to or greater than 25% but less than 50% of original contract amount, total payment for mobilization shall not be more than 75% of mobilization lump sum amount.
4. When billing amount earned is equal to or greater than 50% of original contract amount, total payment for mobilization shall be 100% of mobilization lump sum amount.

WI 1.2 CONCRETE FORMWORK

A. Scope of Work

1. Work consists of furnishing all labor, materials, equipment, supervision, and incidentals necessary to install formwork as required for cast-in-place concrete.

B. Materials

1. Forms for Exposed Finish Concrete: Plywood, metal, metal-framed plywood faced, or other acceptable panel-type materials, to provide continuous, straight, smooth, exposed surfaces. Furnish in largest practicable sizes to minimize number of joints and to conform to joint system shown on Drawings.

    a. Use overlaid plywood complying with U.S. Product Standard PS-1 "A-C or B-B High Density Overlaid Concrete Form," Class I
    b. Use plywood complying with U.S. Product Standard PS-1 "B-B (Concrete Form) Plywood," Class I, Exterior Grade or better, mill-oiled and edge-sealed, with each piece bearing legible inspection trademark.

2. Forms for Unexposed Finish Concrete: Plywood, lumber, metal, or other acceptable material. Provide lumber dressed on at least 2 edges and one side for tight fit.
3. Form Coatings: Provide commercial formulation form-coating compounds with a maximum VOC meeting local requirements that will not bond with, stain, or adversely affect concrete surfaces and will not impair subsequent treatments of concrete surfaces, including but not limited to water-curing, curing compound, stains, or paints.
4. Form Ties: Factory-fabricated, adjustable-length, removable or snap-off metal form ties, designed to prevent form deflection and to prevent spalling concrete upon removal. Provide units that will leave no metal closer than 1.5 in. to exposed surface.

    a. Provide ties that, when removed, will leave holes not larger than 1.0 in. diameter in concrete surface.

5. Shores:

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a. Nail Ellis clamps, if used with wood shores, to shores with minimum of two nails to prevent slipping.
b. Wedges: Hardwood or steel. Softwood wedges prohibited.

C. Execution

1. Work shall conform to requirements of latest edition of ACI 301 “Standard Specifications for Structural Concrete,” ACI 302.1 R “Guide for Concrete Floor Slab Construction,” ACI 318 “Building Code Requirements for Reinforced Concrete,” and ACI 347 “Recommended Practice for Concrete Formwork” except as modified by the following paragraphs.
2. Store all formwork and formwork materials clear of ground, protected, so as to preclude damage.
3. Construct forms to sizes, shapes, lines, and dimensions shown and to obtain accurate alignment, location, grades, level, and plumb work in finished structures. Provide for openings, offsets, sinkages, keyways, recesses, moldings, rustications, reglets, chamfers, blocking, screeds, bulkheads, anchorages and inserts, and other features required in work. Use selected materials to obtain required finishes. Solidly butt joints and provide backup at joints to prevent leakage of cement paste.
4. Fabricate forms for easy removal without hammering or prying against concrete surfaces. Provide crush plates or wrecking plates where stripping may damage cast concrete surfaces. Provide top forms for inclined surfaces where slope is too steep to place concrete with bottom forms only. Kerf wood inserts for forming keyways, reglets, recesses, and the like, for easy removal.
5. Provide temporary openings where interior area of formwork is inaccessible for cleanout, for inspection before concrete placement, and for placement of concrete. Securely brace temporary openings and set tightly to forms to prevent loss of concrete mortar. Locate temporary openings in forms at inconspicuous locations.
6. Chamfer exposed corners and edges as indicated, using wood, metal, PVC, or rubber chamfer strips fabricated to produce uniform smooth lines and tight edge joints.
7. Provisions for Other Trades: Provide openings in concrete formwork to accommodate work of other trades. Determine size and location of openings, recesses, and chases from trades providing such items. Accurately place and securely support items built into forms.
8. Cleaning and Tightening: Thoroughly clean forms and adjacent surfaces to receive concrete. Remove chips, wood, sawdust, dirt, or other debris just before concrete is placed. Retighten forms and bracing before concrete placement as required to prevent mortar leaks and maintain proper alignment.
9. Set edge forms or bulkheads and intermediate screed strips for slabs to obtain required elevations and contours in finished slab surface. Provide and secure units sufficiently strong to support types of screed strips by use of strike-off templates or accepted compacting type screeds.
10. Coat contact surfaces of forms with accepted, nonresidual, low-VOC form-coating compound before reinforcement is placed.
11. Coat steel forms with non-staining, rust-preventive form oil or otherwise protect against rusting. Rust-stained steel formwork not acceptable.

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12. For post-tensioned concrete, formwork shall remain in place until post-tensioning has been completed. Do not place additional loads on structure until concrete has been properly reshored.
13. For non-post-tensioned concrete, formwork shall remain in place until concrete has reached minimum two-thirds of 28-day strength. Do not place additional loads on structure until concrete has been properly reshored.
14. Clean and repair surfaces of forms to be re-used in Work. Split, frayed, delaminated or otherwise damaged form facing material will not be acceptable for exposed surfaces. Apply new form coating compound as specified for new formwork.
15. When forms are extended for successive concrete placement, thoroughly clean surfaces, remove fins and laitance, and tighten forms to close joints. Align and secure joint to avoid offsets. Do not use "patched" forms for exposed concrete surfaces, except as acceptable to Engineer/Architect.

WI 1.3 CONCRETE SHORES AND RESHORES

A. Scope of Work

1. Work consists of furnishing all labor, materials, equipment, supervision, and incidentals necessary to install temporary shoring and to maintain shores in place until Work requiring shores is complete and associated concrete has properly cured.

B. Materials

1. Shores shall be steel, rated at a minimum allowable load of 4,500 lb at 12 ft extension or steel shoring towers rated at a minimum allowable load of 40,000 lbs per four leg tower (based on two 20,000 lb crossed braced frames.).

C. Execution

1. Comply with ACI 301 and ACI 347 for shoring and reshoring in multi-story construction, except as modified in this Section.
2. For purpose of calculations: Construction Load = 50 psf; Dead Load = 150 psf for the floor slab plus the dead load of beams and girders.
3. Shore/Reshore loads on the structure shall not exceed 40 psf distributed load on the slab, and concentrated loads shall not exceed posted wheel loads or 2,000 lbs., whichever is less. Concentrated bearing pressures shall not exceed 1,200 psi.
4. Shore/Reshore loads on concrete slab-on-grade shall be distributed by steel grillage or timber grillage so as not to exceed soil bearing capacity or 1,500 psf, whichever is smaller.
5. Shore/Reshore loads on asphalt slab-on-grade shall be distributed by steel grillage so as not to exceed asphalt/soil bearing capacity, with consideration of reduced asphalt bearing capacity during extreme hot weather.
6. Shore/Reshore loads shall be distributed horizontally and/or distributed to more than one level to meet shore/reshore load limitations.

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7. Shore/Reshore loads shall be distributed to multiple framing members (beams/joists/double tee stems) and extend beyond the immediate work area to ensure proper distribution of loads throughout the structure.
8. Prior to installation of shores, Contractor shall submit shoring scheme prepared and sealed by Licensed Structural Engineer in Illinois.
9. Engineer/Architect will review shoring scheme for general conformance to requirements stated herein. If it does not conform, Contractor will be informed to resubmit another shoring scheme. See requirements of Division 01 Section "Submittal Procedures," Part 1.5.C. heading, "Submittal Administrative Requirements," for limits to resubmittals.
10. Remove shores and reshore in planned sequence to avoid damage to partially cured concrete. Locate and provide adequate reshoring to safely support Work without excessive stress or deflection.
11. Keep reshores in place as required until heavy loads due to construction operations have been removed.
12. If during construction, modifications are necessary to accommodate other trades, revise and resubmit erection plan to Engineer/Architect for review.

WI 1.4 CONCRETE REINFORCEMENT

A. Scope of Work

1. Work consists of furnishing all labor, materials, equipment, supervision, and incidentals necessary to fabricate and install all mild steel reinforcement and epoxy coated reinforcement.

B. Materials

1. Reinforcement materials shall be as specified in ACI 301 "Standard Specifications for Structural Concrete."
2. Welded wire reinforcement: provide mats only. Roll stock prohibited.
3. Epoxy Coating Materials for Reinforcement: ASTM A775 and A884:
4. Supplier shall be certified currently under CRSI Fusion Bonded Epoxy Coating Applicator Plant Certification Program.
5. Provide one of following epoxy coatings for reinforcement and steel accessories as noted on the Drawings:

    a. "Scotchkote 413," by 3M Company, St. Paul, MN.
    b. "Nap-Gard 7-2719," by Axalta Coating Systems LLC.

6. Use patching material recommended by epoxy powder manufacturer, compatible with epoxy coating and inert in concrete. Acceptable materials are as follows:

    a. "Scotchkote 413/215," by 3M Company, St. Paul, MN.
    b. "MasterEmaco P124," by Master Builders Solutions, Shakopee, MN.
    c. "Duralprep AC," by The Euclid Chemical Company, Cleveland, OH.
    d. "Sika Armatec 110 EpoCem," by Sika Corporation, Lyndhurst NJ.

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7. Corrosion Inhibiting Coating for Existing Exposed Non-prestressed Steel Reinforcement or Welded wire reinforcement:

    a. “MasterEmaco ADH 326,” by Master Builders Solutions, Shakopee, MN.
    b. “Euco 452”, or “Duralcrete Series” by The Euclid Chemical Company, Cleveland, OH.
    c. “Sikadur 32 Hi-Mod LPL," by Sika Corporation, Lyndhurst, NJ.
    d. “Sika Armatec 110 EpoCem,” by Sika Corporation, Lyndhurst NJ.

C. Execution

1. Work shall conform to requirements of latest edition of ACI 301 “Standard Specifications for Structural Concrete,” ACI 315 “Details and Detailing of Concrete Reinforcement,” ACI 318 “Building Code Requirements for Reinforced Concrete,” and Concrete Reinforcing Steel Institute (CRSI), “Manual of Standard Practice.”
2. Submittals required include: Product data for proprietary materials and items, including reinforcement and forming accessories, admixtures, patching compounds, waterstops, joint systems, curing compounds, and others as requested by Engineer/Architect including, but not limited to:

    a. Manufacturer's product data and installation instructions for proprietary form coatings, manufactured form systems, ties, and accessories.
    b. Steel producer's certificates of mill analysis, tensile tests, and bend tests.
    c. Manufacturer's product data, specifications, and installation instructions for proprietary materials, welded and mechanical splices, and reinforcement accessories.
    d. Corrosion Inhibitor for Reinforcement:

        1) Written certification from coating manufacturer that coating resin for reinforcement has been approved by National Bureau of Standards.
        2) Written information from coating manufacturer on proper use and application of coating resin.
        3) Coating applicator's written certification of results of quality control program.

    e. Submit all materials and methods for concrete curing to Engineer/Architect for approval before beginning concreting Work. Include certification of curing compound allowable moisture loss.

3. Store concrete reinforcement materials at site to prevent damage and accumulation of dirt or excessive rust.
4. Epoxy Coated Reinforcement:

    a. Contact areas of handling and hoisting systems shall be padded or be made of nylon or other acceptable material.
    b. Use spreader bars to lift bundles of coated steel to prevent bar-to-bar abrasion.
    c. Pad bundling bands or fabricate of nylon or other acceptable material.
    d. Store coated steel on padded or wooden cribbing.

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e. Do not drag coated steel members.
f. After placement, restrict traffic on coated steel to prevent damage.

5. Reinforcement with any of following defects will be rejected:

   a. Lengths, depths and bends exceeding CRSI fabrication tolerances.
   b. Bends or kinks not indicated on Drawings or final Shop Drawings.
   c. Reduced cross-section due to excessive rusting or other cause.

6. General: Comply with Concrete Reinforcing Steel Institute's recommended practice for "Placing Reinforcing Bars," for details and methods of reinforcement placement and supports and as herein specified.

   a. Avoiding cutting or puncturing vapor retarder during reinforcement placement and concreting operations.
   b. Examine conditions under which concrete reinforcement is to be placed, and immediately notify Engineer/Architect in writing of unsatisfactory conditions. Do not proceed with Work until unsatisfactory conditions have been corrected in acceptable manner.
   c. Clean reinforcement of loose rust and mill scale, earth, ice, and other materials that reduce or destroy bond with concrete.
   d. Fabricate reinforcement to conform to required shapes and dimensions, with fabrication tolerances complying with CRSI MSP. In case of fabricating errors, do not re-bend or straighten reinforcement in manner that will injure or weaken material.
   e. Bends in reinforcement are standard 90° bends unless noted otherwise.
   f. Reinforcement with any of following defects will be rejected:

      1) Lengths, depths and bends exceeding CRSI fabrication tolerances.
      2) Bends or kinks not indicated on Drawings or final Shop Drawings.
      3) Reduced cross-section due to excessive rusting or other cause.

   g. Perform all welding of mild steel reinforcement, metal inserts and connections with low hydrogen welding electrodes in accordance with AWS D1.4.
   h. Epoxy coated reinforcement: Fabricator and applicator to provide installer with written instructions to handle, store and place epoxy coated reinforcement to prevent damage to coating.
   i. Comply with ACI 301, Chapter 3 for placing reinforcement.
   j. Use rebar chairs and accessories to hold all reinforcing positively in place. Provide rebar chairs at all formed surfaces, both vertical and horizontal, to maintain minimum specified cover. Set wire ties so ends are directed into concrete, not toward exposed concrete surfaces. Maximum spacing of chairs and accessories shall be per CRSI Manual of Standard Practice. In situations not covered by CRSI, provide support at 4 ft on center maximum each way.
   k. Install welded wire reinforcement in as long lengths as practicable. Lap adjoining pieces at least one full mesh and lace splices with wire. Offset laps of adjoining widths to prevent continuous laps in either direction.
   l. Splices:

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1) Provide standard reinforcement splices by lapping ends, placing bars in contact, and tying tightly with wire. Comply with requirements of ACI 318 for minimum lap of spliced bars.
2) For mechanical tension splices of reinforcement:

    a) Column bar lengths shall not exceed 30 ft between splices. In any bar, no splices shall occur at any floor level.
    b) Exercise care to assure that no reduction of cross-sectional area of reinforcement occurs.
    c) Use Barsplice Products, Inc., Bar-Grip or Grip-Twist, NMB Splice Sleeve, or Erico LENTON splices.
    d) For all mechanical splices, perform splicing in strict accordance with manufacturer's requirements and instructions.
    e) All splices to develop 125% of specified yield strength of bars, or of smaller bar in transition splices.
    f) Stagger splices in adjacent bars.
    g) Except where shown on Drawings, welding of reinforcement prohibited without prior written authorization by Engineer/ Architect.

3) Compression splices: Mechanically coupled splices in accordance with ACI 318.

m. Epoxy Coated Reinforcement:

1) Rest epoxy coated steel members supported from formwork on coated wire bar supports, or on bar supports made of dielectric material or other suitable material.
2) Coat wire bar supports with dielectric material for minimum distance of 2 in. from point of contact with coated steel member.
3) Fasten epoxy-coated steel members with nylon-, epoxy-, or plastic-coated tie wire, or other suitable material acceptable to Engineer/Architect.
4) Mechanical connections, when required, shall be installed in accordance with splice device manufacturer's recommendations. Repair any damage to coating.
5) All parts of mechanical connections on epoxy-coated steel, including steel splice sleeves, bolts, and nuts shall be coated with same material used for repair of coating damage.
6) Do not cut epoxy-coated steel unless permitted by Engineer/ Architect. When cut, coat ends with material used for repair of coating damage.
7) All welding of epoxy-coated steel shall conform to AWS D1.4.
8) Adequate ventilation shall be provided when welding epoxy-coated steel.
9) After welding, repair coating damage.

WI 1.5 TEMPORARY SIGNAGE

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A. Scope of Work

1. Work consists of furnishing all labor, materials, equipment and supervision necessary to provide and install and remove following completion of project, temporary signage as required for traffic control and user information during construction and as required by Owner/Engineer/Architect.

B. Materials

1. Temporary signage shall meet following minimum requirements:

a. Minimum size: 48” x 48”
b. Backing material: 0.5 in. medium density overlay plywood.
c. Colors:

1) Background: medium orange or white.
2) Symbols/Lettering: black

d. Lettering: silk screened or die-cut.

1) Font Style: Helvetica or similar.
2) Size: 2 in. high minimum for pedestrian information; 4 in. high minimum for traffic information.

C. Execution

1. Mounting height: 5 ft. to bottom of sign. Provide mounting brackets as required.

WI 2.0 FLOOR SURFACE PREPARATION

A. Scope of Work

1. This Work consists of furnishing all labor, materials, equipment, supervision and incidentals necessary to locate existing spalls, locate and remove delaminated and unsound concrete and prepare cavities for repair and/or overlay. Refer to Detail Series 2.0 for specific requirements.

B. Materials/Equipment (NOT APPLICABLE)

C. Execution

1. Locating, removals and preparation of deteriorated floor surface concrete shall be performed as specified in Division 02 Section "Surface Preparation for Patching and Overlay.”
2. Concrete removals shall be as square or rectangular-shaped as practical.
3. All concrete shall be removed from within deterioration area boundaries until sound concrete is reached on all sides.
4. All exposed steel within cavities shall be cleaned by sandblasting and damaged and defective reinforcement replaced as specified

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5. Contractor shall allow for Engineer/Architect inspection of all cavities for condition as specified.

WI 2.8 FLOOR PREPARATION – HYDRO SLAB DEMOLITION

A. Scope of Work

1. This Work consists of furnishing all labor, materials, equipment, supervision and incidentals necessary to locate and remove designated floor slab areas using hydro demolition methods and to prepare removal boundary conditions for slab replacement. Refer to section 02 51 60 “Hydro Demoltion Surface Preparation”.

B. Materials/Equipment

1. Hydro demolition equipment shall be sized to prevent damage to beams, columns, or other structural/architectural items to remain.

C. Execution

1. Contractor shall provide safety shoring at 1/3rd points along all beams prior to beginning demolition. Supported slabs shall be shored prior to demolition. Safety shores shall remain in-place until formwork for new concrete is removed.
2. Locating, removal and preparation of deteriorated floor slab concrete to be hydro demolished shall be performed as specified in Division 02 Section "Surface Preparation for Patching and Overlay.”
3. Concrete removals shall be as square or rectangular-shaped as practical.
4. All concrete shall be removed as shown on detail 3.6 and where shown on the plans for work item 3.6.
5. All exposed steel within cavities shall be cleaned by sandblasting and damaged and defective reinforcement replaced as specified
6. Contractor shall allow for Engineer/Architect inspection of all cavities for condition as specified.

WI 3.0 CONCRETE FLOOR REPAIR

A. Scope of Work

1. This Work consists of furnishing all labor, materials, equipment, supervision and incidentals including shoring necessary to locate existing spalls, locate and remove delaminated and unsound floor concrete, prepare cavities and install new concrete and reinforcing (as required) materials to restore concrete floor to original condition and appearance. Refer to Detail Series 3.0 for specific requirements.

B. Materials

1. Concrete repair materials shall be as specified in Division 03 Section "Cast-in-Place Concrete”, and/or Division 03 Section “Prepackaged Repair Mortar”.

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2. Conventional steel reinforcement shall be as specified in Division 03 Section “Cast-in-Place Concrete”, and/or Work Item 1.4, “Concrete Reinforcement.”

C. Execution

1. Locating, marking, removal, preparation, and inspection of deteriorated concrete and reinforcing steel preparation, repair and installation shall be performed as specified in Division 02 Section "Surface Preparation for Patching and Overlay.”
2. Final surface preparation, concrete placement, finishing and curing shall be performed as specified in concrete repair material specification. Manufacturer specifications/requirements for these issues shall also be followed in the event proprietary bag mix repair materials are used.

WI 3.1 FLOOR REPAIR – CAST-IN-PLACE

A. Refer to Work Item 3.0, "Concrete Floor Repair" for scope of Work, materials and Execution procedure associated with this Work Item. Refer to Detail 3.1 for specific requirements.

WI 3.6 SLAB REPLACEMENT – PARTIAL DEPTH

A. Refer to Work Item 3.0, “Concrete Floor Repair” for Scope of Work, Material and Execution procedures associated with this Work Item. Refer to Detail 3.6 for specific requirements.

WI 4.0 CONCRETE CEILING REPAIR

A. Scope of Work

1. This Work consists of furnishing all labor, materials, equipment, supervision, and incidentals including shoring necessary to locate existing spalls, locate and remove delaminated and unsound overhead concrete, prepare cavities, and install new concrete and reinforcing (as required) materials to restore overhead concrete to original condition and appearance. Refer to Detail Series 4.0 for specific requirements.

B. Materials

1. Cast-in-place concrete repair materials shall be as specified in Division 03 “Prepackaged Repair Mortar”.
2. Conventional steel reinforcement shall be as specified in Division 03 Section “Cast-in-Place Concrete”, and/or Work Item 1.4, “Concrete Reinforcement.”

C. Execution

1. Locating, marking, removal, preparation, and inspection of deteriorated concrete and reinforcing steel preparation, repair and installation shall be performed as specified in Division 02 Section "Surface Preparation for Patching and Overlay.”

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2. Final surface preparation, concrete placement, finishing and curing shall be performed as specified in concrete repair material specification. Manufacturer specifications/requirements on these issues shall also be followed in the event proprietary bag mix repair materials are used.

WI 4.1 CEILING REPAIR – CAST-IN-PLACE

A. Refer to Work Item 4.0, "Concrete Ceiling Repair" for Scope of Work, materials and procedure associated with this Work Item. Refer to Detail 4.1 for specific requirements.

WI 5.0 CONCRETE BEAM AND JOIST REPAIR

A. Scope of Work

1. This Work consists of furnishing all labor, materials, equipment, supervision, and incidentals including shoring necessary to locate existing spalls, locate and remove delaminated and unsound overhead concrete, prepare cavities and install new concrete and reinforcing (as required) materials to restore concrete beams and joists to original condition and appearance. Refer to Detail Series 5.0 for specific requirements.

B. Materials

1. Concrete repair materials shall be as specified in Division 03 Section “Prepackaged Repair Mortar”.
2. Conventional steel reinforcement shall be as specified in Division 03 Section “Cast-in-Place Concrete”, and/or Work Item 1.4, “Concrete Reinforcement.”

C. Execution

1. Locating, marking, removal, preparation, and inspection of deteriorated concrete and reinforcing steel preparation, repair and installation shall be performed as specified in Division 02 Section "Surface Preparation for Patching and Overlay.” Install shoring at repair locations where required per the Construction Documents prior to starting removals.
2. Final surface preparation, concrete placement, finishing and curing shall be performed as specified in concrete repair material specification. Manufacturer specifications/requirements on these issues shall also be followed in the event proprietary bag mix repair materials are used.

WI 5.1 BEAM REPAIR – CAST-IN-PLACE

A. Refer to Work Item 5.0, "Concrete Beam and Joist Repair" for scope of Work, materials and procedure associated with this Work Item. Refer to Detail 5.1 for specific requirements.

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WI 6.0 CONCRETE COLUMN REPAIR

A. Scope of Work

1. Work consists of furnishing all labor, materials, equipment, supervision and incidentals including shoring necessary to locate existing spalls, locate and remove delaminated and unsound concrete, prepare cavities and install concrete and reinforcing (as required) materials to restore concrete columns to original condition and appearance. Refer to Detail Series 6.0 for specific requirements.

B. Materials

1. Cast-in-place concrete repair materials shall be as specified in Division 03 Section “Prepackaged Repair Mortar”.
2. Conventional steel reinforcement shall be as specified in Division 03 Section “Cast-in-Place Concrete”, and/or Work Item 1.4, “Concrete Reinforcement.”

C. Execution

1. Locating, marking, removal ,preparation, and inspection of deteriorated concrete and reinforcing steel preparation, repair and installation shall be performed as specified in Division 02 Section "Surface Preparation for Patching and Overlay.” Install shoring at repair locations where required per the Construction Documents prior to starting removals.
2. Final surface preparation, concrete placement, finishing and curing shall be performed as specified in concrete repair material specification. Manufacturer specifications/requirements on these issues shall also be followed in the event proprietary bag mix repair materials are used.

WI 6.1 COLUMN REPAIR

A. Refer to Work Item 6.0, "Concrete Column Repair" for scope of Work, materials and procedure associated with this Work Item. Refer to Detail 6.1 for specific requirements.

WI 7.0 CONCRETE WALL REPAIR

A. Scope of Work

1. Work consists of furnishing all labor, materials, equipment, supervision and incidentals including shoring necessary to locate existing spalls, locate and remove delaminated and unsound concrete, prepare cavities and install concrete and reinforcing (as required) materials to restore concrete walls to original condition and appearance. Refer to Detail Series 7.0 for specific requirements.

B. Materials

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1. Cast-in-place concrete repair materials shall be as specified in Division 03 “Prepackaged Repair Mortar”.
2. Conventional steel reinforcement shall be as specified in Division 03 Section “Cast-in-Place Concrete”, and/or Work Item 1.4, “Concrete Reinforcement.”

C. Execution

1. Locating, marking, removal, preparation, and inspection of deteriorated concrete and reinforcing steel preparation, repair and installation shall be performed as specified in Division 02 Section "Surface Preparation for Patching and Overlay .” Install shoring at repair locations where required per the Construction Documents prior to starting removals.
2. Final surface preparation, concrete placement, finishing and curing shall be performed as specified in concrete repair material specification. Manufacturer specifications/requirements on these issues shall also be followed in the event proprietary bag mix repair materials are used.

WI 7.1 WALL REPAIR

A. Refer to Work Item 7.0, "Concrete Wall Repair" for scope of Work, materials and procedure associated with this Work Item. Refer to Detail 7.1 for specific requirements.

WI 7.2 WALL REPAIR – LIFTING LOOP

A. Refer to Work Item 7.0, "Concrete Wall Repair" and specification section 07 92 33 Concrete Joint Sealants for Scope of Work, materials and procedure associated with this Work Item. Refer to Detail 7.2 for specific requirements.

WI 11.0 CRACK AND JOINT REPAIR

WI 11.1 SEAL RANDOM FLOOR CRACKS

A. Scope of Work

1. Work consists of furnishing all labor, materials, equipment, supervision, and incidentals necessary to locate, prepare and seal random cracks and unsealed construction and control joints in concrete floor and/or topping. Refer to Detail 11.1 for specific requirements.

B. Materials

1. Approved materials for use in this Work are specified in Division 07 Section "Concrete Joint Sealants."

C. Execution

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1. Contractor shall thoroughly clean and inspect concrete slabs and/or topping for cracks and unsealed construction and control joints. Those identified as either greater than 0.03 in. wide or showing evidence of water leakage and/or salt staining on ceiling below shall be sealed. All cracks and joints identified for repair shall be marked with chalk to aid in precision routing. Obtain depths to top reinforcing bars and P-T tendons in area of repair by use of a pachometer (rebar locator). Determine depth of electrical conduit (metal or plastic). Do not exceed this depth of routing where the crack to be repaired crosses the embedded items. Damage to embedded items will require repair or replacement at no cost to the Owner.
2. Cracks and construction joints shall be ground or sawcut to an adequate width and depth as required by Work Item Detail. Routing shall be performed by mechanized device that has positive mechanical control over depth and alignment of cut. Hand held power grinders with abrasive disks shall not be used on control/construction joints, but may be used on random cracks.
3. Cavities shall be thoroughly cleaned by either sandblasting or grinding to remove all laitance, unsound concrete and curing compounds which may interfere with adhesion. Groove shall be air blasted to remove remaining debris.
4. Sealant materials and installation procedures shall be in accordance with referenced specifications for selected material.

WI 11.2 CONSTRUCTION JOINT SEALANT

A. Scope of Work

1. Work consists of providing all labor, materials, equipment, supervision, and incidentals necessary to provide tooled and sealed control joints in concrete as shown on Drawings. Refer to Detail 11.2 for specific requirements.

B. Materials

1. Sealant materials shall be as specified in Division 07 Section "Concrete Joint Sealants."

C. Execution

1. Contractor shall locate and provide control joints at all column grid lines and at all existing control and construction joints, and at any additional locations shown in the Construction Documents.
2. Control joints shall be tooled and formed in plastic concrete. Sawcutting joints after concrete sets will not be allowed.
3. Tooled joints shall be of proper dimension in plastic concrete.
4. Sealant materials and installation procedures shall be in accordance with referenced specifications for selected material.

WI 11.3 VERTICAL JOINT SEALANT

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A. Scope of Work

1. Work consists of furnishing all labor, materials, equipment, supervision, and incidentals necessary to locate and mark failed vertical joint sealant, remove existing sealant, prepare edges, and reseal vertical joints. Refer to Detail 11.3 for specific requirements.

B. Materials

1. Approved materials for use in this Work are specified in Division 07 Section "Concrete Joint Sealants."

C. Execution

2. Contractor shall locate failed crack/joint sealant by visual inspection.
3. Contractor shall remove existing sealant from joints and/or cracks.
4. When existing joint dimensions do not conform to Detail 11.3, joints shall be routed or sawcut to an adequate width and depth to match Work Item Detail. Routing shall be performed by mechanized device that has positive mechanical control over depth and alignment of cut.
5. Cavities shall be thoroughly cleaned by either sandblasting or grinding to remove all remaining sealant and unsound concrete which may interfere with adhesion. Groove shall also be air blasted to remove remaining debris.
6. Sealant materials and installation procedures shall be in accordance with referenced specifications for selected material.

WI 11.7 COVE SEALANT

A. Scope of Work

1. Work consists of furnishing all labor, materials, equipment, supervision, and incidentals necessary to prepare concrete surfaces and install cove sealant between floor and vertical surfaces as shown on Drawings. Refer to Detail 11.7 for specific requirements.

B. Materials

1. Joint sealant materials shall be as specified in Division 07 Section “Concrete Joint Sealants."

C. Execution

1. Intersection to be sealed shall be thoroughly cleaned by sandblasting to remove all contaminants and foreign material.
2. Entire Work area shall then be cleaned with compressed air to assure that all loose particles have been removed and that intersection is dry.

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3. Properly prepared intersection shall be coated evenly and completely with joint primer material on each of intersecting faces in accordance with sealant manufacturer's recommendations.
4. After primer has cured, apply cove sealant to intersection such that sealant extends 0.75 in. onto each of intersecting faces.
5. Work cove sealant into joint so that all air is removed and tool to concave shape such that minimum throat dimension of no less than 0.5 in. is maintained.
6. Remove excess sealant and allow to cure.

WI 11.9 COPING JOINT SEALANT

A. Scope of Work

1. Work consists of furnishing all labor, materials, equipment, supervision, and incidentals necessary to locate and mark failed coping joint sealant, remove existing sealant, prepare edges, and reseal coping joints. Refer to Detail 11.9 for specific requirements.

B. Materials

1. Approved materials for use in this Work are specified in Division 07 Section "Concrete Joint Sealants."

C. Execution

1. Contractor shall locate failed crack/joint sealant by visual inspection.
2. Contractor shall remove existing sealant from joints and/or cracks.
3. Cavities shall be thoroughly cleaned by either sandblasting or grinding to remove all remaining sealant and unsound concrete which may interfere with adhesion. Groove shall also be air blasted to remove remaining debris.
4. Sealant materials and installation procedures shall be in accordance with referenced specifications for selected material.

WI 16.0 TRAFFIC TOPPING

A. Scope of Work

1. Work consists of furnishing all labor, materials, equipment, supervision, and incidentals, including installation of joint sealant materials, necessary to prepare existing floor surfaces and install traffic topping. Coating of all vertical surfaces within Work limits shall be incidental to installation of traffic topping. Refer to Detail series 16.0 for specific requirements.

B. Materials

1. Traffic topping materials shall be as specified in Division 07 Section "Traffic Coatings."

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C. Execution

1. Floor surface preparation shall be performed by coating system licensed applicator or under its direct supervision.
2. Shotblast surface preparation is required for floors.
3. Coating system shall be installed by licensed applicators in strict accordance with manufacturer's recommendations and referenced specification section.
4. Crack preparation, including installation of sealant material where required, is incidental to traffic topping work.
5. Coating system shall be thoroughly cured prior to Work areas being returned to service.

WI 16.5 TRAFFIC TOPPING - REPAIR

A. Refer to Work Item 16.0, "Traffic Topping" for Scope of Work, materials and procedure associated with this Work Item. Refer to Detail 16.5 for specific requirements.

WI 25.0 MECHANICAL - DRAINAGE

WI 25.2 REPLACE DRAIN GRATE

A. Scope of Work

1. Work consists of furnishing all labor, materials, equipment, supervision, and incidentals necessary to replace the corroded floor drain grate.

B. Materials

1. Approved materials for this Work are as shown in Division 22 Section "Common Work Results for Plumbing" and Division 22 Section “Facility Storm Drainage Piping.”

WI 25.3 REPLACE DRAINPIPE

A. Scope of Work

1. Work consists of furnishing all labor, materials, equipment, supervision, and incidentals necessary to supplement existing floor drain system by installing pipe and hangers. Refer to Detail 25.3 for specific requirements.

B. Materials

1. Approved materials for this Work are as shown on Detail 25.3 and in Division 22 Section "Common Work Results for Plumbing" and Division 22 Section “Facility Drainage and Vent Piping System.”

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C. Execution

1. Contractor shall locate and mark all areas where supplemental floor drain piping is to be installed.
2. Pipes and hangers shall be installed with adequate positive drainage slope at all locations along pipe runs.
3. Pipes and hangers shall be installed as shown on Detail 25.3 and in accordance with referenced specification section.

WI 25.4 MECHANICAL – TRENCH DRAIN

A. Scope of Work

1. Work consists of furnishing all labor, materials, equipment, supervision and incidentals necessary to remove and replace trench drain in the service tunnel area as indicated on the Construction Documents. Refer to Detail 25.4 for specific requirements.

B. Materials

1. Concrete repair materials for sidewalk replacement shall be as specified in Division 03 Section "Cast-in-Place Concrete."
2. Approved materials for this Work are as shown on Detail 25.4 and in Sections "Common Work Results for Plumbing."
3. Sealant materials shall be as specified in Section "Concrete Joint Sealants."

C. Execution

1. Contractor shall locate and mark areas where trench drain is to be removed and replaced.
2. Any concrete work associated with this repair shall be incidental to Detail 25.4.
3. Tie-in to the existing piping is incidental to Detail 25.4.

WI 26.0 MECHANICAL – FIRE PROTECTION

WI 26.5 REPLACE FIRE EXTINGUISHER AND CABINET

A. Scope of Work

1. Work consists of furnishing all labor, materials, equipment, supervision, and incidentals necessary to replace a fire extinguisher and the cabinet it's stored in at each location marked on the drawings.

B. Materials

1. New fire extinguisher and new cabinet as shown on locations in the drawings.

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C. Execution

1. Contractor shall locate and remove and replace fire extinguisher and cabinets shown on the drawings. Fire extinguishers and cabinets shall be the same model and capacity of the existing fire extinguishers.

WI 32.0 ELECTRICAL - SLAB

WI 32.1 ELECTRICAL – SNOW/ICE MELT ELECTRICAL SYSTEM

A. Scope of Work

1. Work is **PERFORMANCE DESIGN**. Refer to M-Series Drawings for specific requirements.

WI 35.0 MASONRY

WI 35.1 BRICK REPLACEMENT

A. Scope of Work

1. Work consists of furnishing all labor, materials, equipment, supervision and incidentals necessary for local brick removal and replacement due to fractures, cracks, broken or unsound brick. Refer to Detail 35.1 for specific requirements.

B. Materials

1. Materials shall be as specified in Division 04 Section "Unit Masonry."

C. Execution

1. Contractor shall locate and mark all brick to be replaced. Engineer/Architect shall verify replacement locations prior to start of Work.
2. Contractor shall remove all existing fractured, cracked, spalled, broken or structurally unsound brick and all brick damaged during removal and toothing work.
3. Internal structural steel exposed during removal process shall be cleaned to bare metal per SSPC-SP-11, and coated with high performance coating. Coat with one coat of corrosion resistant paint prior to brick replacement.
4. Entire cavity of removed brick shall be thoroughly cleaned of all mortar from top, bottom, and both sides of all brick surrounding new brick work. Do not allow mortar droppings to accumulate in cavity space, in weep holes, or on flashing. Engineer/Architect shall inspect all cavities for condition prior to commencement of new construction.
5. New brick veneer shall be anchored to backing with flexible metal ties embedded in masonry joints and attached to existing structure. Space veneer anchors at 16

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in. o.c. vertically. Horizontal anchor spacing shall not exceed 24 in. o.c. Existing veneer anchors not damaged during brick removal may be reused at Contractor's option. Clean existing anchors prior to replacing brick veneer.

6. Flush cavity thoroughly with water to remove all dust and laitance prior to brick replacement. Take all necessary precautions to prevent water from entering cavity space during cleaning operations. Allow excess water to run off. New brick or existing brick removed from building shall be laid in full bed of mortar while wall is still damp. All brick repair work shall be flush with existing.
7. New brick work is to be toothed into existing brick work.
8. All bed and head joints shall be fully filled with mortar. Collar joints shall remain clear of mortar in single wythe veneer construction. For multi-wythe brick construction, fill collar joints.
9. Prior to initial set of mortar, tool joints to match existing.
10. Adequate weather protection shall be installed over all areas left open at completion of each day's work.
11. Allow 3 to 7 days for mortar to harden prior to cleaning of brick wall.
12. Dispose of all accumulated material and leave premises in clean condition.
13. Masonry surfaces that become dirty or smeared during joint cutting and repointing of joint surfaces shall be cleaned with bristle brushes and plain water.
14. Unnecessary damage to surrounding brick shall be repaired by Contractor at no cost to Owner.

WI 35.2 TUCKPOINTING

A. Scope of Work

1. Work consists of furnishing all labor, materials, equipment, supervision and incidentals necessary to tuckpoint defective, cracked, broken or eroded joints in existing brick or concrete masonry units. Refer to detail 35.2 for specific requirements.

B. Materials

1. Materials shall be as specified in Division 04 Section "Unit Masonry."
2. Portland Cement: ASTM C 150, Type I or II.
3. Quicklime: ASTM C5; pulverized lime.
4. Hydrated Lime: ASTM C 207, Type N.
5. Aggregate for Mortar: ASTM C 144; except for joints less than 0.25 in., use aggregate graded with 100% passing the No. 16 sieve.
6. Water: Potable
7. Mortar shall match existing color.

C. Execution

1. Contractor shall locate and mark all Work areas. Engineer/Architect shall verify locations prior to start of Work.
2. All defective joints which are cracked, broken, or eroded to depth of 0.5 in. or more shall be tuckpointed.

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3. Joints to be tuckpointed shall be cut back to depth of 0.75 in., or to full depth of deterioration. Use mechanically operated blades only to perform cutting. Joint at back of cut shall have square shoulder. Remove all mortar from upper and lower surfaces and sides of mortar joint being prepared.
4. Contractor shall flush all mortar joints thoroughly with clean water under pressure prior to tuckpointing to remove all dust, dirt, and laitance. Brick shall be damp and free of excess water before tuckpointing commences. Take all necessary precautions to prevent water from entering cavity space during cleaning operations.
5. Tuckpointing shall be performed using Type N mortar in accordance with ASTM C270 using specified materials.
6. Match existing mortar color. Mortar shall be dry and mixed thoroughly prior to adding water. Add one-half required mixing water and allow to stand 1 hour, then add balance of mixing water.
7. Press mortar into prepared joint using pointing tool 0.125 in. smaller than width of joint until joint is packed full. Finish point joint with pointing tool at least 0.125 in. wider than prepared joint.
8. Prior to initial set of mortar, tool joints to match existing.
9. Allow 3 to 7 days for mortar to harden prior to cleaning of brick wall.
10. Dispose of all accumulated material and leave premises in clean condition.
11. Masonry surfaces that become dirty or smeared during joint cutting and repointing of joint surfaces shall be cleaned with bristle brushes and plain water.
12. Unnecessary damage to surrounding brick shall be repaired by Contractor at no cost to Owner.

WI 35.3 CMU REPLACEMENT

A. Refer to Work Item 35.1, "Brick Replacement" for scope of Work, materials and procedure associated with this Work Item. Refer to Detail 35.3 for specific requirements.

WI 40.0 CONNECTIONS/BEARINGS

WI 40.5 REANCHOR HANDRAIL

A. Scope of Work

1. This Work consists of furnishing all labor, materials, equipment, supervision and incidentals necessary to locate stair tower handrail embed rails that are loose or unanchored and to grind, clean and coat corrosion on rails and embed plate. Then install a new plate with anchors and to weld the existing hand rail plate onto the new plate. Refer to Detail 40.5 for specific requirements.

B. Materials

1. Drill, grinder, wire wheel.
2. Welding electrode.

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3. Corrosion inhibitor.
4. New plate.
5. Hilti Kwik Bolts III wedge anchors SS304.

C. Execution

1. Contractor shall locate and mark all Work areas where shown on the drawings.
2. Contractor shall grind, clean, and coat corroded rail base plates and embed plates as required.
3. Contractor shall install new plate with two, ½" diameter Hilti Kwik Bolts III wedge anchors SS304 with minimum 3" embedment. Weld existing hand rail plate to the new plate, see detail 40.5.

END OF SECTION 02 00 10

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SECTION 02 51 30 - GENERAL CONCRETE SURFACE PREPARATION

PART 1 - GENERAL

1.1 DEFINITIONS

A. **DELAMINATIONS**: Fracture planes, "internal cracks," within concrete. Typically these fractures are parallel to the member face and vary in depth.

B. **NEAR-VERTICAL CHIPPED EDGES:** Provide an edge dressed to within 20º of perpendicular of finished surface.

C. **SPALLS:** Potholes, cavities or voids in concrete. Usually result of delamination migrating to face of concrete member. When fracture finally reaches surface, concrete encompassed by delamination breaks away, resulting in spall.

D. **UNSOUND CONCRETE:** Concrete exhibiting one or more of:

1. Incipient fractures present beneath existing delaminated or spalled surfaces.
2. Honeycombing.
3. Friable or punky areas.
4. Deterioration from freeze-thaw action.

E. **SCALING:** Deterioration which attacks mortar fraction (paste) of concrete mix. First appears as minor flaking and disintegration of concrete surface. Scaling eventually progresses deeper into concrete, exposing aggregate which breaks away.

F. **SHOTBLASTING:** Scarification of concrete surfaces using an abraded metal shot-rebound. See ICRI Guideline 03732 “Selecting and Specifying Concrete Surface Preparation for Sealers, Coatings, and Polymer Overlays.”

PART 2 - PRODUCTS (NOT APPLICABLE)

PART 3 - EXECUTION (NOT APPLICABLE)

END OF SECTION 02 51 30

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SECTION 02 51 40 - SURFACE PREPARATION FOR PATCHING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections apply to this Section.

1.2 SUMMARY

A. This Section includes the provision of all labor, materials, equipment, supervision and incidentals necessary to locate and remove all delaminated and unsound concrete, all existing failed patches, all existing surface spalls and potholes, and preparation of cavities created by removal to receive concrete patching material.

B. This Section includes the provision of all labor, materials, equipment, supervision and incidentals necessary to prepare existing sound concrete slab surfaces to receive bonded concrete overlay.

C. Related Sections: Following Sections contain requirements that relate to this Section:

1. Division 03 Section “Prepackaged Repair Mortar”

1.3 REFERENCES

A. "Specifications for Structural Concrete for Buildings" (ACI 301) by American Concrete Institute, herein referred to as ACI 301, is included in total as specification for this structure except as otherwise specified herein.

B. Comply with provisions of following codes, specifications and standards except where more stringent requirements are shown on Drawings or specified herein:

1. ”Concrete Repair Guide” (ACI 546R-04)

PART 2 - PRODUCTS (NOT APPLICABLE)

PART 3 - EXECUTION

3.1 INSPECTION

A. Floor Slabs:

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1. Floor slab delaminations: locate by sounding surface with hammer, rod, or chain drag.
2. When delaminated area is struck, distinct hollow sound is heard.
3. Contractor: sound all designated floors for delaminations.
4. Certain structural systems that contain thin slab thicknesses with Welded Wire Reinforcement or other small diameter reinforcing, such as waffle slab or precast tees, may have significant deterioration without evidence of delaminations. These structural systems require qualified personnel to provide additional inspections, primarily visual in nature, to define the extent of deterioration.
5. Contractor: Visually inspect thin slab thicknesses with small diameter reinforcing for deterioration.

B. Vertical and Overhead Surfaces:

1. Vertical and overhead surface delaminations: locate by sounding appropriate member with hammer or rod.
2. Cracks, usually horizontal in orientation along beam faces, and vertical in orientation near column corners are indicators of delaminated concrete.
3. Contractor: sound only vertical and overhead surfaces that show evidence of cracking and/or salt and water staining.

C. Delaminated areas, once located by Contractor, shall be further sounded to define limits. Mark limits with chalk or paint.

D. Contractor: locate spalls by visual inspection and mark boundaries with chalk or paint after sounding surface.

E. Engineer/Architect may define and mark additional unsound concrete areas for removal, if required.

F. Areas to be removed shall be as straight and rectangular as practical to encompass repair and provide neat patch.

G. Contractor: Locate and determine depth of all embedded REINFORCEMENT, POST-TENSIONING TENDONS, and ELECTRICAL CONDUIT in repair area and mark these locations for reference during concrete removal. Do **NOT** nick or cut any embeds unless approved by Engineer/Architect.

H. For overlay installation, boundaries of overlay areas will be as defined in project drawings and verified by Engineer/Architect.

3.2 PREPARATION

A. **Temporary shoring may be required at concrete floor repair areas and at any beam, joist, or column repair. Contractor: Review all marked removal and preparation areas and request clarification by Shoring Engineer of Record retained by the Contractor of shoring requirements in questionable areas. Shores shall be in place prior to concrete removal and cavity preparation in any area requiring shores**.

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B. Delaminated, spalled and unsound concrete floor areas: mark boundaries. All concrete shall be removed from within marked boundary to minimum depth of 0.75 in. using 15 to 30 lb chipping hammers equipped with chisel point bits. When directed by Engineer/Architect, chipping hammers less than 15 lb shall be used to minimize damage to sound concrete. Near vertical chipped edge shall be provided along perimeter of repair area where shown on drawings. Areas to be removed shall encompass repair and provide uniform cavity surface. If delaminations exist beyond minimum removal depth, chipping shall continue until all unsound and delaminated concrete has been removed from cavity.

C. Where embedded reinforcement or electrical conduit is exposed by concrete removal, exercise extra caution to avoid damaging it during removal of unsound concrete. If bond between exposed embedded reinforcement and adjacent concrete is impaired by Contractor's removal operations, Contractor shall perform additional removal around and beyond perimeter of reinforcement for minimum of 0.75 in. along entire length affected at no cost to Owner.

D. If rust is present on embedded conventional reinforcement where it enters sound concrete, additional removal of concrete along and beneath reinforcement required. Additional removal shall continue until non-rusted reinforcement is exposed, or may be terminated as Engineer/Architect directs. If rust is present on embedded pre-stressing reinforcement where it enters sound concrete, notify and coordinate with Engineer/Architect to determine extent and process for any additional concrete removals.

E. Sawcut patch and overlay boundaries to depth of 0.75 in. into floor slab, unless otherwise noted. No sawcutting required at overlay boundaries abutting existing vertical surface (wall, beam, curb, etc.).For vertical and overhead surfaces marked boundary may be sawcut, ground or chipped to depth of 0.5 in. to 0.625 in. into existing concrete, measured from original surface. All edges shall be straight and patch areas square or rectangular-shaped. Diamond blade saw or grinder with abrasive disk suitable for cutting concrete is acceptable for performing work. Edge cut at boundary shall be dressed perpendicular to member face. It shall also be of uniform depth, for entire length of cut. Exercise extra caution during sawcutting to avoid damaging existing reinforcement (ESPECIALLY POST-TENSIONING TENDONS AND SHEATHING) and electrical conduit and any other embedded items near surface of concrete. Any damage to existing reinforcement, post-tensioning tendons or sheathing during removals shall be repaired by Contractor with Engineer/Architect-approved methods at no additional cost to Owner.

F. All sound surfaces (surfaces not requiring spall or delamination repair as previously discussed in this section) to receive overlay shall be heavy abrasive blasted or heavy shotblasted prior to overlay placement, to produce a final concrete surface profile matching ICRI CSP.

3.3 INSPECTION OF REPAIR PREPARATION

A. After removals are complete, but prior to final cleaning, exposed concrete surfaces and exposed reinforcement shall be inspected by Contractor and verified by Engineer/Architect for compliance with requirements of this Section. Where Engineer/Architect finds unsatisfactory surface or cavity preparation, Engineer/ Architect

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shall direct Contractor to perform additional removals. Engineer/Architect shall verify areas after additional removals.

B. Contractor shall inspect embedded reinforcement and conduits exposed within cavity for defects due to corrosion or damage resulting from removal operations. Contractor shall notify Engineer/Architect of all defective and damaged reinforcement or conduits. Replacement of damaged or defective reinforcement or conduits shall be performed according to this Section and as directed by Engineer/Architect.

C. After inspections of exposed surfaces and reinforcement are complete, Engineer/ Architect and Contractor shall measure and document removal and replacement quantities for payment, as required.

3.4 REINFORCEMENT AND EMBEDDED MATERIALS IN REPAIR AREAS

A. All embedded reinforcement exposed during surface preparation that has lost more than 15% (10% if 2 or more consecutive parallel bars and/or tendons are affected) of original cross-section due to corrosion shall be considered DEFECTIVE. All non-defective exposed reinforcement that has lost section to extent specified above as direct result of Contractor's removal operations shall be considered DAMAGED.

B. **Embedded materials** including, but not limited to, electrical conduit, corrosion protection systems and snow/ice melting equipment **shall be protected by Contractor** during removal operations. **Damage due to removal operations shall be repaired by Contractor in accordance with national code requirements at no cost to Owner.** Embedded materials which are defective due to pre-existing conditions may be repaired or replaced by Contractor or abandoned at Owner's option and cost.

C. Supplement defective or damaged embedded reinforcement by addition of reinforcement of equal diameter with Class "B" minimum splice per ACI 318 beyond damaged portion of reinforcement. Secure new reinforcement to existing reinforcement with wire ties and/or approved anchors. Supplemental reinforcement shall be ASTM A615 Grade 60 steel installed in accordance with Division 03 specification Sections. Tendon supplement or repair materials, when applicable, shall be as required by Section "Work Items."

D. Loose and supplemental reinforcement exposed during surface preparation shall be securely anchored prior to concrete placement. Loose reinforcement shall be adequately secured by wire ties to bonded reinforcement or shall have drilled-in anchors installed to original concrete substrate. Drilled-in anchors shall be Powers “Tie-Wire Lok-Bolt” anchors, ITW Ramset/Red Head “TW-1400” anchor, or approved equivalent. Supplemental reinforcing needed to be held off substrate shall be adequately secured by drilled-in anchors installed to original concrete substrate with Powers “Tie-Wire Spike”, ITW Ramset/Red Head Redi-Drive “TD4-112” anchors, or approved equivalent. Engineer/Architect will determine adequacy of wire ties and approve other anchoring devices prior to their use. Securing loose and supplemental reinforcement is incidental to surface preparation and no extras will be allowed for this Work.

E. Concrete shall be removed to provide minimum of 3/4 in. clearance on all sides of defective or damaged exposed embedded reinforcement that is left in place. Minimum

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of 1.5-in. concrete cover shall be provided over all new and existing reinforcement. Concrete cover over reinforcement may be reduced to 1 in. with Engineer/Architect's approval if coated with an approved epoxy resin.

F. Supplemental reinforcement and concrete removals required for repairs of defective or damaged reinforcement shall be paid for as follows:

1. Concrete removals and supplemental reinforcement required for repairs of DEFECTIVE reinforcement shall be paid for by Owner at unit price bid.
2. Concrete removals and supplemental reinforcement required for repairs of DAMAGED reinforcement shall be paid for by Contractor.

3.5 CLEANING OF REINFORCEMENT WITH DELAMINATION AND SPALL CAVITIES

A. All exposed steel shall be cleaned of rust to bare metal by abrasive blasting. Cleaning shall be completed immediately before concrete placement to insure that base metal is not exposed to elements and further rusting for extended periods of time. Entire bar diameter is to be cleaned.

B. After all abrasive blasting operations and cleanup are completed, paint all exposed steel with an approved epoxy. Protect prepared surfaces from damage prior to and during concrete placement.

C. Contractor is responsible for abrasive blasting in a manner that does not create dust or debris hazards.

3.6 PREPARATION OF CAVITY FOR PATCH PLACEMENT

A. Floor slab and cavity surfaces will be examined prior to commencement of concrete placement operations. Sounding surface shall be part of examination. Any delamination noted during sounding shall be removed as specified in this Section.

B. Cavities prepared by chipping or other impact methods shall be abrasive blasted or high-pressure water blasted to remove material that may impair concrete bonding. Sound concrete surfaces shall be prepared by shotblasting as previously specified in this section. Air blasting is required as final step to remove all debris including sand and dust. All debris shall be removed from site prior to commencement of concrete placement, bonding agent preparation, etc. as specified in Division 03 Sections.

END OF SECTION 02 51 40

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SECTION 02 51 60 – HYDRO DEMOLITION SURFACE PREPARATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections apply to this Section.

1.2 SUMMARY

A. This Section includes the provision of all labor, materials, equipment and supervision necessary to remove existing concrete surface (partial depth) as shown on Drawings, using hydrodemolition, and preparation of exposed surfaces created by removal to receive overlay or strip patches.

1.3 CALIBRATION AND TESTING OF HYDRODEMOLITION EQUIPMENT

A. Trial area will be designated by Engineer/Architect to demonstrate that equipment, personnel and methods of operation are capable of producing results satisfactory to Engineer/Architect. Trial area shall consist of two sections, approximately 200 sq. ft. each, one section deteriorated concrete and one section sound concrete.

B. In sound concrete area, adjust equipment to remove 2 in. to 3 in. of concrete. Two passes may be required.

C. After completion of above test section, equipment shall be located over deteriorated concrete and using same parameters for sound concrete removal, used to remove all deteriorated concrete. If sufficient result is obtained, parameters shall be used for production removal.

1.4 PAYMENT

A. Concrete removal shall be paid for at contract unit price bid per square foot based on average removal depths specified on plan drawings. Contractor shall not be compensated for any excess concrete removed, between or around specified reinforcement locations to obtain required 0.75 in. clearance below reinforcement. Contractor may bring to attention of Engineer/Architect any removal areas with existing reinforcing steel substantially deeper than shown on Drawings, for additional compensation.

B. Above payment shall be full compensation for all Work, equipment, materials, and incidentals required to complete concrete removals and surface preparation including

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furnishing and appropriate handling of water, jackhammer work as required and required clean- up work, all as required to complete Work Items.

PART 2 - PRODUCTS

2.1 HYDRODEMOLITION EQUIPMENT

A. Concrete removals shall be performed with approved water jet system utilizing high pressure water stream. Equipment shall be capable of removing concrete to depth specified on Drawings and shall be capable of removing all rust and laitance from exposed reinforcement designated to remain in place.

B. Concrete removals shall be performed using Engineer/Architect-accepted hydrodemolition equipment.

C. Hydrodemolition contractor: supply necessary equipment and manpower to maintain pre-established production rate and assure adherence to construction schedule.

D. Equipment shall be capable of performing bulk concrete removals as shown on Drawings at average production rate of approximately 75 sq. ft./hr/machine minimum.

E. At specified rebar location, hydrodemolition equipment shall be capable of removing 0.75 in. of concrete directly below reinforcement without removing excessive concrete volume between reinforcement.

PART 3 - EXECUTION

3.1 LOCATION IDENTIFICATION AND MARKING OF WORK AREAS

A. Boundaries of overlay or strip patch areas shown on Drawings shall be verified and marked by Contractor.

B. Floor Slabs:

a. Delaminations: locate by sounding surface with hammer, rod, or chain drag.
b. When delaminated area is struck, distinct hollow sound is heard.
c. Contractor: sound all designated floors for delaminations.

C. Delaminated areas, once located by Contractor, shall be further sounded to define limits. Mark limits with chalk or paint.

D. Contractor: locate spalls by visual inspection and mark boundaries with chalk or paint after sounding surface.

E. Engineer/Architect will define and direct the Contractor to mark additional unsound concrete areas for removal, if required.

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F. Areas to be removed shall be bounded by straight edges and rectangular in shape to encompass repair and provide neat patch. Sawcutting and vertical chipping may be required.

3.2 TEMPORARY SHORING

A. Temporary shoring is required as designated by Engineer/Architect at the concrete floor repair areas. Contractor: Review all marked removal and preparation areas and request clarification by Engineer/Architect of shoring equipment in questionable areas. Shores shall be in place prior to concrete removal and cavity preparation. Contractor: Provide positive means of adjustment of shores. See Section "Work Items" and Division 03 Sections for shoring requirements.

3.3 OPERATION OF HYDRODEMOLITION EQUIPMENT

A. Once operating parameters of hydrodemolition equipment are defined and calibrated, they shall not be changed as machine progresses across parking deck, in order to prevent unnecessary removal of sound concrete below required minimum removal depth. Contractor shall exercise care to avoid removal of sound concrete below required depth.

B. Operation of hydrodemolition equipment shall be performed by and supervised by qualified personnel certified by equipment manufacturer.

C. All water used for hydrodemolition shall be potable. Stream or lake water is prohibited.

D. Contractor shall provide for proper filtering and disposal of runoff water generated by hydrodemolition process. Contractor shall obtain all required permits and shall comply with applicable regulations concerning such water disposal. Contractor shall make provision for control and safe handling of runoff water.

E. Contractor shall provide adequate lighting as required to perform removals.

F. Contractor shall maintain, on job site, inventory of common wear parts and replacement accessories for equipment adequate to assure that routine maintenance tasks can be performed readily.

G. Contractor shall adequately shield hydrodemolition and waterblasting area to prevent concrete projectiles, resulting from hydrodemolition and waterblasting operation, from flying more than 10 ft horizontally.

3.4 CONCRETE REMOVAL

A. All concrete within marked boundaries shall be removed to minimum depth shown on Drawings using hydrodemolition techniques. Removals shall be performed in manner that avoids excessive concrete removals between reinforcement.

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B. Provide vertical edge along perimeter of repair area and around perimeter of all columns. Care shall be exercised to avoid undermining columns at floor slab/column interfaces. Column cross section as minimum shall be same as above floor, throughout depth of slab.

C. If floor delaminations exist beyond minimum removal depth, removals shall continue until all unsound and delaminated concrete has been removed from cavity.

D. Any areas of prepared surface contaminated by oil or other materials detrimental to good bond as result of Contractor's operations shall require additional removals until clean surface is obtained, at no extra cost to Owner.

E. At all locations where exposed reinforcement is designated to remain in place, exercise extra caution to avoid damaging it during removal of concrete. Any reinforcement damaged by Contractor's operations shall be repaired or replaced at no cost to Owner.

F. Remove concrete debris immediately after hydrodemolition process, to prevent debris from resettling or re-adhering to surface of remaining sound concrete. If debris build-up is observed, Contractor shall clean surface as directed by Engineer/Architect at no extra cost to Owner.

G. Contractor: protect drains to prevent buildup of debris in drain lines. Contractor: responsible for cleaning of drain lines, sumps, etc. as part of cleanup.

H. Removals in areas of deck that are not accessible for hydrodemolition operations shall be performed using conventional methods as specified in Division 02, Section "Surface Preparation for Concrete Patching and Overlay." Inaccessible areas shall be brought to Engineer/Architect's attention before hydrodemolition begins.

I. All sound surfaces (surfaces not requiring repair as previously discussed in this section) to receive overlay that are not indicted for hydrodemolition preparation shall be heavy abrasive blasted or heavy shotblasted prior to overlay placement, to produce a final concrete surface profile matching ICRI CSP 7.

3.5 INSPECTION OF EXPOSED SURFACES AND REINFORCEMENT

A. After removals are complete, but prior to final cleaning, all exposed concrete surfaces and all reinforcement designated to remain in place will be inspected by Engineer/Architect for compliance with requirements of Article "Reinforcement in Repair Areas." Where Engineer/Architect finds unsatisfactory surface preparation, Engineer/Architect will direct Contractor to perform additional removals. Engineer/Architect will re-inspect areas after additional removals.

B. Engineer/Architect will inspect all reinforcement designated to remain in place within cavity for defects due to corrosion or damage resulting from Contractor's removal operations. Replacement of defective or damaged reinforcement shall be performed according to Article "Reinforcement in Repair Areas" and as directed by Engineer/Architect.

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C. After inspections are complete and all preparation accepted, Engineer/Architect and Contractor shall measure and document removal and replacement quantities for payment.

3.6 CLEANING OF REINFORCEMENT WITHIN REMOVAL AREAS

A. All exposed reinforcement designated to remain in place shall be cleaned of rust and laitance to bare metal by hydrodemolition process. If for any reason hydrodemolition cannot clean reinforcement to bare metal, Contractor shall clean reinforcement by sandblasting. Contractor shall insure that base metal is not exposed to elements and further rusting before completion of repairs.

3.7 REINFORCEMENT IN REPAIR AREAS

A. All exposed reinforcement designated to remain in place that have lost more than 15% (12% if 2 or more consecutive parallel bars are affected) of original cross-section due to corrosion shall be considered DEFECTIVE. All non-defective exposed reinforcement that has lost section to extent specified above as direct result of Contractor's removal operations shall be considered DAMAGED.

B. Supplement defective or damaged embedded reinforcement by addition of reinforcement of equal diameter with Class "B" minimum splice per ACI 318 beyond damaged portion of reinforcement. Secure new reinforcement to existing reinforcement with wire ties and/or approved anchors. Supplemental reinforcing bars shall be ASTM A615 Grade 60 steel installed in accordance with Division 03 Sections."

C. Loose reinforcement designated to remain in place shall be securely anchored to original surface prior to overlay placement. Loose reinforcement shall be adequately secured by wire ties to bonded reinforcement or shall have drilled-in anchors installed to original deck at 4 ft. intervals maximum. Engineer/Architect shall determine adequacy of wire ties and approve other anchoring devices prior to their use. Tying loose reinforcement to bonded reinforcement and securing loose reinforcement with drilled anchors is incidental to surface preparation and no extras will be allowed for this Work.

D. Concrete shall be removed to provide minimum of 0.75 in. clearance on all sides of exposed embedded reinforcement designated to be left in place. Minimum of 1 in. concrete cover shall be provided over all new and existing floor reinforcement.

E. Supplemental reinforcement and concrete removals required for repairs of defective or damaged reinforcement shall be paid for as follows:

1. Concrete removals and supplemental reinforcement required for repairs of DEFECTIVE reinforcement shall be paid for by Owner at unit price bid.
2. Concrete removals and supplemental reinforcement required for repairs of DAMAGED reinforcement shall be paid for by Contractor.

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3.8 FINAL PREPARATION OF SURFACES FOR OVERLAY OR STRIP PATCH PLACEMENT

A. Prior to applying bonding grout in preparation for placement of new concrete, exposed concrete surface to be overlaid shall be waterblasted to remove all laitance, oil, grease, rust or other foreign material. Water jet pressure of waterblasting equipment shall have minimum operating pressure of 8000 psi with minimum flow rate of 18 gal/min working at 8 in. from concrete surface. Waterblasting shall be done sufficiently ahead of bonding grout placement to permit surface to become dry.

B. Floor slab and cavity surfaces will be examined by Engineer/Architect prior to strip patch placement. Where Engineer/Architect finds unsatisfactory surface preparation, Engineer/Architect will direct Contractor to perform additional work to obtain satisfactory surface preparation.

END OF SECTION 02 51 60

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SECTION 03 30 21 - CAST-IN-PLACE CONCRETE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section specifies cast-in-place concrete, including reinforcement, concrete materials, mix design, placement procedures, and finishes.

1.3 DEFINITIONS

A. Cementitious Materials: Portland cement alone or in combination with one or more of blended hydraulic cement, fly ash and other pozzolans, ground granulated blast-furnace slag, and silica fume.

B. Self-Consolidating Concrete (SCC): Highly flowable, non-segregating concrete that can spread into place, fill the formwork, and encapsulate the reinforcement without any mechanical consolidation.

1.4 SUBMITTALS

A. General: In addition to the following, comply with submittal requirements in ACI 301.

B. Product Data: For each type of manufactured material and product indicated.

C. Design Mixes: For each concrete mix. Use form at end of this Section.

D. Testing Agency: Promptly report all field concrete test results to Engineer, Contractor and Concrete Supplier.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: An experienced installer who has completed concrete work similar in material, design, and extent to that indicated for this Project and whose work has resulted in construction with a record of successful in-service performance.

B. Manufacturer Qualifications: A firm experienced in manufacturing ready-mixed concrete products complying with ASTM C 94 requirements for production facilities and equipment.

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C. Source Limitations: Obtain each type of cement of the same brand from the same manufacturer's plant, each aggregate from one source, and each admixture from the same manufacturer.

D. Comply with ACI 301, "Specification for Structural Concrete," including the following, unless modified by the requirements of the Contract Documents.

1. General requirements, including submittals, quality assurance, acceptance of structure, and protection of in-place concrete.
2. Formwork and form accessories.
3. Steel reinforcement and supports.
4. Concrete mixtures.
5. Handling, placing, and constructing concrete.

E. Testing Agency Qualifications:

1. Independent agency, and acceptable to engineer, qualified according to ASTM C 1077 and ASTM E 329 for testing indicated.

F. Testing Agency is responsible for conducting, monitoring and reporting results of all tests required under this Section. Testing Agency shall immediately report test results showing properties that do not conform to Project Specification requirements to Contractor’s authorized on-site representative and to Owner’s authorized on-site representative.

G. Testing Agency: Submit following Field Test information for Project Concrete unless modified in writing by Engineer:

1. Project name and location.
2. Contractor’s name.
3. Testing Agency’s name, address, and phone number.
4. Concrete supplier.
5. Date of report.
6. Testing Agency technician’s name (sampling and testing).
7. Placement location within structure.
8. Time of batching.
9. Time of testing.
10. Elapsed time from batching at plant to discharge from truck at site.
11. Concrete mixture identification number.
12. Weather data:

    a. Air temperatures.
    b. Weather.

13. Field test data:

    a. Date, time and place of test.
    b. Slump.
    c. Concrete Temperature.

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d. Slump flow (for SCC).
e. Air content.

14. Compressive test data:

a. Cylinder number.
b. Age of concrete when tested.
c. Date and time of cylinder test.
d. Curing time (field and lab).
e. Cross-sectional area of cylinder.
f. Compressive strength.
g. Type of failure (at break).

1.6 REFERENCES

A. American Concrete Institute (ACI):

1. ACI 117, “Standard Specifications for Tolerances for Concrete Construction and Materials.”
2. ACI 214R, “Evaluation of Strength Test Results of Concrete.”
3. ACI 301, “Specifications for Structural Concrete.”
4. ACI 302.1R, “Guide for Concrete Floor and Slab Construction.”
5. ACI 305R, “Hot Weather Concreting.”
6. ACI 306.1, “Cold Weather Concreting.”
7. ACI 308R, “Guide to Curing Concrete.”
8. ACI 308.1, “Standard Specifications for Curing Concrete.”
9. ACI 318, “Building Code Requirements for Structural Concrete & Commentary.”
10. ACI 347, “Guide to Formwork for Concrete.”
11. ACI 347.2 “Guide to Shoring/Reshoring of Concrete Multistory Buildings.”

B. American Society for Testing and Materials (ASTM):

1. ASTM A 36, “Standard Specification for Carbon Structural Steel.”
2. ASTM A 615, “Standard Specification for Deformed and Plain Carbon -Steel Bars for Concrete Reinforcement.”
3. ASTM A 706, “Standard Specification for Low-Alloy Steel Deformed and Plain Bars for Concrete Reinforcement.”
4. ASTM A 775, “Standard Specification for Epoxy-Coated Steel Reinforcing Bars.”
5. ASTM C 31, “Standard Practice for Making and Curing Concrete Test Specimens in the Field.”
6. ASTM C 33, “Standard Specification for Concrete Aggregates.”
7. ASTM C 39, “Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens.”
8. ASTM C 94, “Standard Specification for Ready-Mixed Concrete.”
9. ASTM C 138, “Standard Test Method for Unit Weight, Yield, and Air Content (Gravimetric) of Concrete.”
10. ASTM C 143, “Standard Test Method for Slump of Hydraulic Cement Concrete.”
11. ASTM C 150, “Standard Specification for Portland Cement.”

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12. ASTM C 171, “Standard Specification for Sheet Materials for Curing Concrete.”
13. ASTM C 172, “Standard Practice for Sampling Freshly Mixed Concrete.”
14. ASTM C 173, “Standard Test Method for Air Content of Freshly Mixed Concrete by the Volumetric Method.”
15. ASTM C 231, “Standard Test Method for Air Content of Freshly Mixed Concrete by the Pressure Method.”
16. ASTM C 260, “Standard Specification for Air-Entraining Admixtures for Concrete.”
17. ASTM C 494, “Standard Specifications for Chemical Admixtures for Concrete.”
18. ASTM C 567, “Standard Test Method for Determining the Density of Structural Lightweight Concrete.”
19. ASTM C 618, “Standard Specification for Coal Fly Ash and Raw or Calcined Natural Pozzolan for Use in Concrete.”
20. ASTM C 989, “Standard Specification for Ground Granulated Blast-Furnace Slag for Use in Concrete and Mortars.”
21. ASTM C 1218, “Standard Test Method for Water Soluble Chloride Ion in Mortar and Concrete.”
22. ASTM C 1315, “Standard Specification for Liquid Membrane-Forming Compounds Having Special Properties for Curing and Sealing Concrete.”
23. ASTM C 1611/C 1611M, “Standard Test Method for Slump Flow of Self-Consolidating Concrete.”

PART 2 - PRODUCTS

2.1 FORMWORK

A. Furnish formwork and form accessories according to ACI 301, ACI 347, and ACI 347.2.

2.2 STEEL REINFORCEMENT

A. Reinforcing Bars: ASTM A 615/A 615M or ASTM A 706, Grade 60 (Grade 420), deformed.

B. Epoxy-coated Reinforcing Bars: ASTM A775

C. Provide bar supports according to CRSI’s “Manual of Standard Practice.” Use all-plastic bar supports when in contact with exposed concrete surface.

2.3 CONCRETE MATERIALS

A. Ready Mixed Concrete: Obtain concrete from plant with current certification from:

1. Concrete Materials Engineering Council.
2. Illinois Department of Transportation.
3. National Ready Mixed Concrete Association.
4. Prestressed Concrete Institute.

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B. Portland Cement: ASTM C 150, Types I or II or Type I/II.

C. Fly Ash: ASTM C618, Class C or Class F.

D. Ground-Granulated Blast Furnace Slag: ASTM C989, Gr. 100 or higher.

E. Silica Fume: ASTM C1240.

F. Normal-Weight Coarse Aggregate: ASTM C 33, Crushed and graded limestone or approved equivalent, Class 5S uniformly graded, not exceeding 3/4 inch nominal size. No cherts, opaline or crushed hydraulic-cement concrete is permitted.

1. Combine Aggregate Gradation: Well graded from coarsest to finest with not more than 18 percent and not less than 8 percent retained on an individual sieve, except that less than 8 percent may be retained on coarsest sieve and on No. 50 sieve, and less than 8 percent may be retained on sieves finer that No. 50.

G. Normal-Weight Fine Aggregate: Natural sand conforming to ASTM C 33 and having preferred grading shown for normal weight aggregate in ACI 302.1R, Table 5.1.

H. Lightweight Aggregates: ASTM C 330.

I. Water: Potable and complying with ASTM C 1602.

2.4 ADMIXTURES

A. General: Admixtures certified by manufacturer to contain no more than 0.1 percent water-soluble chloride ions by mass of cement and to be compatible with other admixtures. Do not use admixtures containing calcium chloride.

B. General: Admixtures certified by manufacturer that all admixtures used are mutually compatible.

C. Admixtures: Use admixtures according to manufacturer's written instructions.

1. Use water-reducing or high-range water reducing admixture in concrete, as required, for placement and workability.
2. Use water-reducing and retarding admixture when required by high temperatures, low humidity, or other adverse placement conditions.
3. Use high-range water-reducing admixture in pumped concrete, concrete for heavy-use industrial slabs, fiber reinforced concrete, and parking structure slabs, concrete required to be watertight, and concrete with a water-cementitious materials ratio below 0.45.
4. Use non-corrosive accelerator for all concrete, less than 8 inches thick, placed at air temperatures below 50 degrees Fahrenheit.
5. Use high range water reducing admixture and viscosity modifying admixture, where required, in Self-Consolidating Concrete (SCC).

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6. Use corrosion-inhibiting admixture in parking structure slabs and other areas noted on drawings.
7. Use alkali-silica reactivity inhibitor unless ready mix company confirms that the aggregates to be used on the job are non-reactive.

D. Normal Water-Reducing Admixture: ASTM C 494, Type A.

1. Products: Subject to compliance with requirements, provide one of following:

   a. “Eucon Series,” Euclid Chemical Co.
   b. “WRDA Series,” W.R. Grace & Co.
   c. “Master Pozzolith Series,” or “Master PolyHeed Series,” Master Builders Solutions.
   d. “Plastocrete Series”, Sika Corporation.
   e. “OptiFlo Series” or “EcoFlo Series,” Premiere Concrete Admixtures.
   f. “Polychem Series” or “KB Series,” General Resource Technology.
   g. “LC-400 Series” or “LC-500 Series,” Russ Tech Admixtures, Inc.

E. Mid-Range Water-Reducing Admixture: ASTM C 494, Type A.

1. Subject to compliance with requirements, provide one of following:

   a. “Eucon MR” or “Eucon X-15 and X-20,” Euclid Chemical Co.
   b. “Daracem Series” or “MIRA Series,” W.R. Grace & Co.
   c. “Master Polyheed Series,” Master Builders Solutions.
   d. “Sikaplast Series” or “Plastocrete Series”, Sika Corporation.
   e. “Polychem 1000” or “KB Series,” General Resource Technology.
   f. “Finishease-NC,” Russ Tech Admixtures, Inc.
   g. “OptiFlo Series” or “EcoFlo Series,” Premiere Concrete Admixtures.

F. High-Range, Water-Reducing Admixture (Superplasticizer): ASTM C 494, Type F.

1. Products: Subject to compliance with requirements, provide one of following:

   a. “Eucon 37” or “Eucon SP-Series” or “Plastol Series,” Euclid Chemical Co.
   b. “Daracem Series” or “ADVA Series,” W.R. Grace & Co.
   c. “Master Rheobuild 1000”, “PS 1466” or “Master Glenium Series,” Master Builders Solutions.
   d. “Sikament Series” or “Sika ViscoCrete Series,” Sika Corporation.
   e. “Melchem Series,” General Resource Technology.
   f. “Superflo 443” or “Superflo 2000 Series,” Russ Tech Admixtures, Inc.
   g. “EcoFlo Series” or “UltraFlo Series,” Premiere Concrete Admixtures.

G. Viscosity Modifying Admixture for Self-consolidating Concrete:

1. Products: Subject to compliance with requirements, provide one of the following:

   a. “Visctrol” or “Eucon ABS,” Euclid Chemical Co.
   b. “Master Matrix VMA Series,” Master Builders Solutions.

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c. “Sika Stabilizer Series,” Sika Corporation.
d. “AWA-C61,” Russ Tech Admixtures, Inc.
e. “V-MAR,” W.R. Grace & Co.

H. Water-Reducing and Retarding Admixture: ASTM C 494, Type B or D.

1. Products: Subject to compliance with requirements, provide one of following:

a. “Eucon Retarder-75”, “Eucon DS” or “Eucon Stasis.” Euclid Chemical Co.
b. “Daratard-17” or “Recover,” W.R. Grace & Co.
c. “MasterSet R Series” or “MasterSet Delvo Series,” Master Builders Solutions.
d. “Sikatard Series,” or “Plastiment Series” or “Plastocrete Series,” Sika Corporation.
e. “Polychem R,” General Resource Technology.
f. “LC-400 Series” or “LC-500 Series,” Russ Tech Admixtures, Inc.
g. “OptiFlo Series,” Premiere Concrete Admixtures.

I. Air Entraining Admixture: ASTM C260.

1. Products: Subject to compliance with requirements, provide one of following:

a. “Air-Mix,” “Eucon Air-Series” or “AEA-92,” Euclid Chemical Co.
b. “Daravair Series” or “Darex Series,” W.R. Grace & Co.
c. “Master Air AE90”, or Master Air AE 200”, or “Master Air VR10,” Master Builders Solutions.
d. “Sika AEA Series,” or “Sika AIR Series,” Sika Corporation.
e. “ConAir Series,” Premiere Concrete Admixtures.
f. Polychem “VR” or “VRC” or “Polychem AE,” General Resource Technology.
g. “RSA-10,” Russ Tech Admixtures, Inc.

J. Non-Chloride, Non-Corrosive Water-Reducing, Accelerating Admixture: ASTM C 494, Type C or E.

1. Products: Subject to compliance with requirements, provide one of following:

a. “Eucon AcN-Series,” “Accelguard 80,” “Accelguard NCA,” or “Accelguard 90,” by Euclid Chemical Company.
b. “DCI,” “PolaraSet,” “Lubricon NCA,” “Daraset” or “Gilco,” by W.R. Grace & Co.
c. “MasterSet FP 20” or “MasterSet AC 534,” by Master Builders Solutions.
d. “Sika Set NC,” “Plastocrete 161FL”, or “Sika Rapid-1,” by Sika Corporation.
e. “Catexol 2000 RHE,” by Axim Concrete Technologies.
f. “Polychem NCA” or “Polychem Super Set,” General Resource Technology.
g. “LCNC-166,” Russ Tech Admixtures, Inc.

K. Corrosion Inhibiting Admixture shall be capable of forming a protective barrier and minimizing chloride reactions with steel reinforcement in concrete.

1. Products: Subject to compliance with requirements, provide one of the following:

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a. "Eucon CIA" or "Eucon BCN," Euclid Chemical Company.
b. "DCI" or "DCI-S," W.R. Grace.
c. "MasterLife CI 30," Master Builders Solutions.
d. "Sika CNI," Sika Corporation.
e. "Catexol 1000 CN-CI," Axim Concrete Technologies.
f. "Polychem CI," General Resource Technology.
g. "Russ Tech RCI," Russ Tech Admixtures, Inc.

2. Add at rate of 3 gal/cu yd. of concrete, which shall inhibit corrosion to 9.9 lb of chloride ions per cu. yd. of concrete. Calcium Nitrite based corrosion inhibitor shall have a concentration of 30 percent, plus or minus 2 percent of solids content.

L. Shrinkage Compensating Admixture:

1. Design requires using materials with combined drying shrinkage characteristic of 0.04 percent maximum at 28 days. Proposed concrete mixture(s), using actual aggregates, admixtures and cement of the proposed mix for Project as detailed herein and in Drawings, shall meet criteria. Submit ASTM C 157 (may be modified by curing period duration) results for at least 3 specimens. Test takes 28 days minimum. Begin tests as soon as possible so final test results available for submittal to Engineer.
2. Provide powdered admixture used for the compensation and reduction of shrinkage in Portland Cement concrete. Its functional mechanism shall be based on the formation of an expansive Type G component, which produces a calcium hydroxide platelet crystal system based on calcium aluminate/calcium hydroxide, as specified in ACI 223.
3. Acceptable Product:

a. Conex by The Euclid Chemical Company.
b. "Eclipse Plus," W.R. Grace & Co.
c. "MasterLife SRA 20," Master Builders Solutions.
d. "Sika Control 40," Sika Corporation.
e. "SRA-157," Russ Tech Admixtures, Inc.

2.5 CURING MATERIALS

A. Evaporation Retarder: Waterborne, monomolecular film forming, manufactured for application to fresh concrete.

1. Evaporation Retarder:

a. AquaFilm J74 by Dayton Superior Corporation, Miamisburg, OH
b. Eucobar; Euclid Chemical Co.
c. E-Con; L&M Construction Chemicals, Inc.
d. MasterKure ER 50; Master Builders Solutions.
e. SikaFilm; Sika Corporation.
f. Sure-Film (J-74); Dayton Superior Corporation.
g. "EVRT", Russ Tech Admixtures, Inc.

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h. “Barrier,” Premiere Concrete Solutions.

B. Absorptive Cover: AASHTO M 182, Class 2, burlap cloth made from jute or kenaf, weighing approximately 9 oz./sq. yd. (305 g/sq. m) dry. Materials must be free of harmful substances, such as sugar or fertilizer, or substances that may discolor the concrete. To remove soluble substances, burlap should be thoroughly rinsed in water before placing it on the concrete.

C. Moisture-Retaining Cover: ASTM C 171, polyethylene film or white burlap-polyethylene sheet.

D. Water: Potable.

E. Clear, Membrane-Forming Curing Compound: ASTM C 309, Type 1, Class B.

F. Clear, Waterborne, Membrane-Forming Curing and Sealing Compound: ASTM C 1315, Type 1, Class A.

2.6 CONCRETE MIXTURES

A. Proportion mixtures determined by either laboratory trial mix or field test data bases, as follows:

1. Proportion normal-weight concrete according to ACI 211.1 and ACI 301.
2. Provide different mixtures as the season warrants, as well as each type and strength of concrete or for different placing methods.

B. Use a qualified independent testing agency for preparing and reporting proposed Mixture Proportions for the laboratory trial mix basis.

C. Requirements for normal-weight concrete mix are shown on Drawings:

1. Compressive strength
2. Slump
3. Water-cementitious materials ratio
4. Air content

D. Supplementary cementitious materials: For concrete exposed to deicers, limit percentage, by weight, of cementitious materials according to ACI 318 requirements.

E. Air Entrainment:

1. See General Notes on Drawings for total average air content (percent by volume).
2. Average air content shall exceed value stated in General Notes on Drawings.
3. Permissible variation for any one test result from specified average total air content: plus or minus 1.5 percent unless noted otherwise on General Notes on Drawings.

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4. Hardened concrete shall have an air void spacing factor of 0.0080 in. maximum. Specific surface (surface area of air voids) shall be 600 in^2 per cu in. of air-void volume, or greater. Concrete mixes not meeting these values as determined by ASTM C 457 may require adjustments unless accepted in writing by Engineer."

F. Chloride Ion Content of Mixture:

1. Water soluble chloride ion content of concrete shall not exceed 0.06 percent by weight of cement for pre-stressed concrete and 0.15 percent for reinforced concrete. (ACI 318 Chapter 4 Table 4.4.1"Maximum Chloride Ion Content for Corrosion Protection of Reinforcement") Testing procedure to determine chloride ion content shall conform to ASTM C 1218.
2. Concrete chloride ion content shall be determined by Testing Agency prior to placement. Cast samples from current production of concrete mix proposed for superstructure.
3. Concrete not meeting the requirements of paragraph "Water soluble chloride ion content of concrete…" above, shall contain appropriate amount of calcium nitrite. Concrete supplier shall provide laboratory test results showing the amount of excess chloride ion content in the concrete mixture contributed by the aggregates. For each pound of chloride ion in excess of the amount allowed, mix shall contain calcium nitrite (30 percent, plus or minus 2 percent, solids content) on one-to-one basis (one gallon of calcium nitrite for one lb. of excess chloride ion). Calcium nitrite used to offset chloride ions is in addition to calcium nitrite used as a corrosion inhibitor. Maximum of 1.5 lb. of chloride ion per cubic yard may be offset in this manner.

G. Alkali-Aggregate Reactivity Resistance: Provide one of the following:

1. Total equivalent alkali content of mixture less than 5 lb. /cu. yd.
2. ASTM C1293: Expansion less than 0.04 % after 1 year for each of the aggregates (both coarse and fine) in the proposed concrete mixture. This data shall be less than 1 year old.
3. ASTM C1260 or AASHTO T303: Expansion less than 0.1 % after 14 days for each of the aggregates (both coarse and fine) in the proposed concrete mixture.
4. ASTM C1567: Expansion less than 0.1 % after 14 days with each of the aggregates (both coarse and fine) and the supplementary cementing materials (both source and quantity) of the proposed concrete mixture design. Alternatively, if satisfactory ASTM C1260 or AASHTO T303 test results can be provided for one of the aggregates that are being used, ASTM C1567 testing does not need to be provided for that aggregate.
5. CE CRD-C662: Expansion less than 0.1 % after 28 days with the each of the aggregates (both coarse and fine), the supplementary cementing materials (both source and quantity) of the proposed concrete mixture design and the lithium admixture source and dosage level of the proposed mixture design. Alternatively, if satisfactory ASTM C1260 or AASHTO T303 test results can be provided for one of the aggregates that are being used, CRD-C662 testing does not need to be provided for that aggregate.

H. Admixtures: Use admixtures according to manufacturer's written instructions.

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1. Consider using water-reducing admixture or high-range water-reducing admixture (Superplasticizers), OR admixtures that achieve self-consolidating concrete, as required, for placement, workability, finishing and when required, increased flowability.
2. Consider using water-reducing and retarding admixture when required by high temperatures, low humidity, or other adverse placement conditions.
3. Use high range water-reducing admixture in pumped concrete, concrete for parking structure slabs, concrete required to be watertight, and concrete with a water-cementitious materials ratio of 0.45 or less. Use normal or mid-range water reducing admixture for concrete with water-cementitious materials ratio greater than 0.45.
4. Use corrosion-inhibiting admixture in concrete mixes where indicated.

I. Slump (ACI 301, Part 4 header “Slump”):

1. Maximum slump for concrete is indicated on Drawings. Where field conditions require slump to exceed that shown, increased slump shall be obtained by use of high range water reducers (superplasticizers) only, and Contractor shall obtain written acceptance from Engineer who may require an adjustment to mix.
2. All concrete containing high-range water-reducing admixture (superplasticizer) shall have a verified initial slump of 2– 3 in. Final slump after the addition of the superplasticizer shall be 6–9 in. as required by the contractor to properly place the concrete. Before permission for plant addition of superplasticizer to be granted by Engineer, fulfill following requirements:

    a. Submit letter from testing laboratory which developed original mixture proportions, for each super plasticized mixture, certifying volume of mix water which will produce specified slump and water/cement ratio, taking into account aggregate moisture content.
    b. Submit plant computer printout of mixture ingredients for each truckload of super plasticized concrete with delivery of that truckload. Mix water volume greater than that certified shall be cause for concrete rejection.
    c. Over-retarding or crusting of flatwork surface: cause for concrete rejection.
    d. Segregation or rapid slump loss (superplasticizer life) due to incompatibility or under-dosing: cause for concrete rejection.

J. Shrinkage (Length Change):

1. Determine length change of hardened concrete test specimens in accordance with ASTM C 157, except as noted in paragraph below. Existing test data from previous project with same materials may be acceptable.
2. Test specimens shall be moist cured, including period in molds for 7 days. Then store specimens in air for period of 28 days.
3. Utilize concrete materials and mix proportions submitted, for use in floor slab beam, in accordance with Part 1 Article “Submittals”.
4. Report length change of specimens after periods of air drying after curing of 4, 7, 14, 21, and 28 days.
5. Average length change after 28 days shall be limited to 0.04%, unless otherwise accepted by Engineer. Values exceeding 0.04% shall be rejected.

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K. Self-Consolidating Concrete:

1. Minimum flow of 24 in. to 28 in. or as required by the successful test placement. All self-consolidating concrete shall contain the specified high-range water-reducing admixture and viscosity-modifying admixture as required.
2. Measure slump flow using slump cone upright or inverted in accordance with ASTM C1611. Measured flow shall be greater than 24 inches and consistent with submitted mixture test parameters plus or minus 2 in.
3. Measure passing ability in accordance with ASTM C 1621/C 1621M. Use the slump cone in the same way as in the slump flow test. Difference in average slump flow between slump flow and passing ability tests shall not exceed 2 in.
4. Determine the static segregation (stability) in accordance with ASTM C 1610/C 1610M. Segregation factor of the mixture shall not be more than 15 percent.

L. Engineer's acceptance of mixture proportions shall not relieve Contractor from responsibility for any variation from requirements of Contract Documents unless Contractor has in writing called Engineer's attention to each such variation at time of submission and Engineer has given written approval of each such variation.

M. Adjustment to Concrete Mixtures: Adjustments to mixture proportions may be requested by Contractor when characteristics of materials, job conditions, weather, test results, or other circumstances warrant, as accepted by Engineer. Laboratory test data for revised mixture and strength results shall be submitted to and accepted by Engineer before using in work.

2.7 CONCRETE MIXING

A. Ready-Mixed Concrete: Measure, batch, mix, and deliver concrete according to ASTM C 94 and ASTM C 1116, and furnish batch plant-printed ticket information at delivery to site.

1. When air temperature is between 85 and 90 deg F, reduce mixing and delivery time from 1-1/2 hours to 75 minutes; when air temperature is above 90 deg F, reduce mixing and delivery time to 60 minutes.

B. Provide plant-printed batch ticket for each batch discharged and used in work, indicating project identification name and number, date, mixture identification number, date, time of batching, mixing time, quantity and details of materials, amount of water introduced and water permitted by plant to be added, if any.

C. Project-Site Mixing: Measure, batch, and mix concrete materials and concrete according to ASTM C 94. Mix concrete materials in appropriate drum-type batch machine mixer.

1. For mixer capacity of 1 cu. yd. (0.76 cu. m) or smaller, continue mixing at least one and one-half minutes, but not more than five minutes after ingredients are in mixer, before any part of batch is released.
2. For mixer capacity larger than 1 cu. yd. (0.76 cu. m), increase mixing time by 15 seconds for each additional 1 cu. yd. (0.76 cu. m).

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3. Provide batch ticket for each batch discharged and used in the Work, indicating Project identification name and number, date, mix type, mix time, quantity, and amount of water added. Record approximate location of final deposit in structure.

2.8 MATERIAL ACCESSORIES

A. Extended Open Time Epoxy Bonding Agent: Three component, water based, epoxy modified portland cement bonding agent and corrosion inhibitor coating providing the recommended Manufacturer's open time in which to apply repair mortar. Product shall be capable of achieving bond strength of 2,700 psi per ASTM C 882.

1. Acceptable materials for this Work are:

a. "Duralprep A.C." by The Euclid Chemical Company, Cleveland, OH.
b. "Sika Armatec 110 EpoCem", by Sika Corporation, Lyndhurst, NJ.
c. Other types may be used only with Engineer/Architect's approval in writing prior to bidding.

B. Epoxy Coating for Existing Exposed Non-prestressed Steel Reinforcement or Welded Wire Reinforcement:

1. Provide one of following epoxy coatings:

a. "Sikadur 32 Hi-Mod," Sika Chemical Corp.
b. "MasterEmaco ADH 326," Master Builders Solutions.
c. "Scotchkote 413 PC," 3M Company.
d. "Dural 452 MV," The Euclid Chemical Company.
e. "Resi-Bond (J-58)," Dayton Superior Corporation.

2.9 TOOLS

A. Slab Jointing

1. Concrete groovers: For tooled joints in concrete:

a. For concrete not exceeding 4 in. thickness, use groover with 1 in. deep v-cut bit, 0.5 in. surface width and 3/16 in. to 1/4 in. edge radius.
b. For concrete exceeding 4 in. thickness, use groover with 1.5 in. deep v-cut bit, 0.5 in. surface width and 3/16 in. to 1/4 in. edge radius.

B. All joints subject to acceptance by sealant installer. Concrete contractor to rework rejected joints until acceptable to sealant installer.

PART 3 - EXECUTION

3.1 PRECONSTRUCTION MEETING

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A. Conduct a preconstruction meeting addressing the concrete preparation, installation, protection, quality control, and acceptance of Work.

3.2 FORMWORK

A. Design, construct, erect, shore, brace, and maintain formwork according to ACI 301 and ACI 347.

3.3 STEEL REINFORCEMENT

A. Comply with CRSI's "Manual of Standard Practice" for fabricating, placing, and supporting reinforcement.

3.4 JOINTS

A. General: Construct joints true to line with faces perpendicular to surface plane of concrete.

B. Construction Joints: Locate and install so as not to impair strength or appearance of concrete, at locations indicated or as approved by Engineer.

C. Isolation Joints: Install joint-filler strips at junctions with slabs-on-grade and vertical surfaces, such as column pedestals, foundation walls, grade beams, and other locations, as indicated.

1. Extend joint filler full width and depth of joint, terminating flush with finished concrete surface, unless otherwise indicated.

3.5 CONCRETE PLACEMENT

A. Comply with recommendations in ACI 304R for measuring, mixing, transporting, and placing concrete.

B. Do not add water to concrete during delivery, at Project site, or during placement.

C. Consolidate concrete with mechanical vibrating equipment.

D. Cold Weather Placement: Comply with ACI 306.1.

E. Hot Weather Placement: Comply with ACI 305 R.

3.6 FINISHING FORMED SURFACE.

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A. Rough-Formed Finish: As-cast concrete texture imparted by form-facing material with tie holes and defective areas repaired and patched, and fins and other projections exceeding 1/4 inch (6 mm) in height rubbed down or chipped off.

1. Apply to concrete surfaces not exposed to public view.

B. Related Unformed Surfaces: At tops of walls, horizontal offsets, and similar unformed surfaces adjacent to formed surfaces, strike off smooth and finish with a texture matching adjacent formed surfaces. Continue final surface treatment of formed surfaces uniformly across adjacent unformed surfaces, unless otherwise indicated.

3.7 FINISHING FLOORS AND SLABS

A. Flatwork in Horizontal Areas (BROOM Finish, ACI 301, Section 5 header “Broom or Belt Finish”:

1. Bullfloat immediately after screeding. Complete before any excess moisture or bleed water is present on surface (ACI 302.1R, Article 8.3.3). The use of power trowels is discouraged; however, if they are used the following applies:

   a. Use minimal passes so as to not overwork the concrete.
   b. At the contractor’s expense a petrographic analysis will be required in each area where a power trowel is used to verify the air content at the slab surface is within specified limits.

2. After excess moisture or bleed water has disappeared and concrete has stiffened sufficiently to allow operation, give slab surfaces coarse transverse scored texture by drawing broom across surface. Texture shall be as accepted by Engineer from sample panels.
3. Finish tolerance: ACI 301, Paragraph 5.3.4.2 and ACI 117, paragraph 4.5.7: The gap at any point between the straightedge and the floor (and between the high spots) shall not exceed 0.5 in. In addition, floor surface shall not vary more than plus or minus 0.75 in. from elevation noted on Drawings anywhere on floor surface.
4. Before installation of flatwork and after submittal, review, and approval of concrete mixture proportions, Contractor shall fabricate two acceptable test panels simulating finishing techniques and final appearance to be expected and used on Project. Test panels shall be minimum of 4 ft. by 4 ft. in area and shall be reinforced and cast to thickness of typical parking and drive area wearing surface in Project. (Maximum thickness of test panels need not exceed 6 in.) Contractor shall finish panels following requirements of paragraphs above. Finished panels (one or both) may be rejected by Engineer, in which case Contractor shall repeat procedure on rejected panel(s) until Engineer acceptance is obtained. Accepted test panels shall be cured in accordance with Specifications and may be incorporated into Project. Accepted test panels shall serve as basis for acceptance/rejection of final finished surfaces of all flatwork.
5. Finish all concrete slabs to proper elevations to ensure that all surface moisture will drain freely to floor drains, and that no puddle areas exist. Contractor shall bear cost of any corrections to provide for positive drainage.

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B. Flatwork subject to pedestrian traffic:

1. Concrete surfaces at all walking areas subject to pedestrian traffic shall provide a smooth, slip resistant walking surface for pedestrians with these minimum requirements:

a. Shall provide walking surfaces in accordance with ASTM – F 1637 Standard Practice for Safe Walking Surfaces and "2010 ADA Standards for Accessible Design" and ICC A117.1.

b. Adjoining walkway surfaces shall be flush and meet the following minimum requirements:

1) Changes in level of less than ¼ inch in height may be without edge treatment as shown in ADA Figure 303.2 and on the Drawings.
2) Changes in Level between ¼ inch and ½ inch height shall be beveled with a slope no greater than 1:2 as shown in ADA Figure 303.3 and on the Drawings.
3) Changes in level greater than ½ inch in height are not permitted unless they can be transitioned by means of a ramp with minimum requirements shown on the Drawings.
4) Openings in floor or ground surfaces shall not allow passage of a sphere more than ½ inch diameter except as allowed for elevators and platform lifts as shown in ADA Figure 302.3 and on the Drawings.

c. Walkway surfaces shall provide a slip resistant surface.

1) Concrete surfaces shall be toweled and finished to provide a slip resistant finish.
2) Contractor shall provide sample area with slip resistant surface finish.
3) Static coefficient of friction for walking surfaces shall be measured on a dry surface by the NBS – Brungraber machine using a silastic sensor shoe and shall be 0.6 or larger for a level surface and 0.8 or larger for ramps.

3.8 TOLERANCES

A. Comply with ACI 117, "Specifications for Tolerances for Concrete Construction and Materials."

3.9 CONCRETE PROTECTION AND CURING

A. Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Comply with ACI 306.1 for cold-weather protection and ACI 305R for hot-weather protection during placement. Keep concrete continually moist prior to final curing by evaporation retarder, misting, sprinkling, or using absorptive mat or fabric covering kept continually moist.

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B. Evaporation Retarder: Apply evaporation retarder to unformed concrete surfaces if hot, dry, or windy conditions cause moisture loss approaching 0.1 lb/sq. ft. x h before and during finishing operations. Apply material according to manufacturer's written instructions one or more times after placement, screeding and bull floating concrete, but prior to float finishing. Repeated applications are prohibited after float finishing has begun.

1. Acceptable evaporation retarder materials for this Work are:

a. "Cimfilm", by Axim Concrete Technologies.
b. "MasterKure ER 50," by Master Builders Solutions.
c. "Aquafilm", by Conspec Marketing & Manufacturing Co., Inc.
d. "Sure-Film (J-74)', by Dayton Superior Corporation.
e. "Eucobar", or "Tamms Surface Retarder", by The Euclid Chemical Company, Cleveland, OH.
f. "E-Con", by L&M Construction Chemicals, Inc.
g. "EVRT", by Russ Tech Admixtures, Inc.
h. "SikaFilm", by Sika Corporation, Lyndhurst, NJ.

C. Immediate upon conclusion of finishing operation cure concrete in accordance with ACI 308 for duration of at least seven days by moisture curing or moisture retaining covering. Dissipating curing compounds complying with ASTM C309 may be used in accordance with recommendations of ACI 506.7, "Specification for Concrete." Provide additional curing immediately following initial curing and before concrete has dried.

1. Continue method used in initial curing.
2. Material conforming to ASTM C171.
3. Other moisture retaining covering as approved by Engineer/Architect.
4. During initial and final curing periods maintain concrete above 50°.
5. Prevent rapid drying at end of curing period.

D. Concrete surfaces to receive slab coatings or penetrating sealers shall be cured with moisture curing or moisture-retaining cover**.** Concrete surfaces may be cured by sealer/coating manufacturer recommended dissipating resin curing compound, complying with ASTM C309 and in accordance with ACI 506.7.

E. Curing Methods: Cure formed and non-formed concrete moisture curing, moisture-retaining-cover curing, curing compound, or a combination of these as follows:

1. Moisture Curing: Keep surfaces continuously moist for not less than seven days with the following materials:

a. Water.
b. Continuous water-fog spray.
c. Absorptive cover, water saturated and kept continuously wet. Cover concrete surfaces and edges with 12-inch (300-mm) lap over adjacent absorptive covers.

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2. Moisture-Retaining-Cover Curing: Cover concrete surfaces with moisture-retaining cover for curing concrete, placed in widest practicable width, with sides and ends lapped at least 12 inches (300 mm), and sealed by waterproof tape or adhesive. Immediately repair any holes or tears during curing period using cover material and waterproof tape.

3.10 FIELD QUALITY CONTROL

A. Testing Agency**:** CONTRACTOR shall engage a qualified independent testing and inspecting agency acceptable to the Engineer to sample materials, perform tests, and submit test reports during concrete placement according to requirements specified in this Article. Perform tests according to ACI 301.

B. Sample concrete in accordance with ASTM C 172.

C. Temperature:

1. Test temperature of concrete in accordance with ASTM C 1064/C 1064M and ACI 301 each time cylinders are taken or as directed by the Engineer.

D. Slump Test:

1. Conduct one slump test in accordance with ASTM C 143/C 143M per truck load of ready-mixed concrete delivered to Project at truck for superstructure concrete.
2. Conduct slump test in accordance with ASTM C143/C 143M and ACI 301 for foundation concrete.
3. When high-range water-reducing admixture (superplasticizer) is used, initial slump must be verified by Testing Agency.

E. Slump Flow Test (SCC):

1. Conduct one slump flow test in accordance with ASTM C 1611/C 1611M per truck load of ready mixed concrete delivered to Project at truck for superstructure concrete.
2. Conduct slump flow test in accordance with ASTM C1611/C 1611M and ACI 301 for foundation concrete.

F. Water Content:

1. Water content or water-cementitious materials ratio shall be verified by use of the Microwave Test in accordance with AASHTO T 318.
2. Conduct test each time test cylinders are taken and as directed by Engineer.

Air Content:

1. General Contractor: Coordinate all parties involved to produce conforming concrete.

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2. Sample freshly-mixed concrete at point of final placement in accordance with ASTM C 172 and conduct one air content test in accordance with ASTM C 231 or ASTM C 173 for each truck of ready-mix, air entrained concrete delivered to Project.

H. Concrete Compressive Strength:

1. Make test cylinders in accordance with ASTM C 31 and test in accordance with ASTM C 39 as follows:

   a. Take minimum of three sets of cylinders for each 100 cu yds. or fraction thereof, of each Mixture of concrete placed in any one day.
   b. A set of cylinders shall be comprised of two 6 inch by 12 inch cylinders or three 4 inch by 8 inch cylinders.
   c. At Contractor's option and cost, cylinders may be taken to verify concrete strength prior to form removal.
   d. Testing Agency: Provide and maintain site cure box for cylinders.

2. Sample plastic concrete for testing at point of final placement, in accordance with ASTM C 172. Engineer will select sampling locations which may include points where plastic concrete has already been screeded and floated. Sample concrete for test cylinders to be used to verify concrete compressive strength for post-tensioning as near as possible to actual tendon anchorages.
3. Cover specimens properly, immediately after finishing. Protect outside surfaces of cardboard molds, if used, from contact with sources of water for first 24 hours after molding.
4. Cure test cylinders per ASTM C 31 as follows:

   a. To verify compressive strength prior to post-tensioning or form removal or for additional test cylinders required due to cold weather concreting conditions:

      1) Store test specimens on structure as near to point of sampling as possible and protect from elements in same manner as that given to portion of structure as specimen represents.
      2) Transport to test laboratory no more than 4 hours before testing. Remove molds from specimens immediately before testing.

   b. To verify 28-day compressive strength:

      1) During first 24 hours after molding, store test specimens under conditions that maintain temperature immediately adjacent to specimens in range of 60 to 80 degrees F. and prevent loss of moisture from specimens.
      2) Remove test specimens from molds at end of 20 +/- 4 hours and store in moist condition at 73.4 +/- 3 degrees F. until moment of test. Laboratory moist rooms shall meet requirements of ASTM C 511.

5. Compression test for non-prestressed concrete:

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a. Test one set of cylinders at 7 days.
b. Test one set of cylinders at 28 days.
c. Test one set of cylinders at 56 days for concrete strength requirement of 7000 psi or greater.

6. Compression tests for post-tensioned concrete:

a. Test one set of cylinders immediately before tensioning slabs and beams. Cylinders must be field cured in accordance with paragraph “Cure test cylinders per ASTM C 31….”
b. Test one set of cylinders at 28 days.

7. Hold one set of cylinders in reserve for use as Engineer directs.
8. Unless notified by Engineer, reserve cylinders may be discarded without being tested after 56 days.

I. Report all nonconforming test results to Engineer and others on distribution lists via fax or email. Follow up with colored paper copies to flag the non-conformances.

J. Monthly, submit a graph showing distribution of compressive strength test results and air content test results. Include microwave test results for concretes with a water cementitious ratio less than or equal to 0.40 concrete.

3.11 EVALUATION AND ACCEPTANCE OF WORK

A. Acceptance of Repairs (ACI 301):

1. Acceptance of completed concrete Work will be according to provisions of ACI 301.
2. Repair areas shall be sounded by Engineer and Contractor with hammer or rod after curing for 72 hours. Contractor shall repair all hollowness detected by removing and replacing patch or affected area at no extra cost to Owner.
3. If shrinkage cracks appear in repair area when initial curing period is completed, repair shall be considered defective, and it shall be removed and replaced by Contractor at no extra cost.

3.12 CONCRETE MIX DESIGN FORM

A. See appendix to this Section for concrete mix design form.

END OF SECTION 03 30 21

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APPENDIX: Concrete Mix Design Submittal Form

I. GENERAL INFORMATION	
Project:	City:
General Contractor:	
Concrete Supplier:	
Mixture Identification No.:	Concrete Grade:
Use (Describe)[1]:	

[1] example: floor slabs, topping, columns, etc.

II. MIXTURE PROPORTIONING DATA		
Proportioning Based on (Check only one): Standard Deviation Analysis: _____ or Trial Mix Test Data: _____		
Mixture Characteristics: (see Mixtures in Drawings General Notes)	Density: pcf;	Air: % specified
	Slump _____ in. before superplasticizer	Slump ____ in. after superplasticizer Or for SCC: Spread _____ in.
	Strength: _____ psi (28 day);	

WALKER SUBMITTAL STAMP _____

CONTRACTOR SUBMITTAL STAMP _____

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III. MATERIALS		
Aggregates: (size; type; source; gradation report; specification)		
Coarse:		
Fine:		
Other Materials:	TYPE	PRODUCT-MANUFACTURER (SOURCE)
Cement:		
Flyash, slag, or other pozzolan:		
Silica Fume		
Processed Ultra Fine Fly Ash		
HRM		
Air Entraining Agent:		
Water Reducer		
High Range Water Reducer (HRWR / superplasticizer)		
Non-Corrosive Accelerator		
Retarder		
Fibers		
Other(s):		

IV. MIX PROPORTIONS (2)		
	WEIGHT (lbs.) (per yd^3)	ABSOLUTE VOL. (cu. ft.) (per yd^3)
Cement:		
Fine Aggregate: (3)		
Coarse Aggregate: (3)		
Flyash, slag, or other pozzolan:		
Silica Fume		
Processes Ultra-Fine Fly Ash		
HRM		
Water: (.4) (gals. & lbs.)		
Entrained Air: (oz.)		
Fibers:		
(Other) _____:		

TOTALS:		

NOTES:
(2) Mix proportions indicated shall be based on data used in section VII or IX.
(3) Based on saturated surface dry weights of aggregates.
(4) Includes ALL WATER, including added water and free water contained on aggregates.

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V. RATIOS				VI. SPECIFIC GRAVITIES
Water[1]	=	lb.	=	Fine Aggregate:
Cementitious Material[2]		lb.		Coarse Aggregate:
Fine Aggregate	=	lb.	=	
Total Aggregate		lb.		

NOTES:
(1) Includes ALL water, including added water and free water contained on aggregates.
(2) Cementitious materials include cement, fly ash, slag, silica fume, HRM, Processed Ultra-Fine Fly Ash or other pozzolan.

VII. ADMIXTURES				
Air Entraining Agent (A.E.A.):	_____ oz.	per yd^3	____ oz.	per 100# cement
Superplasticizer	_____ oz.	per yd^3	____ oz.	per 100# cement
Water Reducer	_____ oz.	per yd^3	____ oz.	per 100# cement
Non-corrosive Accelerator	_____ oz.	per yd^3	____ oz.	per 100# cement
Retarder	_____ oz.	per yd^3	____ oz.	per 100# cement
Other	_____ oz.	per yd^3	____ oz.	per 100# cement
Lithium Nitrate	_____ gal.	per yd^3		

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VIII. STANDARD DEVIATION ANALYSIS:	Yes	N/A
(Complete this section only if Mixture was developed using standard deviation analysis of previous project test results. If other method was used, check "N/A".)		
Number of Tests Evaluated: (One test is average of two cylinder breaks) Attach copy of test data considered:	Standard Deviation: (Single Group) Standard Deviation: (Two Groups)	
Required average compressive strength: f'cr = f'c + _____ psi		
NOTE: Mixture shall be proportioned in accordance with ACI 301 section 4.2.3 to achieve average compressive strength f'cr equal to or greater than the larger of one of the following equations: (4.-3) f'cr = f'c + 1.34ks [s= calculated standard deviation] or (4-4) f'cr = f'c + 2.33ks – 500 or (4-5) f'cr = 0.9f'c + 2.33ks (for f'c> 5,000 psi) (Refer to ACI 301 for required average when data are not available to establish standard deviation. For post-tensioning projects, see also special requirements for strength required to apply initial post-tensioning.)		
MIXTURE CHARACTERISTICS (As shown on drawings)		
Slump = _____ in.	Air Content =_____ %	
Unit Wet Wt. = _____ pcf	Unit Dry Wt. = _____ pcf	
MIXTURE CHARACTERISTICS (Based on proportioning data)		
Initial Slump = _____ in.	Final Slump _____ in.	
Unit Wet Wt.= _____ pcf.	Unit Dry Wt. = _____ pcf.	
Air Content = _____ %		

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IX. TRIAL MIXTURE TEST DATA:		Yes	N/A
(Complete this section only if Mixture Proportion is based on data from trial test mixture(s) batched by testing agency or Contractor. If other method was used, check "N/A".)			
Age (days)	Mix #1 (comp. str.)	Mix #2 (comp. str.)	Mix #3 (comp. str.)
7			
7			
28			
28			
28			
28 day average compressive strength, psi			

NOTE:
Mixture shall be proportioned in accordance with ACI 301 section 4.2.3 to achieve average compressive strength f'cr equal to or greater than the larger of one of the following equations:

(Less than 3000) f'cr = f'c + 1000
or
(3000 to 5000) f'cr = f'c + 1200
or
(Over 5000) f'cr = 1.1f'c + 700

For post-tensioning projects, see also special requirements for strength required to apply initial post-tensioning.

MIXTURE CHARACTERISTICS (as shown on drawings)	
Slump = _____ in.	Air Content = _____ %
Unit Wet Wt. = _____ pcf	Unit Dry Wt. = _____ pcf

MIXTURE CHARACTERISTICS (Based on proportioning data)	
Initial Slump = _____ in.	Final Slump _____ in.
Unit Wet Wt.= _____ pcf.	Unit Dry Wt. = _____ pcf.
Air Content = _____ %	

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X. OTHER TEST DATA		
Water Soluble Chloride Ion Content of mix:	_____ %(by weight of cement)	ASTM C 1218
Hardened Air Content (per ASTM C457):		
Air content: _____%	Air void spacing Factor _____in.	Specific surface: ___in^2/in^3
Chloride Ion Content of Concrete Mixture: ASTM C 1218		
Shrinkage (Length Change, Average) per ASTM C157:		
_____% @ 4 days	_____% @ 7 days	_____% @ 14 days
_____% @21 days	_____% @28 days	

XI. Remarks:

Ready Mix Concrete Supplier Information
Name:
Address:
Phone Number:
Date:
Main Plant Location:
Miles from Project Site:
Secondary or Backup Plant Location:
Miles from Project Site:

My signature below certifies that I have read, understood, and will comply with the requirements of this Section.

Signature _____

Typed or Printed Name _____

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REQUIRED ATTACHMENTS	
	Coarse aggregate grading report
	Fine aggregate grading report
	Concrete compressive strength data used for calculation of required average strength and for calculation of standard deviation
	Chloride ion data and related calculations
	Admixture compatibility certification letter
	Shrinkage information per ASTM C157
	ASTM C 457
	Alkali Content Data and Calculations OR ASTM C1293, ASTM C1260, ASTM C 1567 or CE CRD-C662 Test report for each aggregate

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SECTION 03 37 60 – PREPACKAGED REPAIR MORTAR
GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections apply to this Section.

1.2 SUMMARY

A. This Section includes the provision of all labor, materials, supervision and incidentals necessary to prepare deteriorated or damaged concrete surfaces and install prepackaged concrete repair mortar to formed horizontal, vertical and overhead surfaces to restore original surface condition and integrity.

B. Related Sections: Following Sections contain requirements that relate to this Section:

1. Division 01 Section "Submittal Procedures"
2. Division 02 Section "Work Items"
3. Division 02 Section "General Concrete Surface Preparation"
4. Division 02 Section "Surface Preparation for Patching"
5. Division 03 Section "Cast-In-Place Concrete”
6. Division 07 Section “Concrete Joint Sealants”
7. Division 07 Section "Traffic Coatings"

1.3 QUALITY ASSURANCE

A. Work shall conform to requirements of ACI 301 as applicable except where more stringent requirements are shown on Drawings or specified in this Section.

B. Testing Agency:

1. Independent testing laboratory employed by Owner and acceptable to Engineer.
2. Accredited by AASHTO under ASTM C1077. Testing laboratory shall submit documented proof of ability to perform required tests.

C. Sampling and testing of mortar shall be performed by ACI certified Concrete Field Technicians Grade I. Certification shall be no more than three years old.

D. Testing Agency is responsible for conducting, monitoring and reporting results of all tests required under this Section. Testing Agency has authority to reject mortar not meeting Specifications. Testing Agency does not have the authority to accept mortar that does not meet specifications.

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E. Testing Agency shall submit the following information for Field Testing of Concrete unless modified in writing by Engineer:

1. Project name and location.
2. Contractor's name.
3. Testing Agency's name, address and phone number.
4. Mortar manufacturer.
5. Date of report.
6. Testing Agency technician's name (sampling and testing).
7. Placement location within structure.
8. Weather data:

    a. Air temperatures.
    b. Weather.
    c. Wind speed.

9. Date, time, and place of test.
10. Compressive test data:

    a. Cube or cylinder number.
    b. Age of sample when tested.
    c. Date and time of test.
    d. Compressive strength.

1.4 REFERENCES

A. "Standard Specification for Structural Concrete" (ACI 301) by American Concrete Institute, herein referred to as ACI 301, is included in total as specification for this structure except as otherwise specified herein.

B. Comply with provisions of following codes, specifications and standards except where more stringent requirements are shown on Drawings or specified herein:

1. "Building Code Requirements for Structural Concrete" (ACI 318), American Concrete Institute, herein referred to as ACI 318.
2. "Specification for Hot Weather Concreting," ACI 305.1.
3. "Standard Specification for Cold Weather Concreting," ACI 306.1.
4. “Standard Specification for Curing Concrete” (ACI 308.1)

C. Contractor shall have following ACI publications at Project construction site at all times:

1. "Standard Specifications for Structural Concrete (ACI 301) with Selected ACI and ASTM References," ACI Field Reference Manual, SP15.
2. "Specification for Hot Weather Concreting," ACI 305.1.
3. "Standard Specification for Cold Weather Concreting," ACI 306.1.

D. ASTM International (ASTM):

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1. ASTM C109, "Test Method for Compressive Strength of Hydraulic Cement Mortars (Using 2-in. or 50-mm Cube Specimens)."
2. ASTM C31, “Test Method for Compressive Strength of Cylindrical Concrete Specimens.”
3. ASTM C1583, “Standard Test Method for the Tensile Strength of Concrete Surfaces and the Bond Strength or Tensile Strength of Concrete Repair and Overlay Materials by Direct Tension (Pull-off Method)”

1.5 SUBMITTALS

A. Make submittals in accordance with requirements of Division 01 and as specified in this Section.

B. Contractor: At preconstruction meeting, submit procedures for demolition, surface preparation, material batching, placement, finishing, and curing of application. Provide procedure to protect fresh patches from severe weather conditions.

C. Testing Agency: Promptly report all mortar test results to Engineer and Contractor. Include following information:

1. See Article "Quality Assurance," paragraph "Testing Agency shall submit...."
2. Strength determined in accordance with ASTM C109.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturer: Subject to compliance with requirements, provide products of one of following, only where specifically named in product category:

1. Euclid Chemical Corporation (Euclid), Cleveland, OH
2. King Construction Products (King), Burlington, ON
3. Mapei Corporation (MAPEI), Deerfield Beach, FL
4. Sika Corporation (Sika), Lyndhurst, NJ.
5. US Concrete Products (USCP), Baltimore, MD

2.2 MATERIALS

A. Horizontal Repair and Form and Pour Mortar: Shall be prepackaged cementitious repair mortar capable of horizontal and form and pour partial depth applications**,** achieving a minimum 3,000 psi compressive strength at 7 days and 5,000 psi compressive strength at 28 days per ASTM C39 as certified by manufacturer with maximum lineal shrinkage of 0.10% at 28 days. Extend per manufacturer’s instructions as required for deeper placements.

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1. Acceptable cementitious repair materials for this Work are as follows:

    a. “SikaEmaco 440,” by Sika.
    b. “Eucocrete,” by Euclid.
    c. “FA-S10 Concrete,” by King.
    d. “Planitop 11,” by MAPEI.
    e. “Sikacrete 211,” by Sika.
    f. “Deck Mix AE,” by USCP
    g. Other types may be used only with Engineer's approval in writing prior to bidding.

B. Rapid Strength Repair Mortar: Shall be prepackaged, cementitious repair mortar. Repair mortar shall be capable of application achieving a minimum 3,500 psi compressive strength at 1 day and 5,000 psi compressive strength at 28 days per ASTM C39 as certified by manufacturer. Extend per manufacturer’s instructions as required for deeper placements.

1. Acceptable materials for this Work are as follows:

    a. “SikaEmaco 430,” by Sika .
    b. “Speedcrete 2028,” by Euclid.
    c. “HP-S10 Concrete,” by King.
    d. “Planitop 18 ES” by MAPEI.
    e. “Sikaquick 1000,” by Sika.
    f. ”HP Concrete” by USCP
    g. Other types may be used only with Engineer's approval in writing prior to bidding.

MATERIAL ACCESSORIES

A. Coating for Existing Exposed Non-prestressed Steel Reinforcement or Welded Wire Reinforcement and Extended Open Time Epoxy Bonding Agent: Three component, water based, epoxy modified Portland cement corrosion inhibiting coating and bonding agent providing the recommended Manufacturer’s open time in which to apply repair mortar. Product shall be capable of achieving bond strength of 1,500 psi per ASTM C 882. Coating of existing exposed non-prestressed steel reinforcing is required on all projects, unless specifically excluded on a case-by-case basis elsewhere in Construction Documents.
    1. Acceptable materials for this Work are:
        a. “Armatec 110 EpoCem,” Sika Chemical Corp.
        b. ”Planibond 3C”, Mapei.
        c. ”HP Bondit III”, US Concrete Products.
        d. “Duralprep A.C.,” The Euclid Chemical Company.
    2. Use of extended open time epoxy bonding agent to enhance bond between existing and new (plastic) concrete is not required, unless specifically included elsewhere in Construction Documents.

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B. Bonding Grout: Bonding grout shall consist of prepackage repair material mixed with sufficient water to form stiff slurry to achieve consistency of "pancake batter."

C. Clear, Membrane-Forming Curing Compound: ASTM C 309, Type 1, Class B.

D. Clear, Solvent-Borne, Membrane-Forming Curing and Sealing Compound: ASTM C 1315, Type 1, Class A.

E. Clear, Waterborne, Membrane-Forming Curing and Sealing Compound: ASTM C 1315, Type 1, Class A.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Extended Open Time Epoxy Bonding Agent**:**

1. In strict accordance with manufacturer’s recommendations, mix and apply epoxy bonding agent to all areas as indicated on Drawings**.**
2. Allow epoxy bonding agent to dry a minimum 2 hours, but no more than the Manufacturer’s recommended open time prior to placing repair mortar.

B. Bonding Grout:

1. Mix bonding grout and scrub into SSD repair substrate with a stiff broom to all areas as indicated on Drawings.
2. Place repair material prior to initial set of grout. If grout sets prior to placement of repair material, complete remove grout from surface and re-clean prior to proceeding with new grout placement and repair mortar.

C. Existing Substrate Condition:
1. Existing concrete surfaces/substrates to receive concrete repair materials (and extended open time epoxy bonding agent or bonding grout, if specified) shall be:
   a. Sound (free from delaminated, weak, damaged and deteriorated concrete)
   b. Free from dust, loose material, surface contamination and materials which reduce bond or prevent suction or wetting by repair materials
   c. Saturated Surface Dry (SSD) with no standing water.

D. Mortar Placement: Mortar materials shall be placed in strict accordance with manufacturer's instructions. Properly proportioned and mixed mortar material shall be placed using tools to consolidate mortar so that no voids exist within new material and continuous contact with base concrete is achieved.

E. Form and Pour Repair Mortar Placement: Mix and apply in strict accordance with manufacturer’s written instructions, to achieve a maximum 9” slump. Consolidate mortar so that no voids exist and continuous contact with base concrete is achieved.

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F. Vertical and Overhead Repairs: Mortar materials shall be placed in strict accordance with manufacturer's instructions. Properly proportioned and mixed mortar material shall be placed using tools to consolidate mortar so that no voids exist within new material and continuous contact with base concrete is achieved. Supplemental wire mesh shall be required for delamination and spall repairs greater than two inches in depth. Fresh bonding grout is required between successive lifts of patching material.

G. Finishing:

1. Apply a nonslip broom finish to top of floor patches and to exterior concrete platforms, steps, and ramps. Immediately after float finishing, slightly roughen trafficked surface by brooming with fiber-bristle broom perpendicular to main traffic route.
2. Provide a surface finish similar to adjacent surfaces for vertical and overhead partial depth repairs.
3. Finish formed surfaces similar to adjacent surfaces.

3.2 CONCRETE PROTECTION AND CURING

A. Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Comply with ACI 306.1 for cold-weather protection and ACI 305R for hot-weather protection during placement. Keep concrete continually moist prior to final curing by evaporation retarder, misting, sprinkling, or using absorptive mat or fabric covering kept continually moist.

B. Immediate upon conclusion of finishing operation cure concrete in accordance with ACI 308.1 for duration of at least three days by curing methods listed below. Provide additional curing immediately following initial curing and before concrete has dried.

1. During initial and final curing periods maintain concrete above 50°.
2. Prevent rapid drying at end of curing period.

C. Concrete surfaces to receive slab coatings or penetrating sealers shall be cured with moisture curing or moisture-retaining-cover curing.

D. Curing Methods: Cure formed and non-formed concrete moisture curing, moisture-retaining-cover curing, curing compound, or a combination of these as follows:

1. Moisture Curing: Keep surfaces continuously moist for not less than seven days with the following materials:

a. Water.
b. Continuous water-fog spray.
c. Absorptive cover, water saturated and kept continuously wet. Cover concrete surfaces and edges with 12-inch (300-mm) lap over adjacent absorptive covers.

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2. Moisture-Retaining-Cover Curing: Cover concrete surfaces with moisture-retaining cover for curing concrete, placed in widest practicable width, with sides and ends lapped at least 12 inches, and sealed by waterproof tape or adhesive. Immediately repair any holes or tears during curing period using cover material and waterproof tape.
3. Curing compound: Apply curing compound in accordance with manufacturer's instructions.

3.3 FIELD QUALITY CONTROL

A. Testing Agency**:** Owner shall engage a qualified independent testing and inspecting agency acceptable to the Engineer to sample materials, perform tests, and submit test reports during concrete placement according to requirements specified in this Article. Perform tests according to ACI 301.

B. Testing Frequency: Perform one set of strength testing and one bond test for each product used for each day's work. Prepare samples in accordance with ASTM C31.

C. Compressive Strength Testing: Determine strength at 3, 7, and 28 days. Each test shall consist of two 6-inch diameter cylinders or three 4-inch diameter cylinders. Testing shall be in accordance with ASTM C39.

D. Bond Testing: Bond testing shall be performed at 7 days in accordance with ASTM C1583.

3.4 EVALUATION AND ACCEPTANCE OF WORK

A. Acceptance of Repairs (ACI 301):

1. Acceptance of completed concrete Work will be according to provisions of ACI 301.
2. Repair areas shall be sounded by Engineer and Contractor with hammer or rod after curing for 72 hours. Contractor shall repair all hollowness detected by removing and replacing patch or affected area at no extra cost to Owner.
3. If shrinkage cracks appear in repair area when initial curing period is completed, repair shall be considered defective, and it shall be removed and replaced by Contractor at no extra cost.
4. Patches shall be considered defective if average strength does not meet minimum strength at 28 days or if average bond strength does not meet minimum requirements of 150 psi.

END OF SECTION 03 37 60

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SECTION 04 20 10 – UNIT MASONRY

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

A. Submit samples for face brick.

B. Comply with ACI 530.1/ASCE 6/TMS 602.

C. Construct a sample wall panel approximately 48 inches long by 48 inches high to demonstrate aesthetic effects and qualities of materials and execution.

PART 2 - PRODUCTS

2.1 MASONRY UNITS

A. Concrete Masonry Units: ASTM C 90; Weight Classification, Normal Weight; Type I, moisture-controlled units.
   1. Special shapes for lintels, corners, jambs, sash, control joints, and other special conditions.
   2. Square-edged units for outside corners, unless otherwise indicated.
   3. Unit Compressive Strength: Provide units with minimum average net-area compressive strength of 2000 psi (13.8 MPa).
   4. Size (Width): Manufactured to dimensions 3/8 inch less-than-nominal dimensions.

B. Face Brick: ASTM C 216, Grade SW, Type FBS.
   1. Size: Standard.
   2. Solid brick with exposed surfaces finished for ends of sills and caps.
   3. Special shapes for applications where shapes produced by sawing would result in sawed surfaces being exposed to view.

2.2 MORTAR

A. Mortar: ASTM C 270, Proportion Specification, for job-mixed mortar; and ASTM C 1142 for ready-mixed mortar.

   1. Do not use calcium chloride in mortar.
   2. For exterior, above-grade, load-bearing and non-load-bearing walls and parapet walls; for interior load-bearing walls; for interior non-load-bearing partitions, and for other applications where another type is not indicated, use Type N.

2.3 JOINT REINFORCEMENT, TIES, AND ANCHORS

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A. Provide joint reinforcement formed from galvanized carbon-steel wire conforming to ASTM A 951/A 951M.
   1. Interior Walls: Hot-dip galvanized carbon steel with ASTM A 153/A 153M, Class B-2 coating.
   2. Exterior Walls: Hot-dip galvanized carbon steel with ASTM A 153/A 153M, Class B-2 coating
   3. Wire Diameter for Side Rods: 0.1483 inch.
   4. Wire Diameter for Cross Rods: 0.1875 inch.
   5. For single-wythe masonry, provide truss design.

B. Veneer Anchors: 2-piece adjustable masonry veneer anchors allowing vertical or horizontal differential movement between veneer and wall framing parallel to plane of wall but resisting tension and compression forces perpendicular to it, for attachment over sheathing to studs, and acceptable to authorities having jurisdiction.

C. Rigid Anchors: Fabricate from steel bars 1-1/2 inches wide by ¼ inch thick by 24 inches long, with ends turned up 2 inches or with cross pins.

2.4 EMBEDDED FLASHING MATERIALS

A. Sheet Metal Flashing: Stainless-steel, 0.0156 inch thick.

2.5 MISCELLANEOUS MASONRY ACCESSORIES.

A. Weep Holes: Round polyethylene tubing, 3/8-inch OD.

B. Loose-Granular Perlite Insulation: ASTM C 549, Type II or IV.

C. Extruded-Polystyrene Board Insulation: ASTM C 578, Type IV.

D. Polyisocyanurate Board Insulation: FS HH-I-1972/1, Class 2.

E. Masonry Cleaner: ½-cup (0.14-L) tetrasodium polyphosphate and ½-cup (0.14-L) laundry detergent dissolved in 1 gal. (4 L) of water.

2.6 REINFORCEMENT

A. Uncoated Steel Reinforcing Bars: ASTM A 615/A 615M or ASTM A 996/A 996M, Grade 60.

B. Reinforcing Bar Positioners: Wire units designed to fit into mortar bed joints spanning masonry unit cells and to hold reinforcing bars in center of cells. Units are formed from 0.148-inch steel wire, hot-dip galvanized after fabrication. Provide units designed for number of bars indicated.

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1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to the following:

    a. Dur-O-Wal; a Hohmann & Barnard company.
    b. Heckmann Building Products, Inc.
    c. Hohmann & Barnard, Inc.
    d. Wire-Bond

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

A. Cut masonry units with motor-driven saws. Install cut units with cut surfaces and, where possible, cut edges concealed.

B. Mix units for exposed unit masonry from several pallets or cubes as they are placed to produce uniform blend of colors and textures.

C. Matching Existing Masonry: Match coursing, bonding, color, and texture of existing masonry.

D. Stopping and Resuming Work: In each course, rack back units; do not tooth.

E. Build non-load-bearing interior partitions full height and install compressible filler in joint between top of partition and underside of structure above.

F. Tool exposed joints slightly concave when thumbprint hard, unless otherwise indicated.

G. Keep cavities clean of mortar droppings and other materials during construction. Strike joints facing cavities flush.

3.2 MASONRY JOINT REINFORCEMENT

A. General: Install entire length of longitudinal side rods in mortar with a minimum cover of 5/8 inch on exterior side of walls, 1/2 inch elsewhere. Lap reinforcement a minimum of 6 inches.

1. Space reinforcement not more than 16 inches o.c.
2. Space reinforcement not more than 8 inches o.c. in foundation walls and parapet walls.
3. Provide reinforcement not more than 8 inches above and below wall openings and extending 12 inches beyond openings in addition to continuous reinforcement.

B. Interrupt joint reinforcement at control and expansion joints unless otherwise indicated.

C. Provide continuity at wall intersections by using prefabricated T-shaped units.

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D. Cut and bend reinforcing units as directed by manufacturer for continuity at corners, returns, offsets, column fireproofing, pipe enclosures, and other special conditions

3.3 REPAIRING, POINTING, AND CLEANING

A. Remove and replace masonry units that are loose, chipped, broken, stained, or otherwise damaged or that do not match adjoining units. Install new units to match adjoining units; install in fresh mortar, pointed to eliminate evidence of replacement.

B. Pointing: During the tooling of joints, enlarge voids and holes, except weep holes, and completely fill with mortar. Point up joints, including corners, openings, and adjacent construction, to provide a neat, uniform appearance. Prepare joints for sealant application, where indicated.

C. In-Progress Cleaning: Clean unit masonry as work progresses by dry brushing to remove mortar fins and smears before tooling joints.

D. Final Cleaning: After mortar is thoroughly set and cured, clean exposed masonry as follows:
   1. Remove large mortar particles by hand with wooden paddles and nonmetallic scrape hoes or chisels.
   2. Test cleaning methods on sample wall panel; leave one-half of panel uncleaned for comparison purposes. Obtain Architect's approval of sample cleaning before proceeding with cleaning of masonry.
   3. Protect adjacent stone and nonmasonry surfaces from contact with cleaner by covering them with liquid strippable masking agent or polyethylene film and waterproof masking tape.
   4. Wet wall surfaces with water before applying cleaners; remove cleaners promptly by rinsing surfaces thoroughly with clear water.
   5. Clean brick by bucket-and-brush hand-cleaning method described in BIA Technical Notes 20.
   6. Clean concrete masonry by applicable cleaning methods indicated in NCMA TEK 8-4A.
   7. Clean masonry with a proprietary acidic cleaner applied according to 15-1900.31manufacturer's written instructions.
   8. Clean stone trim to comply with stone supplier's written instructions.
   9. Clean limestone units to comply with recommendations in ILI's "Indiana Limestone Handbook."

3.4 FIELD QUALITY CONTROL

A. Owner will engage a qualified independent testing agency to perform the following tests for each 5000 sq. ft. (460 sq. m) of wall area or portion thereof.

   1. Mortar Properties: ASTM C 270.
   2. Mortar Composition and Properties: ASTM C 780.
   3. Grout: ASTM C 1019.

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3.5 CLEANING

A. Clean stone masonry veneer as work progresses. Remove mortar fins and smears before tooling joints.

B. Final Cleaning: After mortar is thoroughly set and cured, remove large mortar particles and scrub unit masonry.

1. Wet wall surfaces with water, apply cleaner, then remove cleaner by rinsing thoroughly with clear water.

END OF SECTION 04 20 10

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SECTION 07 18 00 – TRAFFIC COATINGS

GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections apply to this Section.

1.2 SUMMARY

A single installer shall be responsible for providing complete waterproofing system including all products specified in following Sections:

1. Division 07 Section, “Traffic Coatings”
2. Division 07 Section, “Concrete Joint Sealants”

B. Materials shall be compatible with other materials or related Work with which the traffic coating will come into contact, and with materials covered by this Section.

C. Related Sections: Following Sections contain requirements that relate to this Section.

1. Division 03 Section, "Cast-in-Place Concrete"
2. Division 07 Section, “Concrete Joint Sealants”

1.3 ACTION SUBMITTALS

A. Product Data: For each system indicated, submit the following at least 60 days prior to application.

1. Product description, technical data, appropriate applications and limitations.
2. Primer type and application rate
3. Material, and wet mils required to obtain specified dry thickness for each coat.
4. Type, gradation and aggregate loading required within each coat, if applicable.

1.4 INFORMATION SUBMITTALS

A. Certificates

1. Evidence of applicator's being certified by manufacturer. Evidence shall include complete copy of manufacturer’s licensing/certification document, spelling out repair responsibility for warranty claims.
2. Certification from Manufacturer that finishes as specified are acceptable for system to be installed at least 1 month before placement of any concrete which will receive traffic coating.

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3. Certification stating materials have been tested and listed for UL 790 Class "A" rated materials/system by UL for traffic coating application specified on project. Containers shall bear UL labels.
4. Certification from manufacturer confirming compatibility with existing underlying coatings and/or substrate.

B. Manufacturer's Instructions: for each system indicated.

1. Crack treatment and surface preparation method and acceptance criteria.
2. Method of application of each coat.
3. Maximum and minimum application temperatures.
4. Maximum and minimum allowable times between coats.
5. Final cure time before resumption of foot traffic, parking and/or paint striping.
6. Any other special instructions required to ensure proper installation.

C. Qualification Statements

1. Manufacturer's qualifications as defined in "Quality Assurance" article.
2. Installer's qualifications as defined in "Quality Assurance" article.
3. Signed statement from applicator certifying that applicator has read, understood, and shall comply with all requirements of this Section.

1.5 CLOSEOUT SUBMITTALS

A. Three copies of System Maintenance Manual.

B. Snow removal guidelines for areas covered by Warranty.

C. Final executed Warranty.

1.6 QUALITY ASSURANCE

A. Installer's Qualifications: Owner retains right to reject any manufacturer.

1. Evidence of compliance with Summary article paragraph "A single installer. . ."
2. Evidence that installer has successfully performed or has qualified staff who have successfully performed at least 5 verifiable years of installations similar to those involved in this Contract, and minimum 10 projects with submitted system.
3. Listing of 5 or more installations in climate and size similar to this Project performed by installer's superintendent.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Deliver all materials to site in original, unopened containers, bearing following information:

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1. Name of product.
2. Name of manufacturer.
3. Date of preparation.
4. Lot or batch number.

B. Store materials under cover and protect from weather. Replace packages or materials showing any signs of damage with new material at no additional cost to Owner.

C. Do not store material on slabs to be post-tensioned before final post-tensioning of slabs is accomplished. At no time shall weight of stored material being placed on slab area, after post-tensioning is completed and concrete has reached specified 28 day strength, exceed total design load of slab area. Between time final post-tensioning is accomplished and time concrete has reached specified 28 day strength, weight of stored material placed on slab area shall not exceed half total design load of slab area.

D. Distribute materials stored on elevated structures to prevent exceeding structure load limits.

1.8 FIELD CONDITIONS

A. Weather and Substrate Conditions: Proceed with work only when existing and forecast weather, temperature of concrete substrate, and ambient conditions within the structure will permit work in accordance with manufacturer's recommendations. Do not apply traffic coatings to damp or wet substrates, when temperatures are below 40 deg F, when relative humidity exceeds 85 percent, or when temperatures are less than 5 deg F above dew point.

B. Do not apply traffic coatings in snow, rain, fog, or mist, or when such weather conditions are imminent during the application and curing period. Apply only when frost-free conditions occur throughout the depth of substrate.

C. Do not install traffic coating until items that penetrate membrane have been installed.

1.9 WARRANTY

A. System Manufacturer (Partial System Recoating): Furnish Owner with written 5-year total responsibility Joint and Several Warranty, detailing responsibilities of manufacturer and applicator with regard to warranty requirements (Joint and Several). Warranty shall provide that system will be free of defects, chemical damage related to system design, workmanship, or material deficiency, consisting of:

1. Any adhesive or cohesive failures.
2. Abrasion or tearing failures from normal traffic use.
3. Excessive aggregate loss (Coefficient of Friction below 0.6).
4. Weathering. Breakdown/degradation of topcoat.
5. Excessive Wear: Base coat showing through top coat.
6. Surface cracking or intercoat delamination.

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7. Abrasion or tear failure of membrane resulting from normal traffic use.
8. Failure to bridge cracks less than 0.0624 in. or cracks existing at time of traffic coating installation.

B. If material surface shows any of defects listed above, supply labor and material to repair all defective areas and to repaint all damaged line stripes.

C. Perform any repair under this warranty at no cost to Owner.

D. Address following in terms of Warranty: length of warranty, change in value of warranty – if any – based on length of remaining warranty period, transferability of warranty, responsibilities of each party, notification procedures, dispute resolution procedures, and limitations of liability for direct and consequential damages.

E. Snowplows, vandalism, studded snow tires, and abnormally abrasive maintenance equipment are not normal traffic use and are exempted from warranty.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturer: Subject to compliance with requirements, provide products of 1 of following, only where specifically named in product category:

1. Advanced Polymer Technology (APT), Harmony, PA.
2. GCP Applied Technologies (GCP), Alpharetta, GA.
3. Lymtal International Inc. (Lymtal), Lake Orion, MI.
4. Neogard Division of Hemple (Neogard), Dallas, TX.
5. Pacific Polymers, Inc. a Division of ITW (Pacific Polymers), Garden Grove, CA.
6. Pecora Corporation (Pecora), Harleysville, PA.
7. Polycoat Products Division of Amer. Polymers (Polycoat), Santa Fe Springs, CA.
8. R&D Technical Solutions, Ltd. (R&D), Mississauga, ON, Canada.
9. Sika Corporation (Sika), Lyndhurst, NJ.

2.2 MATERIALS, TRAFFIC COATING

A. Acceptable low odor coatings are listed below. Coatings shall be compatible with all other materials in this Section and related work.

1. VOC Compliant, Low Odor, High-Solids, Fast Cure, Heavy Duty Coating System:

a. Auto-Gard FC, Neogard.
b. Iso-Flex 760 U HL AR and 760 U HL AL, LymTal.
c. Sikalastic Traffic 2500, Sika.
d. Qualideck Heavy Duty Vehicular (152/252/372/582), APT.
e. Sikalastic 720/745 or 390/391/395, Sika.

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f. Kelmar Merdek (Exposure 3 - Heavy Duty - two layer wear course), Kelmar FWC III(Exposure 3), R&D.

B. Recoating Partial System: Provide all wearing course components specified for new heavy-duty applications.

1. System shall provide 200 psi minimum bond strength to existing system.

C. Provide ultraviolet screening for all traffic coating placed on this project.

D. Finish top coat shall be colored gray.

E. Substitutions: None for this project. Contact Engineer/Architect for consideration for future projects.

2.3 MATERIALS, CRACK SEALER

A. Repair for isolated random non-moving (static) horizontal cracks 0.01 in. to 0.03 in. wide. Acceptable products:
1. SikaPronto 19 4K, Sika.
2. Sikadur 55 SLV Epoxy Crack Healer/Sealer, Sika.
3. Sikalastic-630, Sika.
4. DeNeef Denepox I-40, GCP.
5. Iso-Flex 609 Epoxy Crack Sealer, Lymtal.

B. Repair of isolated moving (dynamic) horizontal cracks shall be in accordance with Division 07, Section “Concrete Joint Sealants.”

2.4 ACCESSORY MATERIALS

A. Joint Sealants: As specified in Section 07 92 00 “Concrete Joint Sealants.”

B. Reinforcing Strip: Polymer mesh (polyester or polyethylene) recommended in writing by traffic-coating manufacturer, as required by manufacturer

2.5 SOURCE LIMITATIONS

A. Obtain primary traffic-coating materials, including primers, from single source from single traffic-coating manufacturer. Obtain accessory materials including aggregates, sheet flashings, joint sealants, and substrate repair materials of types and from sources recommended in writing by primary material manufacturer.

PART 3 - EXECUTION

3.1 EXAMINATION

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A. Examine surfaces to receive Work and report immediately in writing to Engineer/Architect any deficiencies in surface which render it unsuitable for proper execution of Work.

B. Coordinate and verify that related Work meets following requirements before beginning surface preparation and application:

1. Concrete surfaces are finished as acceptable for system to be installed. Correct all high points, ridges, and other defects in a manner acceptable to Engineer/Architect.
2. Curing compounds used on concrete surfaces are compatible with system to be installed.
3. Concrete surfaces have completed proper curing period for system selected.
4. Joint Sealants are compatible with traffic coatings.

3.2 PREPARATION

A. Seal all openings to occupied space to prevent cleaning materials, solvents and fumes from infiltration. All protective measures and/or ventilating systems required to prevent infiltration are incidental to this Work.

B. Concrete substrates: mechanically abrade surface to a uniform profile acceptable to manufacturer, in general conformance with ASTM D4259. Acid etching is prohibited.

C. Remove all laitance and surface contaminants, including oil, grease and dirt as specified by manufacturer's written recommendations.

D. Remove all debonded traffic coatings as determined by site inspection. Remove all laitance and surface contaminants, including oil, grease and dirt, by shot blasting and appropriate degreasers, or as specified by manufacturer's written recommendations to provide warranty.

E. Before applying materials, apply system to small area to assure that it will adhere to substrate and joint sealants and dry properly and to evaluate appearance.

F. All cracks on concrete surface shall be prepared in accordance with manufacturer's recommendations.

1. All random cracks on concrete surface less than 0.03 in. wide and showing no evidence of water and/or salt water staining on ceiling below shall receive detail coat unless more complete treatment required in accordance with manufacturer's recommendations.

a. Rout and seal random cracks, construction joints and control joints prior to installation of primer or base coat. Crack preparation including installation of joint sealant material, where required, is incidental to traffic coating work.

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G. Mask off adjoining surfaces not to receive traffic coating and mask off drains to prevent spillage and migration of liquid materials outside membrane area. Provide neat/straight lines at termination of traffic coating.

3.3 INSTALLATION/APPLICATION

A. Installation should include all of the following steps or in accordance with manufacturer's written instructions and specifications:

1. Surface Preparation: Prepare concrete for system application.
2. Crack/Construction/Control/Cove Joint Sealing: Detail for crack bridging.

    a. If reinforcing mesh is utilized at joints, ensure mesh is installed and fully embedded in base coat without bunching, wrinkles, fish mouths or protrusions above the surface of the base coat in which it is embedded.

3. Primer Coat: Insure proper adhesion of membrane to substrate.
4. Base Coat: Provide crack spanning in conjunction with Crack Detail noted above and provide monolithic coating without pinholes, blisters, or voids in coating,
5. Wear Coat providing skid and wear resistance.

    a. Aggregate: Correct size, shape, hardness and amount necessary to insure proper skid and wear resistance.
    b. Provide monolithic coating without pinholes, blisters, or voids in coating

6. Top Coat: Lock aggregate into place, provide a maintainable surface and provide resistance to ponding water, UV degradation, color loss and chemical intrusion.

    a. Provide monolithic coating without pinholes, blisters, or voids in coating
    b. Not required for approved hybrid wearing course with integral aggregate.

B. A primer coat is required for all systems. No exception. Reprime areas exposed for more time than recommended by manufacturer.

C. Schedule preparation work so dust and other contaminants from process do not fall on wet, newly coated surfaces.

D. Perform all work and apply traffic coating according to ASTM C 1127 and in accordance with manufacturer's written instructions and specifications including, but not limited to, moisture content of substrate, atmospheric conditions (including relative humidity and temperature), coverages, mil thicknesses, crack and joint detailing, and texture, and as shown on Drawings. Verify that substrates are visibly dry and free of moisture.

E. Do not apply traffic coating products until moisture content of substrates is acceptable for installation.

1. New construction projects: Do not apply traffic coating material until new concrete has been air dried at temperatures at or above 40ºF for at least 30 days after curing

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period specified, or test substrates to determine that the actual moisture content meets traffic coating manufacturer's requirements.

2. Existing construction restoration projects: Do not apply traffic coating material until repair concrete has adequately cured. Test substrates to determine the actual moisture content meets traffic coating manufacturer's requirements.
3. Test for moisture in new concrete slabs, at concrete repair areas, or areas suspect of moisture by one of the following methods:

    a. ASTM F2170 (relative humidity)
    b. Method recommended in writing by traffic-coating manufacturer, including but not limited to:

        1) ASTM D4263 (plastic mat test)
        2) Measuring with an electronic impedance moisture meter, per ASTM F2659
        3) ASTM F1869 (calcium chloride test; not acceptable for lightweight concrete)

F. Do not apply traffic coating membranes products until concrete has attained compressive strength to resist primer tensile adhesion values as per manufacturer's written instructions and specifications.

G. Cease material installation under adverse weather conditions, when temperatures of work area or substrate are below 40º F, or outside manufacturer's recommended limitations for installation.

H. Prepare vertical and horizontal surfaces at terminations and penetrations through traffic coatings and at expansion joints, drains, and sleeves according to manufacturer's written instructions.

I. Provide sealant cants at penetrations and at reinforced and nonreinforced, deck-to-wall butt joints.

J. Terminate edges of deck-to-deck expansion joints with preparatory base-coat strip.

K. All adjacent vertical surfaces shall be coated with traffic coating 4 in. above coated horizontal surface. Requirement includes, but is not limited to pipes, columns, walls, curbs (full height of vertical faces of all curbs) and islands.

L. Mask off adjoining surfaces not to receive traffic coating and mask off drains to prevent spillage and migration of liquid materials outside membrane area. Provide neat/straight lines at termination of traffic coating.

M. Complete all Work under this Section before painting line stripes.

N. Clean off excess material and material smears adjacent to joints as work progresses using methods and materials approved by manufacturers.

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3.4 FIELD QUALITY CONTROL

A. Develop a quality control plan for assured specified uniform membrane thickness that utilizes grid system of sufficiently small size to designate coverage area of not more than 5 gallons at specified thickness. In addition, employ wet mil gauge to continuously monitor thickness during application. Average specified wet mil thickness shall be maintained within grid during application with minimum thickness of not less than 80% of average acceptable thickness. Immediately apply more material to any area not maintaining these standards.

1. Testing Agency: employ wet mil gauge to periodically monitor thickness during application.

B. Use trial sections to determine adequacy of pre-application surface cleaning. Obtain Owner, Engineer/Architect and manufacturer acceptance of:

1. Cleaning before proceeding with traffic coating application.
2. Visual appearance of finished coating application.
3. Static coefficient of friction of 0.6, as advised in the Appendix to ADAAG
4. Pull-off test to quantify traffic coating adhesion to concrete and existing traffic coating.

3.5 PROTECTING AND CLEANING

A. Protect traffic coatings from damage and wear during remainder of construction period.

B. Clean spillage and soiling from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

END OF SECTION 07 18 00

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SECTION 07 92 33 – CONCRETE JOINT SEALANTS

GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections apply to this Section.

1.2 SUMMARY

A. A single installer shall be responsible for providing complete water proofing system including all products specified in the following Sections:

1. Division 07 Section, “Traffic Coatings”
2. Division 07 Section, “Concrete Joint Sealants”

B. This Section includes the following:

1. Exterior joints in the following horizontal traffic bearing surfaces:

    a. Construction joints in cast-in-place concrete.
    b. Control joints in slab-on-grade, pour strips, slabs and topping slabs.
    c. Joints between precast concrete units.
    d. Perimeter of all floor drains.
    e. Perimeter of floor penetrations identified on the Drawings.
    f. Other joints as indicated on the Drawings.

2. Exterior joints in the following vertical and horizontal non-traffic surfaces:

    a. Construction joints in cast-in-place concrete.
    b. Joints between precast concrete units.
    c. Cove joints at intersection of horizontal and vertical concrete.
    d. Exterior horizontal joints between precast and cast-in-place concrete. Color to match precast concrete.
    e. Vertical and horizontal joints between precast beams and columns at tiers exposed directly to weather.
    f. Other joints as indicated on the Drawings.

C. Related Sections: Following Sections contain requirements that relate to this Section.

1. Division 03 Section, "Cast-in-Place Concrete"
2. Division 07 Section, “Traffic Coatings”
3. Division 09 Section, "Pavement Markings"

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1.3 ADMINISTRATIVE REQUIREMENTS

A. Coordination:

1. Materials shall be compatible with materials or related Work with which they come into contact, and with materials covered by this Section.
2. Distribute reviewed submittals to all others whose Work is related.
3. Coordinate layout of joint system and approve methods for providing joints with precast concrete and concrete contractors.
4. Inspect site and precast plant before precast production to insure proper joint configuration.

1.4 ACTION SUBMITTALS

A. Product Data: For each system indicated at least 7 days prior to application.

1. Product description, technical data, appropriate applications and limitations.
2. Primer type and application rate

B. Samples:

1. One for each system indicated.

C. Sample Warranty: For each system indicated.

1.5 INFORMATION SUBMITTALS

A. Certificates:

1. Evidence of installer's being certified by manufacturer. Evidence shall include complete copy of manufacturer’s licensing/certification document, spelling out repair responsibility for warranty claims.
2. Certification from the Manufacturer that joint details as specified are acceptable for system to be installed at least 1 month before placement of any concrete which will receive joint sealant.

B. Field Quality Control:

1. Two copies each of manufacturer's technical representative's log for each visit.
2. Testing agency field and test reports.

C. Qualification Statements:

1. Manufacturer’s qualifications as defined in the “Quality Assurance” article.
2. Installer’s qualifications as defined in the “Quality Assurance” article.
3. Signed statement from this Section applicator certifying that applicator has read, understood, and shall comply with all requirements of this Section.

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1.6 CLOSEOUT SUBMITTALS

A. Final executed Warranty.

1.7 QUALITY ASSURANCE

A. Manufacturer's Qualifications: Owner retains right to reject any manufacturer.

1. Evidence of acceptable previous work on WALKER-designed projects. If none, so state.
2. Evidence of financial stability acceptable to Engineer/Architect.
3. Listing of 20 or more projects completed with submitted sealant, to include:

    a. Name and location of project.
    b. Type of sealant applied.
    c. On-Site contact with phone number.

B. Manufacturer's technical representative, acceptable to Engineer/Architect, shall be on site during surface preparation and initial stages of installation.

C. Installer's Qualifications: Owner retains right to reject any installer or subcontractor.

1. Installer shall be legally licensed to perform work in the state of Illinois. Evidence of compliance with Summary article paragraph "A single installer. . ."
2. Evidence that installer has successfully performed or has qualified staff who have successfully performed at least 5 verifiable years of installations similar to those involved in this Contract, and minimum 10 projects with submitted sealant.
3. Listing of 5 or more installations in climate and size similar to this Project performed by installer's superintendent.

D. Certifications:

1. Licensing/certification document from system manufacturer that confirms sealant installer is a licensed/certified applicator for the manufacturer and is legally licensed to perform work in the state of Illinois.
2. Licensing/certification agreement shall include following information:

    a. Applicator's financial responsibility for warranty burden under agreement terms.
    b. Manufacturer's financial responsibility for warranty burden under agreement terms.
    c. Process for dispute settlement between manufacturer and applicator in case of system failures where cause is not evident or cannot be assigned.
    d. Authorized signatures for both Applicator Company and Manufacturer.
    e. Commencement date of agreement and expiration date (if applicable).

1.8 DELIVERY, STORAGE, AND HANDLING

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A. Deliver all materials to site in original, unopened containers, bearing following information:

1. Name of product.
2. Name of manufacturer.
3. Date of preparation.
4. Lot or batch number.

B. Store materials under cover and protect from weather. Replace packages or materials showing any signs of damage with new material at no additional cost to Owner.

C. Do not store material on slabs to be post-tensioned before final post-tensioning of slabs is accomplished. At no time shall weight of stored material being placed on slab area, after post-tensioning is completed and concrete has reached specified 28 day strength, exceed total design load of slab area. Between time final post-tensioning is accomplished and time concrete has reached specified 28 day strength, weight of stored material placed on slab area shall not exceed half total design load of slab area.

1.9 FIELD CONDITIONS

A. Weather and Substrate Conditions: Proceed with work only when existing and forecast weather and temperature of concrete substrate will permit work in accordance with manufacturer's recommendations.

1.10 WARRANTY

A. Manufacturer: Furnish Owner with written total responsibility Joint and Several Warranty, detailing responsibilities of manufacturer and installer with regard to warranty requirements (Joint and Several). The warranty shall provide that sealant will be free of defects, water penetration and chemical damage related to system design, workmanship or material deficiency, consisting of:

1. Any adhesive or cohesive failures.
2. Weathering.
3. Abrasion or tear failure resulting from normal traffic use.

B. If material surface shows any of defects listed above, supply labor and material to repair all defective areas and to repaint all damaged line stripes.

C. Warranty period shall be a 5 year Joint and Several Warranty commencing with date of acceptance of work.

D. Perform any repair under this warranty at no cost to Owner.

E. Address the following in the terms of the Warranty: length of warranty, change in value of warranty – if any- based on length of remaining warranty period, transferability of

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warranty, responsibilities of each party, notification procedures, dispute resolution procedures, and limitations of liability for direct and consequential damages.

F. Snowplows, vandalism, and abnormally abrasive maintenance equipment are not normal traffic use and are exempted from warranty.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturer: Subject to compliance with requirements, provide products of 1 of following, only where specifically named in product category:
   1. Dow Corning Corp. (Dow Corning), Midland, MI.
   2. Lymtal International Inc. (Lymtal), Lake Orion, MI.
   3. Pecora Corporation (Pecora), Harleysville, PA.
   4. Sika Corporation (Sika), Lyndhurst, NJ.

2.2 MATERIALS, JOINT SEALANT SYSTEM

A. Provide complete system of compatible materials designed by manufacturer to produce waterproof, traffic-bearing control joints as detailed on Drawings.

B. Compounds used for sealants shall not stain masonry or concrete. Aluminum pigmented compounds not acceptable.

C. Color of sealants shall match adjacent surfaces.

D. Closed cell or reticulated backer rods: Acceptable products:

   1. “Sof Rod,” Nomaco Inc., 501 NMC Drive, Zebulon, NC 27597. (800) 345-7279 ext. 341.
   2. “ITP Soft Type Backer Rod,” Industrial Thermo Polymers Limited, 2316 Delaware Ave., Suite 216, Buffalo, NY 14216. (800) 387-3847.

E. Bond breakers and fillers: as recommended by system manufacturer.

F. Primers: as recommended by sealant manufacturer.

G. Acceptable sealants are listed below. Sealants shall be compatible with all other materials in this Section and related work.

H. polyurethane control joint sealants (traffic bearing):
   1. Iso-flex 880 GB or Iso-flex 881, Lymtal.
   2. Dynatrol II-SG or Urexpan NR 200, Pecora.
   3. Sikaflex-2c SL or Sikaflex-2c NS EZ Mix with TG additive, Sika.

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I. Acceptable polyurethane vertical and cove joints sealants (non-traffic bearing):

1. Sikaflex-2c NS EZ Mix, Sikaflex-2c NS EZ Mix+, Sika.
2. Dynatred, Pecora.
3. Iso-flex 881, Lymtal.

J. Proposed Substitutions: None for this project. Contact Engineer/Architect for consideration for future projects.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine surfaces to receive Work and report immediately in writing to Engineer/Architect any deficiencies in surface which render it unsuitable for proper execution of Work.
B. Coordinate and verify that related Work meets following requirements before beginning installation

1. Concrete surfaces are finished as acceptable for system to be installed.
2. Curing compounds used on concrete surfaces are compatible with system to be installed.
3. Concrete surfaces have completed proper curing period for system selected.

3.2 PREPARATION

A. Seal all openings to occupied space to prevent cleaning materials, solvents and fumes from infiltration. All protective measures and/or ventilating systems required to prevent infiltration are incidental to this Work.

B. Correct unsatisfactory conditions before installing sealant system.

C. Acid etching is prohibited.

D. Grind joint edges smooth and straight with beveled grinding wheel before sealing. All surfaces to receive sealant shall be dry and thoroughly cleaned of all loose particles, laitance, dirt, dust, oil, grease or other foreign matter. Obtain written approval of method from system manufacturer before beginning cleaning.

E. Final preparation of joints shall be a sandblast with medium that removes dust and ground material from surfaces to receive sealant.

F. Check preparation of substrate for adhesion of sealant.

G. Prime and seal joints and protect as required until sealant is fully cured. A primer coat is required for all systems.

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3.3 INSTALLATION/APPLICATION

A. Do all Work in strict accordance with manufacturer's written instructions and specifications including, but not limited to, moisture content of substrate, atmospheric conditions (including relative humidity and temperature), thicknesses and texture, and as shown on Drawings.

B. Completely fill joint without sagging or smearing onto adjacent surfaces.

C. Self-Leveling Sealants: Fill horizontal joints slightly recessed to avoid direct contact with wheel traffic.

D. Non-Sag Sealants: Tool joints concave: Wet tooling not permitted.

E. Clean off excess material and material smears adjacent to joints as work progresses using methods and materials approved by manufacturers.

F. Cease material installation under adverse weather conditions, or when temperatures are outside manufacturer's recommended limitations for installation, or when temperature of work area or substrate are below 40ºF.

3.4 FIELD QUALITY CONTROL

A. Contractor and Engineer/Architect will jointly determine which one of following 2 methods of sealant testing to verify sealant profile:

1. Contractor, at Engineer/Architect's direction, shall cut out lesser of 1% of total lineal footage placed or total of 100 lineal ft of joint sealant at isolated/random locations (varying from in. to ft of material) for Engineer/Architect and Manufacturer's Representative inspection of sealant profile.
2. Contractor, at Engineer/Architect's direction, shall install 3 trial joint sections of 20 ft each. Contractor shall cut out joint sections, as selected by Engineer/Architect, for Engineer/Architect and Manufacturer's Representative inspection. Additional isolated/random removals may be required where sealant appears deficient. Total cut out sealant shall not exceed lesser of 1% of total lineal footage placed or total of 100 lineal ft of joint sealant at isolated/random locations (varying from in. to ft of material) for Engineer/Architect and Manufacturer's Representative inspection of sealant profile.

B. Repair all random joint sealant "cut out" sections at no cost to Owner.

END OF SECTION 07 92 33

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SECTION 22 05 00 - COMMON WORK RESULTS FOR PLUMBING

GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections apply to this and other Sections of Division 22.

B. References:

1. American National Standards Institute (ANSI)
2. National Standard Plumbing Code (NAPHCC)
3. American Society for Testing and Materials (ASTM):

    a. ASTM A74, "Specification for Cast Iron Soil Pipe and Fittings."
    b. ASTM A120, "Specification for Black ad Hot-Dipped Zinc-Coated (Galvanized) Welded and Seamless Steel Pipe for Ordinary Use."
    c. ASTM A234, "Specification for Piping Fittings of Wrought Carbon Steel and Alloy Steel for Moderate and Elevated Temperatures."
    d. ASTM B88, "Specification for Seamless Copper Water Tube".
    e. ASTM C76, "Specification for Reinforced Concrete Culvert, Storm Drain, and Sewer Pipe."
    f. ASTM C700, "Specification for Extra Strength and Standard Strength Clay Pipe and Perforated Clay Pipe."
    g. ASTM D3034, "Specification for Type PSM Poly (Vinyl Chloride) (PVC) Sewer Pipe and Fittings."
    h. ASTM F 493 “Standard Specification for Solvent Cements for Chlorinated Poly(Vinyl Chloride) (CPVC) Plastic Pipe and Fittings.”
    i. ASTM D 2564 Standard Specification for Solvent Cements for Poly(Vinyl Chloride) (PVC) ‘Plastic Piping Systems. Include primer according to ASTM F 656 Standard Specification for Primers for Use in Solvent Cement Joints of Poly(Vinyl Chloride) (PVC) Plastic Pipe and Fittings.”
    j. ASTM D1557, “Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort”.
    k. ASTM D 2487, “Standard Practice for Classification of Soils for Engineering Purposes (Unified Soil Classification System.”

1.2 SUMMARY

A. This Section includes general administrative and procedural requirements for mechanical installations. Following administrative and procedural requirements are included in this Section to expand the requirements specified in Division 01:

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1. Submittals.
2. Coordination/Scheduling/Quality Assurance.
3. Record documents.
4. Maintenance manuals.
5. Rough-ins.
6. Mechanical installations.
7. Cutting and patching.
8. Testing/Guarantee
9. Piping materials and installation common to most piping systems.
10. Fittings and Joints.
11. Floor and Trench Drains
12. Back water valves.
13. Cleanouts.
14. Expansion joints for Rain Water Collectors.
15. Valves.
16. Requirements for Equipment Installations.
17. Labeling & Identifying.
18. Touch up painting and finishing.
19. Cutting and patching.

B. Related Sections: Following Sections contain requirements that relate to this Section:

1. The remainder of Division 22, plus general related specifications including:

    a. Access to mechanical installations.
    b. Excavation for mechanical installations within the building boundaries, and from building to utilities connections.

C. Definitions:

1. Term "Contractor" used throughout Division 22 shall mean Mechanical Subcontractor.
2. Term "provide" shall mean to furnish all necessary labor, materials, equipment, accessories, transportation, services, installation and adjustment under Contract amount, including Contractor's profit, overhead and payment of all taxes and fees.

1.3 SUBMITTALS

A. General: Follow the procedures specified in Division 01 Section "Submittal Procedures" and as specified in this Section.

B. Shop Drawings and Catalog Sheets. Include:

1. Plumbing line layout. Any deviations from design documents shall be clouded in submittal.
2. Floor drains.
3. Cleanouts.
4. Expansion joints for plumbing lines.

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5. Plumbing fixtures.
6. Back flow preventers.
7. Support material and hardware.

C. Substitutions:

1. Products are referenced in Specification and on Drawings to establish standard of quality, style, design, and function of materials, equipment, apparatus, or product.
2. There are often several satisfactory substitutes for standardized utilitarian items which satisfy design objectives.
3. Since it is impractical to name all possible brands that might be furnished, substitutes may be proposed unless specifically stated otherwise.
4. Submit substitutions in accordance with Division 01 and General Conditions of Specification and as follows:

    a. Submit proposed substitute material or equipment to be considered for approval as equivalent to Engineer/Architect at least 7 days before time set for receiving Bids.
    b. Contractor assumes all engineering and construction costs necessary for revision in Work due to substitute material or equipment.

D. See requirements of Division 01 Section, “Submittal Procedures,” Part 1 heading, “Submittal Procedures,” for limits to resubmittals.

E. See requirements of Division 01 Section, “Submittal Procedures,” Part 2 heading, “Requests for Information,” for RFI constraints.

1.4 COORDINATION

1. Visit site before Bidding to note apparent features which may affect Work. No subsequent allowance will be made because of failure to make this examination before Bidding.
2. Verify all dimensions in field before ordering any material or doing any Work.
3. Verify ceiling heights or other architectural and structural details before installing any piping.
4. No extra compensation will be allowed because of differences between actual measurements and dimensions and those indicated on Drawings.
5. Notify Engineer/Architect in writing of any difference which may be found before proceeding with Work.

1.5 SEQUENCING AND SCHEDULING

1. Coordinate mechanical equipment installation with other building components.
2. Arrange for chases, slots, and openings in building structure during progress of construction to allow for mechanical installations.
3. Coordinate the installation of required supporting devices and set sleeves in poured-in-place concrete and other structural components as they are constructed.

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4. Sequence, coordinate, and integrate installations of mechanical materials and equipment for efficient flow of the Work. Coordinate installation of large equipment requiring positioning prior to closing in the building.
5. Coordinate connection of electrical services.
6. Coordinate connection of mechanical systems with exterior underground and overhead utilities and services. Comply with requirements of governing regulations, franchised service companies, and controlling agencies.
7. Coordinate requirements for access panels and doors where mechanical items requiring access are concealed behind finished surfaces. Access panels and doors are specified in Division 08 Section "Access Doors and Frames".
8. Schedule Work so as to coordinate with other Contractors.
9. Before starting Work, prepare and submit to Prime Contractor schedule of operations outlining proposed order of procedure, giving dates of execution and estimated time requited for completion of each step.
10. After schedule has been accepted by Prime Contractor and Engineer/Architect, do not deviate from schedule without written consent of Prime Contractor.
11. No subsequent extras will be allowed for materials and labor not included by Bidder for Mechanical Work due to lack of familiarity with Contract Documents as they relate to Work of all other trades required for Project.
12. Before construction starts, cut off and plug any abandoned existing services at property line. Coordinate with local utility company and civil engineer.
13. Coordinate service connection to meter with local water department and civil engineer.

1.6 QUALITY ASSURANCE

A. Qualify welding processes and operators for structural steel according to AWS D1.1 "Structural Welding Code--Steel".

B. Qualify welding processes and operators for piping according to ASME "Boiler and Pressure Vessel Code", Section IX, "Welding and Brazing Qualifications".

1. Comply with provisions of ASME B31 Series "Code for Pressure Piping".
2. Certify that each welder has passed AWS qualification tests for the welding processes involved and that certification is current.

C. ASME A13.1 for lettering size, length of color field, colors, and viewing angles of identification devices.

D. Equipment Selection: Equipment of greater or larger power, dimensions, capacities, and ratings may be furnished provided such proposed equipment is approved in writing and connecting mechanical and electrical services, circuit breakers, conduit, motors, bases, and equipment spaces are increased. No additional costs will be approved for these increases if larger equipment is approved. If minimum energy ratings or efficiencies of the equipment are specified, the equipment must meet the design requirements and commissioning requirements.

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1.7 CODES AND STANDARDS

1. Comply with:

    a. American Welding Society (AWS).
    b. American Society of Mechanical Engineers (ASME).
    c. American National Standards Institute (ANSI).
    d. American Society for Testing and Materials (ASTM).
    e. American Insurance Association (A.I.A.).
    f. National Fire Protection Association (NFPA).
    g. Underwriters' Laboratories, Inc. (UL).
    h. Manufacturer's Standardization Society of the Valve & Fittings Industry, Inc. (MSS).
    i. Factory Mutual Research Corp. (FM).
    j. Sheet Metal and Air Conditioning Contractors National Association (SMACNA)
    k. American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE)

2. All local, state, and federal rules and regulations.

    a. International Building Code (IBC):

        1) IBC International Building Code.
        2) IBC International Mechanical Code.
        3) IBC International Plumbing Code.
        4) IBC International Fire Prevention Code.

3. Should any change in Drawings and Specifications be required to comply with local regulations, notify Engineer/Architect at least 7 days before time set for receiving Bids. After entering into contract, Contractor will be held to complete all Work necessary to meet local requirements without extra expense to Owner.
4. Maintain a competent superintendent at Project throughout progress of Work and until Work is completed.

1.8 RECORD DOCUMENTS

A. Prepare record documents in accordance with the requirements in Division 01 Section "Closeout Procedures". In addition to the requirements specified in Division 01, indicate the following installed conditions:

1. Mains and branches of piping systems, with valves and control devices located and numbered, concealed unions located, and with items requiring maintenance located (i.e., traps, strainers, expansion compensators, tanks, etc.). Valve location diagrams, complete with valve tag chart. Indicate actual inverts and horizontal locations of underground piping.
2. Equipment locations (exposed and concealed), dimensioned from prominent building lines.

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3. Approved substitutions, contract modifications, and actual equipment and materials installed.
4. Contract modifications, actual equipment and materials installed.

B. Engage the services of a Land Surveyor or Professional Engineer registered in the state in which the project is located as specified in Division 01 Section "Execution Requirements" to record the locations and invert elevations of underground installations.

1.9 MAINTENANCE MANUALS

A. Prepare maintenance manuals in accordance with Division 01 Section "Closeout Procedures" In addition to the requirements specified in Division 01, include the following information for equipment items:

1. Description of function, normal operating characteristics and limitations, performance curves, engineering data and tests, and complete nomenclature and commercial numbers of replacement parts.
2. Manufacturer's printed operating procedures to include start-up, break-in, and routine and normal operating instructions; regulation, control, stopping, shutdown, and emergency instructions; and summer and winter operating instructions.
3. Maintenance procedures for routine preventative maintenance and troubleshooting; disassembly, repair, and reassembly; aligning and adjusting instructions.
4. Servicing instructions and lubrication charts and schedules.

1.10 DELIVERY, STORAGE, AND HANDLING

A. Deliver products to the project properly identified with names, model numbers, types, grades, compliance labels, and other information needed for identification.

B. Deliver materials to Project in good condition. Store materials off ground and protected from elements.

PART 2 - PRODUCTS (NOT APPLICABLE)

PART 3 - EXECUTION

3.1 ROUGH-IN

A. Verify final locations for rough-ins with field measurements and with the requirements of the actual equipment to be connected.

B. Refer to equipment specifications in Divisions 02 through 33 for rough-in requirements.

C. Drawings are generally diagrammatic and indicative of Work to be installed.

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D. Do not scale Drawings for rough-in Work.

3.2 INSTALLATION

A. General: Sequence, coordinate, and integrate the various elements of mechanical systems, materials, and equipment. Comply with the following requirements:

1. Coordinate Plumbing systems, equipment, and materials installation with other building components so as not to delay Contractors.
2. Verify all dimensions by field measurements.
3. Maintain headroom clearances as noted on drawings. Notify engineer before installation if headroom cannot be maintained.
4. Arrange for chases, slots, and openings in other building components during progress of construction, to allow for mechanical installations.
5. Coordinate the installation of required supporting devices and sleeves to be set in poured-in-place concrete and other structural components, as they are constructed.
6. Sequence, coordinate, and integrate installations of mechanical materials and equipment for efficient flow of the Work. Give particular attention to large equipment requiring positioning prior to closing in the building.
7. Where mounting heights are not detailed or dimensioned, install systems, materials, and equipment to provide the maximum headroom possible.
8. Coordinate connection of mechanical systems with exterior underground and overhead utilities and services. Comply with requirements of governing regulations, franchised service companies, and controlling agencies. Provide required connection for each service.
9. Install systems in accordance with applicable code. Notify Engineer/Architect any conflict with codes and include referenced code section.
10. Install systems, materials, and equipment to conform with approved submittal data to greatest extent possible. Conform to arrangements indicated by the Contract Documents, recognizing that portions of the Work are shown only in diagrammatic form. Where coordination requirements conflict with individual system requirements, refer conflict to the Engineer/Architect.
11. Install systems, materials, and equipment level and plumb, parallel and perpendicular to other building systems and components, where installed exposed in finished spaces.
12. Install equipment to facilitate servicing, maintenance, and repair or replacement of equipment components. As much as practical, connect equipment for ease of disconnecting, with minimum of interference with other installations. Extend grease fittings to an accessible location.
13. Install access panel or doors where units are concealed behind finished surfaces. Access panels and doors are specified in Division 08 Section "Access Doors and Frames" and this section.
14. Install systems, materials, and equipment giving right-of-way priority to systems required to be installed at a specified slope.
15. Install piping to occupy minimum of space. Install parallel and close to walls, ceiling, columns or other members providing proper space for covering or removal of pipes.

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16. Coordinate Work to avoid interferences with other trades.
17. Due to small scale of Drawings, it is not possible to indicate all offsets, fittings or valves which may be required. Investigate structural and finish conditions affecting this Work. Plan accordingly, furnishing such offsets, fittings and valves as may be required.
18. Where possible, locate all plumbing lines in areas which are out of public view.
19. Review plumbing layout with Engineer/Architect before construction.
20. In case of conflict between riser diagram and floor plan, greater quantity or better quality prevails, subject to approval of Engineer/Architect.
21. Coordinate all Work specified in this Division with Work of all other trades required for Project.
22. Check Structural Drawings for location of drains, vents and other Mechanical Work. In case of conflict between Structural Drawings and Mechanical Drawings, Structural Drawings take precedence.
23. Notify Engineer/Architect immediately and confirm in writing of any conflict between Mechanical and Structural Drawings.
24. Finish painting will be done by others.
25. Any galvanized equipment, material, or hardware that is cut, scratched, field threaded or grooved shall be coated with a Zinc Rich Coating (ZRC or approved equivalent).
26. Trench and backfill in accordance with Division 31 Section "Earth Moving."
27. In case interferences between Work develop, Engineer/Architect will decide which Work is to be relocated regardless of which was first installed.
28. Cleanup:

    a. At completion of Work under this contract, remove from site and dispose of all rubbish and discarded materials and restore disturbed facilities and surfaces.
    b. Provide entire installation thoroughly free from all oil and grease after successfully completing all tests and before Work is turned over to Owner.

B. Excavating and Backfill for Piping

1. Excavate and backfill as required for the installation of this work.
2. Trenches for underground piping shall be excavated to required depths. Where rock is encountered, excavate to a grade 6 inches below the lowest part of the pipe and refill the excavation below pipe grade with sand and gravel. Trenches shall have uniform grade as specified hereafter or shown on the drawings.
3. Pipe trenches shall not be wider than 4 inches on each side of the pipe but not less than 12 inches wide.
4. Excavations shall be done on an unclassified basis. No extras shall be allowed regardless of type or hardness of material encountered.
5. No backfilling shall be done on any plumbing system requiring testing or inspection until such testing or inspection has been completed satisfactorily.
6. Shore and brace as required to maintain banks of excavation and avoid cave ins and make good any damages to adjoining property or work in place caused by failure to properly shore excavations. Shoring shall conform to OSHA and Department of Labor and Industry requirements.

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7. Backfilling shall be made in 8 inch layers (maximum), mechanically tamped. Wood, old forms, shoring, etc., shall be removed before backfilling. Backfill shall not contain any frozen material, ashes, slag, combustible material, rocks over 6 inches in the largest dimension, or any other material which the Architect considers unsuitable for the purpose. Particular care shall be exercised in backfilling areas where construction shall be placed above the backfill.
8. Satisfactory soil materials for backfill where contaminated soil is removed whether surplus from the existing site or trucked-in new shall meet the following requirements:

    a. ASTM D 2487 soil classification groups GW, GP, GM, SW, SP, and SM free from rock or gravel larger than 2 inches in any dimension, debris, waste, frozen materials, vegetation, and other deleterious matter.

9. Compaction of soil and backfill shall be as follows:

    a. Soil and backfill shall be compacted in 8 inch layers (maximum) with each layer of soil or backfill compacted at 95 percent maximum dry density according to ASTM D 1557.

10. Shoring shall be removed after equipment and piping have been installed and tested.
11. Keep available at all times pumping equipment which shall be used to pump any or water from pipe trenches and excavation under this Contract.
12. Remove from the site surplus excavated materials resulting from work. Surplus excavated materials include materials not suitable for use as backfill.
13. Notify utility companies and state “one-call” system for verification of underground utilities before any excavation takes place.

3.3 PIPING SYSTEMS-COMMON REQUIREMENTS

A. General: Install piping as described below, except where system Sections specify otherwise.

B. General Locations and Arrangements: Drawings (plans, schematics, and diagrams) indicate general location and arrangement of piping systems. Indicated locations and arrangements were used to size pipe and calculate friction loss, expansion, pump sizing, and other design considerations. Install piping as indicated.

C. Install all piping parallel to building walls and column lines at such height for proper drainage and so not to interfere with doorways, stairway or traffic.

D. Install suspended pipes as close to ceiling as possible and at uniform grade.

E. Where interferences develop in field, offset or reroute piping as required to clear such interferences. Use proper fittings, no bent pipe is permitted.

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F. Install full-time water lines in areas not subject to freezing within building and below frost line and minimum of 36 in. below grade outside building.

G. Install water meter and backflow preventor in protected area not subject to freezing.

H. Use small amount of prepared, pipe thread lubricant on outside threads.

I. Work pipe into place without springing

J. Install all piping such that it will drain and vent as shown or required.

K. Provide uniform grade to all horizontal pipes and provide drains at all low points in water piping system.

L. Cast-in-Place Insert Installation: Before placement of concrete, furnish, locate and set on forms, cast-in-place inserts which support Mechanical Work.

M. Furnish hot dipped galvanized steel pipe sleeves extended one inch above finished floor line for all pipe running through floors.

N. Install piping at indicated slope.

O. Install components having pressure rating equal to or greater than system operating pressure.

P. Install piping free of sags and bends and neat in appearance.

Q. Install couplings according to manufacturer's printed instructions.

R. Below Grade, Exterior Wall, Pipe Penetrations: Install cast-iron wall pipes for sleeves. Seal pipe penetrations using mechanical sleeve seals. Size sleeve for 1-in. (25mm) annular clear space between pipe and sleeve for installation of mechanical seals.

S. Fire Barrier Penetrations: Maintain indicated fire rating of walls, partitions, ceilings, and floors at pipe penetrations. Seal pipe penetrations with firestopping sealant material. Firestopping materials are specified in Division 07 Section "Penetration Firestopping".

T. Verify final equipment locations for roughing in.

U. Refer to equipment specifications in other Sections for roughing-in requirements.

V. Piping Joint Construction: Join pipe and fittings as follows and as specifically required in individual piping system Sections.

1. Ream ends of pipes and tubes and remove burrs. Bevel plain ends of steel pipe.
2. Remove scale, slag, dirt, and debris from inside and outside of pipe and fittings before assembly.
3. Soldered Joints: Construct joints according to AWS "Soldering Manual", Chapter 22 "The Soldering of Pipe and Tube".

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4. Brazed Joints: Construct joints according to AWS "Brazing Manual" in the "Pipe and Tube" Chapter.
5. Threaded Joints: Thread pipe with tapered pipe threads according to ASME B1.20.1. Cut threads full and clean using sharp dies. Ream threaded pipe ends to remove burrs and restore full inside diameter. Join pipe fittings and valves as follows:

    a. Note the internal length of threads in fittings or valve ends, and proximity of internal seat or wall, to determine how far pipe should be threaded into joint.
    b. Apply appropriate tape or thread compound to external pipe threads (except where dry seal threading is specified).
    c. Align threads at point of assembly.
    d. Tighten joint with wrench. Apply wrench to valve end into which pipe is being threaded.
    e. Damaged Threads: Do not use pipe or pipe fittings having threads that are corroded or damaged. Do not use pipe sections that have cracked or open welds.

W. All piping routed over finished areas must be insulated.

3.4 EQUIPMENT INSTALLATION--COMMON REQUIREMENTS

A. Install equipment to provide the maximum possible headroom where mounting heights are not indicated.

B. Install equipment according to approved submittal data. Portions of the Work are shown only in diagrammatic form. Refer conflicts to Engineer/Architect.

C. Install equipment level and plumb, parallel and perpendicular to other building systems and components in exposed interior spaces, except where otherwise indicated.

D. Install mechanical equipment to facilitate servicing, maintenance, and repair or replacement of equipment components. Connect equipment for ease of disconnecting, with minimum of interference with other installations. Extend grease fittings to an accessible location. Provide unions to facilitate equipment replacement.

E. Install equipment giving right-of-way to piping systems installed at a required slope.

F. Provide 4 inch high concrete housekeeping pad with rounded edges under all floor mounted equipment where clearance allows.

G. Fasteners and Anchors: Hot dipped galvanized or stainless steel, type, grade, and class as required. Mounting holes for all fasteners must be drilled. The use of powder, gas, or other types of power propelled fasteners is prohibited.

3.5 HANGER AND SUPPORT INSTALLATION:

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A. Support piping in building on standard clevis type (MSS SP-69, No. 1) hangers, with adjustable rods.

B. Properly support all piping installed on suitable pipe hangers and supports. Permanent hangers, supports, and anchors shall be fabricated from durable materials, hot dipped galvanized or stainless steel, suitable for service conditions in accordance with details on Drawings.

C. Base required strength of all supporting equipment on combined weight of piping filled with water, plus any insulating covering.

D. Install hangers for horizontal piping with following minimum rod sizes:

Nominal Pipe Size	Minimum Rod Size
0.75 in. to 2 in. pipe	0.375 in.
2.5 in. to 3.5 in. pipe	0.5 in.
4 in. to 5 in. pipe	0.625 in.
6 in. pipe	0.75 in.
8 in. to 12 in. pipe	0.875 in.

E. Provide and install anchors in piping system to fix direction of expansion and contraction. Fabricate and assemble anchors to secure desired points of piping in relatively fixed positions. Hangers shall permit line to take up expansion and contraction freely in opposite directions away from anchored point and shall be so arranged as to be structurally suitable for particular location, line, and loading conditions in question.

F. Use expansion anchors to anchor pipe hanger and supports where inserts have been improperly located, or where necessary to support piping from existing concrete construction. Provide expansion anchors equal to Ackerman-Johnson, Paine, Phillips, Hilti, ITW Ramset/Red Head, or Rawl. Expansion anchor locations must have approval of Engineer/Architect before installation. Coordinate location with structural.

G. Support parallel pipe lines at same level on approved trapeze or saddle type hangers.

H. Use steel rods to attach ring or trapeze hangers to building structure. Space hangers at sufficiently close intervals to support piping and its contents, 12 ft on center maximum for threaded pipes.

I. Support copper piping with copper clevis hangers, or clevis hanger with copper supporting loop.

J. Provide sheet metal collar at each pipe hanger for insulated pipe with vapor barrier.

K. Any support hardware or material that is cut, scratched or threaded shall be coated with a zinc rich coating (ZRC or equivalent) at these locations.

3.6 CUTTING AND PATCHING

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A. General: Perform cutting and patching in accordance with Division 01 Section "Execution". In addition to the requirements specified in Division 01, the following requirements apply:

1. Protection of Installed Work: During cutting and patching operations, protect adjacent installations.
2. Perform cutting, fitting, and patching of mechanical equipment and materials required to:

    a. Uncover Work to provide for installation of improperly scheduled Work.
    b. Remove and replace defective Work.
    c. Remove and replace Work not conforming to requirements of the Contract Documents.
    d. Remove samples of installed Work as specified for testing.
    e. Install equipment and materials in structures.
    f. Upon written instructions from the Engineer/Architect, uncover and restore Work to provide for Architect/Engineer observation of concealed Work.

B. Cut, remove and legally dispose of selected mechanical equipment, components, and materials as indicated, including but not limited to removal of mechanical piping, heating units, and trim, and other mechanical items made obsolete by the new Work.

1. Protect the structure, furnishings, finishes, and adjacent materials not indicated or scheduled to be removed.
2. Provide and maintain temporary partitions or dust barriers adequate to prevent the spread of dust and dirt to adjacent areas.
3. Patch finished surfaces and building components using new materials specified for the original installation and experienced Installers. Installers' qualifications refer to the materials and methods required for the surface and building components being patched.

    a. Refer to Division 01 Section "Reference Standards and Definitions" for definition of "experienced Installer".

4. Respective trades will provide openings in floors, walls, and other members as required for installation of piping and equipment, provided that necessary information regarding such openings is furnished by contractor in timely manner.
5. If contractor fails to provide information regarding required openings, cutting and repairing of completed Work will be performed by respective trades at expense of contractor.
6. Seal all such openings in accordance with Division 07 Section "Concrete Joint Sealants."
7. Cut, channel, chase, and drill floors, walls, partitions, ceilings, and other surfaces necessary for mechanical installations only with written approval of Engineer/Architect. Perform cutting by skilled mechanics of the trades involved.
8. Repair cut surfaces to match adjacent surfaces.

3.7 LABELING AND IDENTIFYING

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A. Piping Systems: Install pipe markers on each system. Include arrows showing normal direction of flow.

1. Stenciled Markers: Complying with ASME A13.1.
2. Locate pipe markers wherever piping is exposed in finished spaces, machine rooms, accessible maintenance spaces (shafts, tunnels, plenums), and exposed exterior locations as follows:

a. Near each valve and control device.
b. Near each branch, excluding short take-offs for fixtures and terminal units. Mark each pipe at branch, where flow pattern is not obvious.
c. Near locations where pipes pass through walls, floors, ceilings, or enter inaccessible enclosures.
d. At access doors, manholes, and similar access points that permit view of concealed piping.
e. Near major equipment items and other points of origination and termination.
f. Spaced at a maximum of 50 ft (15m) intervals along each run. Reduce intervals to 25 ft (7.6 m) in congested areas of piping and equipment.

B. Adjusting: Relocate identifying devices which become visually blocked by work of this Division or other Divisions.

3.8 PAINTING AND FINISHING

A. Damage and Touch Up: Repair marred and damaged factory-painted finishes with materials and procedures to match original factory finish.

3.9 CONCRETE BASES

A. Construct concrete equipment bases of dimensions indicated, but not less than 4 in. (101 mm) larger than supported unit in both directions. Follow supported equipment manufacturer's setting templates for anchor bolt and tie locations. Use 3000-psi (20.70MPa), 28-day compressive strength concrete and reinforcement as specified in Division 03 Section "Cast-in-Place Concrete".

END OF SECTION 22 05 00

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SECTION 22 14 13 - FACILITY DRAINAGE AND VENT PIPING SYSTEM

GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. In accordance with Contract Documents, furnish all labor equipment, and materials to install domestic water, and storm sewer plumbing facility.

B. This Section includes plumbing piping systems as indicated on the Drawings. Systems include the following:

1. Drainage and vent systems.

C. Related Sections: Following Sections contain requirements that relate to this Section:

1. Division 22 Section "Common Work Results for Plumbing."

1.3 PERFORMANCE REQUIREMENTS

A. Provide components and installation capable of producing piping systems with the following minimum working pressure ratings, except where indicated otherwise:

1. Storm Drainage Systems: 10-ft head of water.

1.4 SUBMITTALS

A. General: Submit the information specified in the submittals Section of "Basic Mechanical Requirements" in accordance with Conditions of Contract and Division 01 Specifications Section.

B. See requirements of Division 01 Section, “Submittal Procedures,” Part 1 heading, “Submittal Procedures,” for limits to resubmittals.

C. See requirements of Division 01 Section, “Submittal Procedures,” Part 2 heading, “Requests for Information,” for RFI constraints.

1.5 MATERIALS

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A. General:

1. Provide new materials of the best grade and quality.

B. Pipe:

1. Drainage

a. Cast iron: (Storm drainage 15” and smaller)

1) Buried underground inside and to point 5 ft outside building: Service weight bell and spigot type, ASTM A74.
2) Above ground: Cast iron "No Hub," ASTM A888.

b. Schedule 40 PVC - DWV:

1) Buried underground inside and to point 5 ft outside building: Schedule 40 PVC - DWV with cemented connections.
2) Above ground: Schedule 40 PVC DWV with cemented connections.

C. Fittings and Joints:

1. Make all connections between steel or iron pipe and copper pipe with approved insulating coupling.
2. Adapters for unions and valves: Solder to IPS.
3. Apply purple primer before PVC joints are cemented.
4. Use listed fittings and adaptors when connecting PVC to copper pipe.

a. PVC Pressure Piping: Join schedule number ASTM D 1785, PVC pipe and PVC socket fittings according to ASTM D 2672. Join other-than-schedule-number PVC pipe and socket fittings according to ASTM D 2855.
b. PVC Nonpressure Piping: Join according to ASTM D 2855.

D. Floor and Trench Drains: Heavy duty cast-iron with coated, heavy duty, vandal-proof grate and sediment buckets. Size, connection type and additional options are as specified on Drawings.

1. Acceptable Manufacturers:

a. Josam
b. Smith
c. Wade
d. Zurn
e. Ancon

E. Cleanouts:

1. In conductor risers: Coated cast iron cleanout tee with hub and spigot connections and coated cast iron plug with internal gasket seal for installation in unfinished

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areas. Where finished appearance in wall installation is required, use in conjunction with access cover or box:

a. Acceptable manufacturers:

1) Josam 58510 Series.
2) Smith 4510 Series.
3) Wade W-8560 Series.
4) Zurn Z-1400 Series.
5) Ancon CO-460.

2. In floors in structure: Coated cast iron, adjustable housing, floor cleanout, spigot or no-hub connection with internal gasketed cleanout plug and adjustable housing with heavy duty, secured (vandal proof) scoriated round cast iron tractor cover for heavy traffic for installation flush with finished floor:

a. Acceptable manufacturers:

1) Josam 56060 Series.
2) Smith 4240 Series.
3) Wade W-6000-Z and W-7000-Z Series.
4) Zurn Z-1420-25.
5) Ancon C-200-RX.

3. In floors and walls in finished areas: Provide with flush brass ring and covers, chrome plates, screwed to plug and set level and flush with floor or wall.

F. Clamps, rods and all support material and hardware shall be hot dipped galvanized or stainless steel.

PART 2 - EXECUTION

2.1 PIPING SYSTEMS-COMMON REQUIREMENTS

A. Provide piping, floor drains and accessories, backwater valve, catch basins, manholes, covers, pumps, or any other required components for a complete storm, sanitary or combined sewer on site.

B. Pitch all horizontal lines 0.125 in. per ft minimum unless noted otherwise on drawings.

C. Install backwater valves wherever shown on Drawings.

D. All pipe buried in ground shall have firm bearing along entire length of undisturbed earth, or on compacted sand. Pipe on fill or loose soil shall be supported on brick or concrete piers, and then firmly embedded in earth. At foot of each stack, block concrete foundation shall be provided for stack, block concrete foundation shall be provided for stack to rest on.

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E. Provide and set cleanouts for all drains inside building at ends of all horizontal branches, at base of all stacks, and all points where so indicated, called for, or necessary to clear line of obstructions.

F. Provide cast-iron Y-branch with cleanout at side in locations where cleanout will not be readily accessible due to interference of wall or other member.

G. Provide plugs for cleanouts.

H. Provide Owner with wrench to use for countersunk nuts on cleanout plugs.

I. General Locations and Arrangements: Drawings (plans, schematics, and diagrams) indicate general location and arrangement of piping systems. Indicated locations and arrangements were used to size pipe and calculate friction loss, expansion, pump sizing, and other design considerations. Install piping as indicated.

J. Install all piping parallel to building walls and column lines at such height for proper drainage and so not to interfere with doorways, stairway or traffic.

K. Install expansion fittings when crossing building expansion joints and as noted in details and drawings. Install expansion joint in vertical Rainwater collectors on every level for PVC pipe and every other level for cast iron pipe..

L. Install suspended pipes as close to ceiling as possible and at uniform grade.

M. Where interferences develop in field, offset or reroute piping as required to clear such interferences. Use proper fittings, no bent pipe is permitted.

N. Install full-time water lines in areas not subject to freezing within building and below frost line and minimum of 36 in. below grade outside building.

O. Use small amount of prepared, pipe thread lubricant on outside threads.

P. Work pipe into place without springing.

Q. Install all piping such that it will drain and vent as shown or required.

R. Provide uniform grade to all horizontal pipes and provide drains at all low points in water piping system.

S. Cleanouts shall be provided in horizontal drainage lines and spaced at intervals, based on developed length of pipe, not exceeding the following values:

1. 75 feet for 4” pipe and smaller
2. 100 feet for larger than 4” pipe

T. Cast-in-Place Insert Installation: Before placement of concrete, furnish, locate and set on forms, cast-in-place inserts which support Mechanical Work.

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U. Furnish hot dipped galvanized steel pipe sleeves extended one inch above finished floor line for all pipe running through floors.

V. Install piping at indicated slope.

W. Install components having pressure rating equal to or greater than system operating pressure.

X. Install piping free of sags and bends and neat in appearance.

Y. Install couplings according to manufacturer's printed instructions.

Z. Piping Joint Construction: Join pipe and fittings as follows and as specifically required in individual piping system Sections.

1. Ream ends of pipes and tubes and remove burrs. Bevel plain ends of steel pipe.
2. Remove scale, slag, dirt, and debris from inside and outside of pipe and fittings before assembly.
3. Soldered Joints: Construct joints according to AWS "Soldering Manual," Chapter 22 "The Soldering of Pipe and Tube."
4. Brazed Joints: Construct joints according to AWS "Brazing Manual" in the "Pipe and Tube" Chapter.
5. PVC cemented joints. Install per ASTM F 493.
6. Threaded Joints: Thread pipe with tapered pipe threads according to ASME B1.20.1. Cut threads full and clean using sharp dies. Ream threaded pipe ends to remove burrs and restore full inside diameter. Join pipe fittings and valves as follows:

    a. Note the internal length of threads in fittings or valve ends, and proximity of internal seat or wall, to determine how far pipe should be threaded into joint.
    b. Apply appropriate tape or thread compound to external pipe threads (except where dry seal threading is specified).
    c. Align threads at point of assembly.
    d. Tighten joint with wrench. Apply wrench to valve end into which pipe is being threaded.
    e. Damaged Threads: Do not use pipe or pipe fittings having threads that are corroded or damaged. Do not use pipe sections that have cracked or open welds.
    f. Any pipe that is cut, scratched or threaded shall be coated with a zinc rich coating (ZRC or approved equivalent) at these locations.

AA. All piping routed over finished areas must be insulated.

2.2 EQUIPMENT INSTALLATION--COMMON REQUIREMENTS

A. Install equipment to provide the maximum possible headroom where mounting heights are not indicated. Maintain minimum headroom clearance noted on structural drawings.

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B. Install equipment according to approved submittal data. Portions of the Work are shown only in diagrammatic form. Refer conflicts to Engineer/Architect.

C. Install equipment level and plumb, parallel and perpendicular to other building systems and components in exposed interior spaces, except where otherwise indicated.

D. Install mechanical equipment to facilitate servicing, maintenance, and repair or replacement of equipment components. Connect equipment for ease of disconnecting, with minimum of interference with other installations. Extend grease fittings to an accessible location. Provide unions to facilitate equipment replacement.

E. Install equipment giving right-of-way to piping systems installed at a required slope.

F. Provide 4 inch high concrete housekeeping pad with rounded edges under the floor mounted equipment where clearance allows.

G. Fasteners and Anchors: Hot dipped galvanized or stainless steel, type, grade, and class as required. Mounting holes for all fasteners must be drilled. The use of powder, gas or other type of power propelled fasteners is prohibited.

2.3 HANGER AND SUPPORT INSTALLATION:

A. Support piping in building on standard clevis type (MSS SP-69, No. 1) hangers, with adjustable rods. Band hangers are not acceptable. Properly support all piping installed on suitable pipe hangers and supports. Permanent hangers, supports, and anchors shall be fabricated from durable materials, hot dipped galvanized or stainless steel, suitable for service conditions in accordance with details on Drawings.

B. Support vertical piping with manufacturer's written instructions, locally enforced codes, and authorities having jurisdiction requirements, whichever are most stringent.

C. Base required strength of all supporting equipment on combined weight of piping filled with water, plus any insulating covering.

D. Install hangers for horizontal piping with following minimum rod sizes:

Nominal Pipe Size	Minimum Rod Size
0.75 in. to 2 in. pipe	0.375 in.
2.5 in. to 3.5 in. pipe	0.5 in.
4 in. to 5 in. pipe	0.625 in.
6 in. pipe	0.75 in.
8 in. to 12 in. pipe	0.875 in.

E. Provide and install anchors in piping system to fix direction of expansion and contraction. Fabricate and assemble anchors to secure desired points of piping in relatively fixed positions. Hangers shall permit line to take up expansion and contraction freely in

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opposite directions away from anchored point and shall be so arranged as to be structurally suitable for particular location, line, and loading conditions in question.

F. Use expansion anchors to anchor pipe hanger and supports where inserts have been improperly located, or where necessary to support piping from existing concrete construction. Provide expansion anchors equal to Ackerman-Johnson, Paine, Phillips, Hilti, ITW Ramset/Red Head, or Rawl. Expansion anchor locations must have approval of Engineer/Architect before installation. Coordinate location with structural.

G. Support parallel pipe lines at same level on approved trapeze or saddle type hangers.

H. Use steel rods to attach ring or trapeze hangers to building structure. Space hangers at sufficiently close intervals to support piping and its contents, 8 ft on center maximum. PVC pipe shall be spaced per manufacturers and code requirements

I. Support copper piping with copper clevis hangers, or clevis hanger with copper supporting loop.

J. Provide sheet metal collar at each pipe hanger for insulated pipe with vapor barrier.

K. Any support hardware or material that is cut, scratched or treaded shall be coated with a zinc rich coating (ZRC or equivalent) at these locations.

2.4 LABELING AND IDENTIFYING

A. Piping Systems: Install pipe markers on each system. Include arrows showing normal direction of flow.

1. Stenciled Markers: Complying with ASME A13.1.
2. Locate pipe markers wherever piping is exposed in finished spaces, machine rooms, accessible maintenance spaces (shafts, tunnels, plenums), and exposed exterior locations as follows:

    a. Near each valve and control device.
    b. Near each branch, excluding short take-offs for fixtures and terminal units. Mark each pipe at branch, where flow pattern is not obvious.
    c. Near locations where pipes pass through walls, floors, ceilings, or enter inaccessible enclosures.
    d. At access doors, manholes, and similar access points that permit view of concealed piping.
    e. Near major equipment items and other points of origination and termination.
    f. Spaced at a maximum of 50 ft (15m) intervals along each run. Reduce intervals to 25 ft (7.6 m) in congested areas of piping and equipment.

B. Adjusting: Relocate identifying devices which become visually blocked by work of this Division or other Divisions.

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2.5 PAINTING AND FINISHING

A. Refer to Division 9 Section "Painting" for field painting requirements.

B. Damage and Touch Up: Repair marred and damaged factory-painted finishes with materials and procedures to match original factory finish.

C. Do not paint the sleeve of any expansion fittings.

2.6 CUTTING AND PATCHING

A. Cut, channel, chase, and drill floors, walls, partitions, ceilings, and other surfaces necessary for mechanical installations only with written approval of Engineer/Architect. Perform cutting by skilled mechanics of the trades involved.

B. Repair cut surfaces to match adjacent surfaces.

END OF SECTION 22 14 13

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SECTION 26 05 00 - COMMON WORK RESULTS FOR ELECTRICAL

GENERAL

1.1 RELATED DOCUMENTS

Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections apply to this and the other Sections of Division 26.

B. References.

1. American Society for Testing and Materials (ASTM):
    a. ASTM A123, "Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products".
2. ANSI/NFPA 70:
    a. "National Electrical Code (NEC)", latest edition.
3. National Fire Protection Association (NFPA).
4. Federal Specification (FS).
5. ANSI/IEEE C.2:
    a. "National Electrical Safety Code (NESC)", latest edition.
6. Underwriters' Laboratories, Inc. (UL).
7. Insulated Cable Engineers Association, Inc. (ICEA).
8. National Electrical Manufacturers Association (NEMA).

1.2 SUMMARY

A. This Section includes limited scope general construction materials and methods for application with electrical installations as follows:

1. Submittals.
2. Coordination/Scheduling/Temporary Power/Quality Assurance
3. Record documents.
4. Maintenance manuals.
5. Rough-ins.
6. Electrical installations.
7. Cutting and patching.
8. Testing/Demonstration/Guarantee
9. Conduit.
10. Encasement for Underground Conduit.

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11. Conductors (under 600V).
12. Wiring Devices.
13. Electrical Boxes & Fittings.
14. Equipment Supports Sleeves and Guards.
15. Miscellaneous Metals.
16. Joint Sealers.

B. Related Sections: Following Sections contain requirements that relate to this Section:

1. The remainder of Division 26, plus general related specifications including:

a. Access to electrical installations.
b. Excavation for electrical installations within the building boundaries and from building to utility connections.

1.3 DEFINITIONS

A. Hazardous Areas:

1. Open parking structures used for parking and storage are not classified as hazardous by National Electrical Code, ANSI/NFPA 70, Article 511.
2. Term "Contractor" used throughout Division 26 shall mean Electrical Subcontractor.
3. Term "provide" shall mean to furnish all necessary labor, materials, equipment, accessories, transportation, services, installation and adjustment under Contract amount, including Contractor's profit, overhead and payment of all taxes and fees.

1.4 SUBMITTALS

A. General: Submit the information specified in accordance with Conditions of Contract and Division 01 Specification Sections.

B. See requirements of Division 01 Section, “Submittal Procedures,” Part 1 heading, “Submittal Procedures,” for limits to resubmittals.

C. See requirements of Division 01 Section, “Submittal Procedures,” Part 2 heading, “Requests for Information,” for RFI constraints.

D. General: Follow procedures specified in Division 01 Section "Submittal Procedures" and as specified in this Section.

E. Shop Drawings. Include:

1. Power and distribution panels.
2. Lighting panels.
3. Disconnect switches.

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4. Motor starters.
5. Lighting control panel.
6. Light standards (poles) with material certifications.
7. Transformers.

F. Catalog sheets with notation of proposed materials. Include:

1. Light fixtures, lamps and ballasts.
2. Wire and cable.
3. Conduit, fittings and supports.
4. Electric heaters.
5. Thermostats.
6. Controls.
7. Boxes.
8. Emergency batteries.
9. Time switches.
10. Security systems.
11. Contactors.
12. Relays.
13. Photoelectric controls.
14. Fans.
15. Air Conditioners/Heat pump.

G. Substitutions

1. Products are referenced in Specification and Drawings to establish standard of quality, style, design, and function of materials, equipment, apparatus, or product.
2. There are often several satisfactory substitutes for standardized utilitarian items which satisfy design objectives.
3. Since it is impractical to name all possible brands that might be furnished, substitutes may be proposed unless specifically stated otherwise.
4. Submit substitutions in accordance with Division 01 and General Conditions of Specification and as follows:

    a. Submit proposed substitute material or equipment to be considered for approval as equivalent to Engineer/Architect at least 7 days before time set for receiving Bids.
    b. Provide IES photometric reports on MS-WINDOWS floppy disk for substitute lighting fixtures.
    c. Contractor shall assume all costs for engineering studies required to evaluate substitute material or equipment.
    d. Contractor assumes all engineering and construction costs necessary for revision in Work due to substitute material or equipment.

1.5 QUALITY ASSURANCE

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A. Installer Qualifications: Engage an experienced Installer for the installation and application joint sealers, access panels, and doors.

B. Qualify welding processes and welding operators in accordance with AWS D1.1 "Structural Welding Code - Steel".

1. Certify that each welder has satisfactorily passed AWS qualification tests for welding processes involved and, if pertinent, has undergone recertification.

1.6 PROJECT CONDITIONS

A. Conditions Affecting Selective Demolition: Following project conditions apply:

1. Locate, identify, and protect electrical services passing through demolition area and serving other areas outside the demolition limits. Maintain services to areas outside demolition limits. When services must be interrupted, install temporary services for affected areas.

1.7 COORDINATION/SCHEDULING/TEMPORARY POWER/CODES AND STANDARDS

A. Coordination

1. Visit site before Bidding to note apparent features which may affect Work. No subsequent allowance will be made because of failure to make examination before Bidding.
2. Check conditions in actual Project against Drawings for all dimensions door swings, ceiling heights or other features affecting electrical Work.
3. Verify all dimensions in field before ordering any material or doing any Work.
4. No extra compensation will be allowed because of differences between actual measurements and dimensions and those indicated on Drawings.
5. Notify Engineer/Architect in writing of any differences which may be found before proceeding with Work.

B. Scheduling

1. Schedule Work so as not to delay other Contractors.
2. Before starting Work, prepare and submit to Prime Contractor schedule of operations outlining proposed order of procedure, giving dates of execution and estimated time required for completion of each step.
3. Coordinate shut-off and disconnection of electrical service with the Owner and the utility company.
4. After schedule has been accepted by Prime Contractor and Engineer/Architect, do not deviate from schedule without written consent of Prime Contractor.
5. No subsequent extras will be allowed for materials and labor not included by Bidder for electrical Work due to lack of familiarity with Contract Documents as they relate to Work of all other trades required for Project.

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C. Temporary Power

1. Provide temporary electric service as defined in Division 01 Section "Temporary Facilities and Controls".

D. Codes and Standards:

1. Comply with:

a. State electrical administration and local inspection department recognized by state as having jurisdiction.
b. Requirements of state and federal Occupational Safety and Health Acts.
c. Latest edition of "National Electrical Code", ANSI/NFPA 70.
d. Latest edition of "National Electrical Safety Code", ANSI C2.
e. Underwriters Laboratories (UL).
f. National Electrical Manufacturers' Association (NEMA).
g. Institute of Electrical and Electronics Engineers (IEEE).
h. Illumination Engineering Society (IES).
i. National Fire Protection Association (NFPA).
j. International Building Code (IBC):

1) IBC International Building Code.
2) IBC International Mechanical Code.
3) IBC International Plumbing Code.
4) IBC International Fire Prevention Code.

1.8 RECORD DOCUMENTS

A. Prepare record documents in accordance with the requirements in Division 01 Section "Closeout Procedures". In addition to the requirements specified in Division 01, indicate installed conditions for:

1. Major raceway systems, size and location, for both exterior and interior; locations of control devices; distribution and branch electrical circuitry; and fuse and circuit breaker size and arrangements.
2. Equipment locations (exposed and concealed), dimensioned from prominent building lines.
3. Approved substitutions, Contract Modifications, and actual equipment and materials installed.

B. Engage services of a land surveyor or professional engineer registered in the state in which the project is located as specified in Division 01 Section "Execution Requirements" to record locations and invert elevations of underground installations.

1.9 MAINTENANCE MANUALS

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A. Prepare maintenance manuals in accordance with Division 01 Section "Closeout Procedures". In addition to requirements specified in Division 01, include the following information for equipment items:

1. Description of function, normal operating characteristics and limitations, performance curves, engineering data and tests, and complete nomenclature and commercial numbers of replacement parts.
2. Manufacturer's printed operating procedures to include start-up, break-in, and routine and normal operating instructions; regulation, control, stopping, shutdown, and emergency instructions; and summer and winter operating instructions.
3. Maintenance procedures for routine preventative maintenance and troubleshooting; disassembly, repair, and reassembly; aligning and adjusting instructions.
4. Servicing instructions and lubrication charts and schedules.

1.10 DELIVERY, STORAGE, AND HANDLING

A. Deliver products to the project properly identified with names, model numbers, types, grades, compliance labels, and other information needed for identification.

B. Deliver materials to project in good condition. Store materials off ground and protected from elements.

C. Identify distribution equipment, contactors, control stations, and other devices with permanent, engraved nameplates attached with screws proportional to size of equipment stating name of item and system of which it is part.

1.11 SEQUENCE AND SCHEDULING

A. Coordinate shut-off and disconnection of electrical service with the Owner and the utility company.

PART 2 - PRODUCTS

2.1 GENERAL

A. Provide:

1. Materials that are new and listed by Underwriters' Laboratories, Inc., bearing their label.
2. Materials suitable for environment and exposure
3. Weatherproof or raintight outdoor equipment.

B. Conform with:

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1. National Electrical Code (ANSI/NFPA 70).
2. All state and local codes.
3. National Electrical Manufacturers Association (NEMA).
4. American National Standards Institute (ANSI).
5. National Fire Protection Association, Inc. (NFPA).
6. Insulated Cable Engineers Association, Inc. (ICEA).
7. Underwriters' Laboratories, Inc. (UL).
8. Institute of Electrical and Electronic Engineers (IEEE).

2.2 CONDUIT

A. Exposed: Rigid hot-dipped galvanized steel with threaded fittings. (EMT conduit shall not be used in any location.)

1. Acceptable Manufacturers:

a. Allied Tube & Conduit Corp.
b. Western Tube & Conduit Corp.
c. Wheatland Tube Co.

B. Embedded and Underground: 100% pure, polyvinyl chloride (PVC) rigid, Schedule 40 with cemented couplings in accordance with NEMA TC-6:

1. Acceptable Manufacturers:

a. Carlon.
b. Condux International, Inc.
c. Certainteed Products Corp.
d. Thomas & Betts.

C. At building expansion joints provide at exposed conduit runs only:

1. O.Z. Gedney Type AX Expansion Fittings.

2.3 ENCASEMENT FOR UNDERGROUND CONDUIT

A. Underground outside of structure and entire service entrance feed: Concrete, 3 in. separation and 3 in. encasement or as indicated on Drawings. Provide warning tape 6 in. below surface and 12 in. above encasement.

2.4 CONDUCTORS (UNDER 600 V)

A. Use copper wire, sized as indicated on the drawings or per NEC when not indicated with No. 10 AWG being minimum allowable power conductor size. Control wiring shall not be less than No. 12 AWG unless otherwise indicated on Drawings.

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B. No. 10 AWG and No. 12 AWG; provide solid wire, No. 8 AWG and larger; provide stranded wire.

C. Conductor Insulation: THWN

D. Conductors in fluorescent fixture channels: "THHN"

E. Insulation types of better quality or ratings may be used with Engineer/Architect's approval.

F. Include green colored grounding conductors, sized as indicated on Drawings or per NEC 250 when not indicated, but no smaller than #10, in conduits to provide electrical grounding continuity to all boxes, devices, and outlets.

G. Color code secondary service, feeder, and branch circuit conductors with factory applied color as follows:

208Y/120 Volts	Phase	480Y/277Volts
Black	A	Brown
Red	B	Orange
Blue	C	Yellow
White	Neutral	Natural Gray
Green	Ground	Green

Phasing at terminals shall be A-B-C, from front to back, top to bottom, or left to right as viewed from the front.

H. The phase rotation of all normal power, generator power, and UPS systems must be aligned. Reduced size neutral conductors are not permitted.

2.5 WIRING DEVICES:

A. Wiring devices shall be specification grade with rugged plastic housing and brown in color.

B. All receptacles will be Ground Fault Circuit Interruptor (GFCI) Type.

C. Switches shall be heavy duty, AC quiet type, toggle handle, 20 amp, 120-277 volts, Hubbell No. 1221.

D. Device plates shall be Hubbell (302/304) brushed stainless steel in enclosed finished areas, hot-dip galvanized steel in enclosed unfinished areas and weather proof type cast metal in other areas or approved equivalents.

E. Fractional Horsepower Manual Starters with thermal overloads (Square "D" Class 2510 or approved equivalent) shall be used to protect all equipment with fractional horsepower motors not controlled from magnetic starter.

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2.6 ELECTRICAL BOXES AND FITTINGS:

A. Outlet, device, pull and junction boxes, conduit bodies and fittings shall be sized per NEC Article 370. All conduit connections shall be threaded.

B. Surface boxes and covers: (Aluminum boxes are not acceptable)

1. Weatherproof hot-dip galvanized cast metal or malleable iron with threaded fittings.
2. Weatherproof zinc electroplated cast metal or malleable iron with threaded fittings.

C. Boxes for other areas and uses: Gasketed screw cover boxes, 14 or 12 gage, G-90 grade galvanized bodies, 12 or 10 gage G-90 grade galvanized steel covers, NEMA 3R GSC with threaded hubs.

D. Boxes embedded in walls: Concrete type.

2.7 MATERIAL AND EQUIPMENT SUPPORTS, SLEEVES, AND GUARDS:

A. Provide supports, foundations, stands, platforms, anchor bolts, and other necessary material required to install electrical equipment and systems. When anchor bolts for lighting poles, or other fasteners, are embedded in structure as it is being erected, provide templates and coordinate installation. Anchor bolts and baseplates shall be hot-dip galvanized in accordance with ASTM A153. Bond 1 anchor bolt to structural rebar.

B. Provide hot-dipped galvanized steel sleeves in walls and floors for passage of exposed conduit. Make sleeves watertight and extend sleeves through floors 6 in. above finished floor. Caulk space between conduit and sleeve.

C. Provide approved, hot-dipped galvanized steel guards around junction boxes, conduits, and equipment which may be exposed to vehicle damage.

2.8 MISCELLANEOUS METALS

A. Steel plates, shapes, bars, and bar grating: ASTM A 36.

B. Cold-Formed Steel Tubing: ASTM A 500.

C. Hot-Rolled Steel Tubing: ASTM A 501.

D. Steel Pipe: ASTM A 53, Schedule 40, welded.

E. Nonshrink, Nonmetallic Grout: Premixed, factory-packages, nonstaining, noncorrosive, nongaseous grout, recommended for interior and exterior applications.

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F. Fasteners and Anchors: Hot dipped galvanized or stainless steel, type, grade, and class as required. Mounting holes for all fasteners must be drilled. The use of powder, gas, or other types of power propelled fasteners is prohibited.

2.9 JOINT SEALERS

A. General: Joint sealers, joint fillers, and other related materials compatible with each other and with joint substrates under conditions of service and application as specified in Division 07 “Joint Sealants”.

B. Colors: As selected by Engineer/Architect from manufacturer's standard colors.

C. Fire-Resistant Joint Sealers: Two-part, foamed-in-place, silicone sealant formulated for use in through-penetration fire-stopping around cables, conduit, pipes, and duct penetrations through fire- rated walls and floors. Sealants and accessories shall have fire-resistance ratings indicated, as established by testing identical assemblies in accordance with ASTM E 814, by Underwriters' Laboratories, Inc., or other testing and inspection agency acceptable to authorities having jurisdiction.

1. Products: Subject to compliance with requirements, provide 1 of the following:

a. "Dow Corning Fire Stop Foam", Dow Corning Corp.
b. "Pensil 851", General Electric Co.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting installation and application of joint sealers and access panels. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.2 ROUGH-IN

A. Verify final locations for rough-ins with field measurements and with the requirements of the actual equipment to be connected.

B. Refer to equipment specifications in Divisions 02 through 33 for rough-in requirements.

C. Do not scale Drawings for rough-in measurements.

3.3 ELECTRICAL INSTALLATIONS

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A. General: Sequence, coordinate, and integrate the various elements of electrical systems, materials, and equipment. Comply with the following requirements:

1. Maintain competent superintendent at site throughout progress of Work until work completed.
2. Use only skilled workers experienced in electrical construction.
3. Coordinate electrical systems, equipment, and materials installation with other building components so as not to delay contractors.
4. Verify all dimensions by field measurements.
5. Arrange for chases, slots, and openings in other building components during progress of construction, to allow for electrical installations.
6. Coordinate installation of required supporting devices and sleeves to be set in poured-in-place concrete and other structural components as they are constructed.
7. Sequence, coordinate, and integrate installations of electrical materials and equipment for efficient flow of the Work. Give particular attention to large equipment requiring positioning prior to closing in the building.
8. Where mounting heights are not detailed or dimensioned, install systems, materials, and equipment to provide the maximum headroom possible.
9. Coordinate connection of electrical systems with exterior underground and overhead utilities and services. Comply with requirements of governing regulations, franchised service companies, and controlling agencies. Provide required connection for each service.
10. Install systems, materials, and equipment to conform with approved submittal data to greatest extent possible. Conform to arrangements indicated by the Contract Documents, recognizing that portions of the Work are shown only in diagrammatic form. Where coordination requirements conflict with individual system requirements, refer conflict to Engineer/Architect.
11. Install systems, materials, and equipment level and plumb, parallel and perpendicular to other building systems and components, where installed exposed in finished spaces.
12. Install electrical equipment to facilitate servicing, maintenance, and repair or replacement of equipment components. As much as practical, connect equipment for ease of disconnecting, with minimum of interference with other installations.
13. Install access panel or doors where units are concealed behind finished surfaces. Access panels and doors are specified in Division 08 Section "Access Doors and Frames" and this section.
14. Install systems, materials, and equipment giving right-of-way priority to systems required to be installed at a specified slope.
15. Provide and install or arrange for installation of anchors supports, support frames, light pole anchor bolts, and other items required for installation of materials or equipment specified under this Division.
16. Circuit lines shown on Drawings indicate locations of proposed conduit runs, unless noted otherwise.
17. Circuit numbers are shown at each outlet or are designated on each home run.
18. Conduit runs between outlets and home-run conduits may be arranged or grouped to suit job conditions, but follow circuit patterns as designated on Drawings.

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19. Review location of all electrical conduit with Engineer/Architect before construction.
20. Cooperate with others to locate electrical conduit out of public view.
21. In case of conflict between riser diagram and floor plan, greater quantity or better quality prevails, subject to approval of Engineer/Architect.
22. After equipment suppliers are selected and exact power requirements known, Contractor shall verify that all components of power supply system are sized properly per NEC and any other governing codes. If any component of power supply system is found to be too small, Contractor shall increase component size to meet codes.
23. In case interferences between Work develop, Engineer/Architect will decide which Work is to be relocated regardless of which was first installed.
24. Any galvanized equipment, materials or hardware that is cut, scratched or field threaded, shall be coated with a zinc rich coating (ZRC or approved equivalent) at these locations.
25. In locations where light fixtures, exit signs, emergency battery packs, remote heads, or other pieces of equipment needs to be mounted over piping or other obstacles, provide extension bracket made out of ¼" hot dipped galvanized steel plates.
26. Trench and backfill in accordance with Division 31 Section "Earth Moving".
27. Cleanup: At completion of Work under this contract, remove from building site and dispose of all rubbish and discarded materials and restore disturbed facilities and surfaces.

3.4 CONDUIT INSTALLATION

A. Conduit shall be sized to provide maximum 40% fill per NEC with 3/4 in. being minimum allowable size. Use large radius sweeps in all bends.

B. In parking areas and unfinished equipment storage/utility rooms, run conduit under slab on grade or exposed unless otherwise indicated. Coordinate location with Engineer/Architect.

C. In elevator lobbies, office areas and other finished areas, conceal conduit runs unless otherwise noted on Drawings.

D. Terminate conduits at all outlets and switches in suitable outlet boxes. Where 2 or more compatible devices are set side by side, set in gang boxes, unless otherwise noted on Drawings.

E. Coordinate with Engineer/Architect to locate exposed conduit runs. All exposed conduit shall be run square with building except where specifically noted otherwise on Drawings.

F. Securely fasten exposed conduits to ceiling or walls with 1 hole malleable iron hot-dip galvanized pipe straps and clamp backs at 8 ft on center maximum. Provide nest backs or other spacers or extensions as required to achieve proper mounting heights. Using blockouts or other structural members as a source of support is prohibited.

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G. Close all unused open knockouts.

H. Provide nylon pull cords in all empty conduits.

I. Take precautions to prevent water, dirt, concrete, or other material from entering conduit and junction boxes.

J. Coring and drilling of walls and beams to conceal conduit and risers are responsibility of this Contractor. Slots in double tees are by precaster. Verify exact locations of penetrations with Engineer/Architect before coring and drilling. Seal all such openings in accordance with Division 07 “Joint Sealants”.

K. Use seal tight flexible conduit in lengths not greater than 2 ft to connect motors, transformers, and for whips connecting trunnion mounted fixtures to junction boxes. Do not install flexible conduit at other locations without written approval of Engineer.

L. Obtain written approval of Engineer/Architect before making significant changes in conduit runs from those indicated on Drawings. Record all changes on set of Drawings furnished by Engineer/Architect. At completion of Work, prepare corrected Record Drawings on transparencies supplied by Engineer/Architect.

M. Conduits penetrating through fire rated walls and floor slabs shall be sealed against spread of fire and products of combustion with intumescent fire barrier penetration sealing system with fire/smoke rating of floor or wall through which conduits pass. Firestopping materials are specified in Division 07 Section “Penetration FireStopping.”

N. Conduit containing emergency circuits shall not contain any other type of circuit.

O. Box covers located less than 8 ft above the floor shall be equipped with tamperproof screws.

P. All empty conduits shall be labeled at termination points.

Q. Any conduit that is cut, scratched or threaded shall be coated with a zinc rich coating (ZRC or approved equivalent) at these locations.

R. All conduit connections must be threaded. All conduit connections to panels, boxes, fixtures and other equipment must be made with gasketed threaded hubs.

S. Do not route vertical conduit risers through expansion joints.

3.5 CONDUCTOR INSTALLATION:

A. All conductors shall be run in conduit.

B. All wire to wire connections shall be made with properly sized wire nuts.

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C. Increase wire sizes on long runs to minimize voltage drop to 3% maximum from panel to most distant outlet.

D. Do not begin wiring until work which might cause damage to wires or conduit has been completed.

E. When there are more than 3 current carrying conductors in conduit, apply NEC Ampacity Adjustment Factor, assuming no diversity, and increase conductor sizes as required. (Also comply with any additional local requirements.)

F. Wiring from emergency source or emergency source distribution over current protection to emergency loads shall be kept entirely independent of all other wiring and equipment and shall not enter same raceway, cable, box, or cabinet with other wiring.

G. Use Burndy reducer adaptors as required to connect oversized conductors to breakers or other pieces of equipment.

3.6 WIRING DEVICE INSTALLATION:

A. Locate devices as shown on Drawings.

1. Actual location may vary from these dimensions by enough distance to clear any construction interference or other obstruction.
2. Owner's or Engineer/Architect's request for minor changes in location of switches, outlets, or connections shall not constitute an extra, provided changes are requested before particular outlet or circuit is installed.

B. Switch Installation:

1. Mount at 4 ft above finished floor. Adjust to fit masonry coursing where dimensions are not critical.
2. Install switches on latch side of door unless otherwise noted.
3. Install 2 or more switches together in standard ganged box.

C. Convenience Outlet: Mount so that bottom of box is 18 in. above finished floor except in parking areas, mount bottom of box 36 in. above finished floor. Adjust to fit masonry coursing, strand rail and other obstructions as required.

D. Receptacle plates and switch plates: Install specified device plate on every receptacle and switch shown on Drawings.

3.7 ELECTRICAL BOXES AND FITTINGS INSTALLATION:

A. Provide box for each device and junction box shown on Drawings.

B. Close unused openings in all boxes in accordance with NEC.

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C. All boxes and enclosures for emergency circuits shall be marked so they will be readily identified as component of emergency circuit.

3.8 CUTTING AND PATCHING

A. General: Perform cutting and patching in accordance with Division 01 Section "Execution". In addition to the requirements specified in Division 01, the following requirements apply:

1. Protection of Installed Work: During cutting and patching operations, protect adjacent installations.
2. Perform cutting, fitting, and patching of electrical equipment and materials required to:

    a. Uncover Work to provide for installation of improperly scheduled Work.
    b. Remove and replace defective Work.
    c. Remove and replace Work not conforming to requirements of the Contract Documents.
    d. Remove samples of installed Work as specified for testing.
    e. Install equipment and materials in structures.
    f. Upon written instructions from Engineer/Architect, uncover and restore Work to provide for Engineer/Architect observation of concealed Work.

3. Cut, remove, and legally dispose of selected electrical equipment, components, and materials as indicated, including but not limited to removal of electrical items indicated to be removed and items made obsolete by the new Work.
4. Protect the structure, furnishings, finishes, and adjacent materials not indicated or scheduled to be removed.
5. Provide and maintain temporary partitions or dust barriers adequate to prevent the spread of dust and dirt to adjacent areas.
6. Patch existing finished surfaces and building components using new materials matching existing materials and experienced Installers. Installers' qualifications refer to the materials and methods required for the surface and building components being patched.

    a. Refer to Division 01 Section "Reference Standards and Definitions" for definition of experienced "Installer".

7. Patch finished surfaces and building components using new materials specified for the original installation and experienced Installers. Installers' qualifications refer to the materials and methods required for the surface and building components being patched.

    a. Refer to Division 01 Section "Reference Standards and Definitions" for definition of experienced "Installer".

B. Seal all openings in accordance with Division 07 Section "Concrete Joint Sealants".

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3.9 TESTING/ DEMONSTRATION/GUARANTEE

A. Testing:

1. Provide installation free from any faults or grounds and in operating condition.
2. Provide all equipment necessary to make tests.
3. Test all completed electrical systems and components for proper operation.
4. Test motors for proper rotation.
5. If faults or grounds are present, correct problem and retest system.

B. Demonstration:

1. After the Electrical Contractor states that the structure is ready to be checked by the Engineer/Architect for the electrical punchlist, the Electrical Contractor shall arrange for the Electrical superintendent to demonstrate the proper operation of all electrical components and systems to the Engineer/Architect. If it is discovered that any component or system does not operate properly the Electrical Contractor must pay all costs associated with return trips required to verify proper operation by the Engineer/Architect.

C. Guarantee:

1. Leave entire electrical system in proper working order.
2. Provide Owner guarantee that all material, equipment and wiring furnished and installed are free from all electrical and mechanical defects for 1-yr period from date of acceptance of work.
3. Make good any defects which become apparent within that 1-yr guarantee period without expense to Owner.
4. Provide Owner with any other guarantees extended by manufacturers of equipment furnished and installed in Project.

END OF SECTION 26 05 00

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VILLAGE OF ARLINGTON HEIGHTS
PARKING STRUCTURES
2026 MAINTENANCE REPAIRS

ARLINGTON HEIGHTS, IL

PROJECT No.: 31-009608.40

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R-000 COVER SHEET

R-001 GENERAL NOTES AND LEGEND
R-002 WORK ITEM SCHEDULES
R-003 PHASING PLANS - MUNICIPAL
R-004 PHASING PLANS - EVERGREEN

R-101 NOT USED
R-102 NOT USED
R-103 NOT USED
R-104 NOT USED
R-105 NOT USED

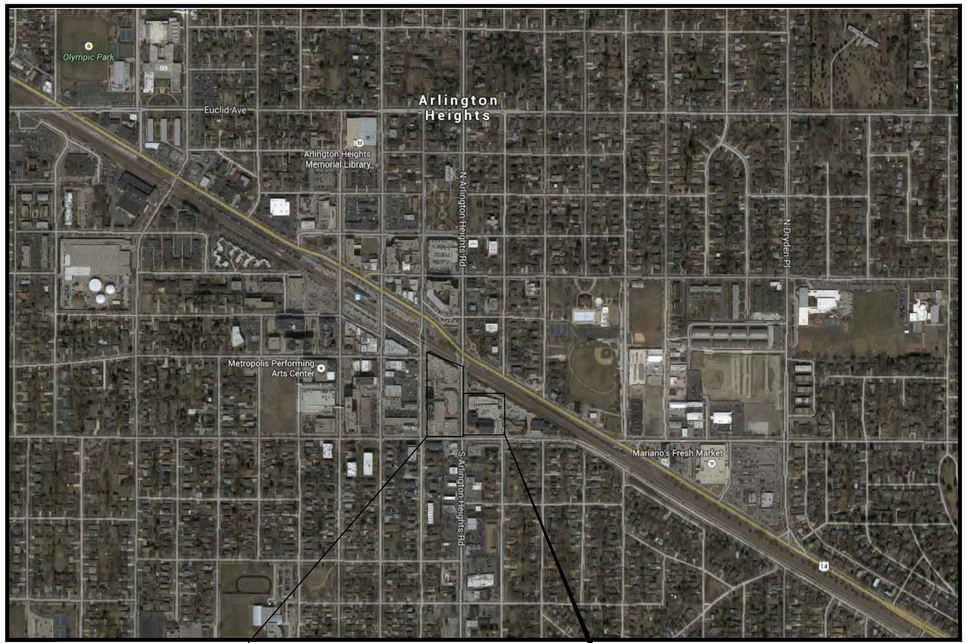
R-201 NOT USED
R-202 NOT USED
R-203 NOT USED
R-204 NOT USED
R-205 NOT USED

R-301 MUNICIPAL - GROUND LEVEL PLAN
R-302 MUNICIPAL - SECOND LEVEL PLAN
R-303 MUNICIPAL - THIRD LEVEL PLAN

R-401 EVERGREEN - LOWER LEVEL PLAN
R-402 EVERGREEN - UPPER LEVEL PLAN

R-501 REPAIR DETAILS
R-502 REPAIR DETAILS

M-001 MECHANICAL DETAILS AND NOTES (WORK ITEM 32.1)
M-101 MECHANICAL FLOOR PLAN (WORK ITEM 32.1)



LOCATION MAP

NORTH

RELEASED FOR BIDS
JULY 24, 2026

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GENERAL NOTES

A. CONSTRUCTION

1. This set of Construction Documents is for repair and waterproofing only. There are no changes to use, egress, occupancy, or area.
2. The Contractor shall obtain all necessary permits to complete the work outlined in these documents.
3. The Contractor and subcontractors, if any, shall be licensed to perform the work included herein.
4. The Contractor shall perform Work in accordance with all applicable Federal, State, and Local Codes, Laws and Ordinances, and O.S.H.A. regulations. The Contractor shall promptly notify the Engineer of any known nonconformity with the intent of the Construction Documents and as-built conditions to the applicable Codes, Laws or Ordinances and request clarification from the Engineer prior to proceeding with Work which is deemed in conflict with the applicable Codes, Laws or Ordinances.
5. The project shall be completed in accordance with the following applicable design criteria:
   a. 2021 International (Existing) Building Code.
      i. Use Group Classification: Open Parking Structures S-2
      ii. Construction Type: Type I (PT)
6. Fire Safety during construction, alteration or demolition shall comply with the latest edition of NFPA 1.
7. Prior to preparing the bid and fabrication or placement of any materials, assemblies, or repair materials, Contractor shall field verify all existing dimensions and conditions shown on Drawings. Report all discrepancies to the Engineer immediately.
8. Do Not Scale Drawings.
9. Walker Consultants (Walker) will not have control over or charge of and will not be responsible for construction means, methods, techniques, sequences, procedures, or for safety precautions and safety programs in connection with the project. Since these are the responsibilities of others, Walker will not be responsible for the Contractor's schedules or failure to carry out the project in accordance with Contract Documents. Walker will not have control over or charge of acts or omissions of the Contractor, sub-Contractors, or their agents or employees, or of other non-Walker persons performing portions of the project.
10. The presence of Walker or testing agency at the jobsite does not relieve Contractor of the obligation to perform the Work in accordance with the Construction Documents, manufacturer's specifications, and code requirements.
11. The Contractor shall coordinate Work between all trades and bring any conflicts to Walker's attention prior to the Work being performed. Contractor is responsible for all costs for corrections associated with Contractor's failure to properly coordinate the Work.

B. CONSTRUCTION DOCUMENTS

1. Construction Documents entitled "VILLAGE OF ARLINGTON HEIGHTS PARKING STRUCTURES 2026 MAINTENANCE REPAIRS" include these Drawings and separately bound Specifications. For purposes of performing the work, Drawings and Specifications shall be a single unit. In the event of conflicts between the Drawings and Specifications, the stricter requirement shall apply; notify Engineer of any conflicts encountered prior to performing the work.
2. The extent of repair areas shown on the drawings indicates Engineer's estimates only. The estimated unit quantities included in the bid documents are based on Engineer's estimated units for bid purposes only. The Contractor is responsible for determining the actual extent and locations of repair areas. The actual repair quantities shall be verified and agreed upon by the Engineer prior to commencing the repair Work.
3. Work shall be performed in coordination with construction observations by the Engineer to determine if the exposed existing construction is as assumed in the Construction Documents. Contractor shall notify Engineer of any contradictions between the Construction Documents and field conditions. Contractor shall notify Engineer of discovery of items not shown in the Construction Documents which, in their opinion, require repair or modifications in order to perform the work.
4. Dimensions shown on plans are based on original construction documents.
5. Refer to Specifications for scope, description and requirements of Work.

C. EXISTING STRUCTURE

1. Construction Documents rely on the original construction documents.
2. Design Live Loads for the Existing Structure are the following at service level:

DESCRIPTION		LOAD
a.	Floors	40 psf
b.	Vehicle Axle Loads	3,000 lb (acting on 4.5 in. by 4.5 in. area)

3. If an outstanding environmental concern is identified during construction, the Contractor is to bring this to the attention of the Engineer and Owner.
4. It is the Contractor's responsibility to familiarize itself with existing conditions at the project site and the original construction drawings (if available) for the Work areas. All significant deviations are to be brought to the attention of the Engineer.
5. Contractor is responsible for not exceeding the intended design loads of the structure.
6. Contractor is responsible for construction procedures and sequences to ensure stability and safety during construction.

D. EXISTING SERVICES AND UTILITIES

1. Contractor shall review all existing conditions to determine all electrical and mechanical services and utilities affected by the repair work. Make necessary temporary connections to maintain existing services to all areas affected by the work. The Contractor shall submit the methods and schedule of connections for the Owner's approval prior to commencement.
2. Provide a minimum of 7 business days' notice to the Owner representative prior to any interruptions in utility services.
3. Contractor shall take all precautions necessary to avoid cutting/damaging utilities. If a utility is damaged as result of construction operation, notify Owner and Engineer immediately. Utility damages by construction operations shall be repaired by contractor at no cost to the Owner. Damaged utility that is not a result of construction operations shall be paid for by Owner.
4. Contractor is responsible for protecting all exposed and visible electrical and mechanical utilities that are affected by the repairs. At the Contractor's option, light fixtures, electrical conduits, floor drains, etc. may be temporarily removed and reinstalled to facilitate the repairs provided that service is not interrupted outside of Work and protection zones of the current phase being worked in. Allowances are not to be used to pay for this work.

E. SHORING AND BRACING

1. Contractor shall provide all shoring, bracing, sheeting, etc. required for safety and proper execution of the work.
2. Shoring is a Delegated Design task and the Contractor is solely responsible to provide all required Engineering design services required to prepare shop drawings for bracing and shoring members designed and stamped/sealed by a licensed structural engineer (registered in State of Illinois) and submit them to the Engineer for record.
3. The design of the shoring and bracing members shall include all changes in the structure caused by the shoring and bracing.

F. DETAILS AND SYMBOLS

1. Repair details are shown on drawing series R-500 and are generally identified as two-digit (X.X) details.
2. Three-digit repair details (X.X.X) do not represent a separate price item unless noted otherwise. These details supplement the basic detail to provide additional information or show variation of the typical condition. See legend for clarification on drawing notations.
3. Where the Work Item bubble is noted "TYP," it means the Work Item occurs at all locations where the applicable deterioration or designation symbol occurs on that plan or detail.
4. Where "TAR" is noted, it means there may be areas of this work in addition to the particular designated areas.
5. Where two or more Work Item Bubbles are grouped together, it means any or all of the referenced work items may be applicable. Coordination of Work Items is Contractor's responsibility.
6. When a Work Item or Detail is listed as incidental, this work is included in the pay unit of other work items and does not have a separate price.
7. When a Detail is labeled (FOR REFERENCE ONLY) it provides information only about incidental work and does not have a pay unit.
8. Contractor is responsible for determining actual extent and locations of repair areas in accordance with the specifications; Work Item is shown only to represent the types of deterioration.
9. See Work Item specification (02 00 10) for additional information regarding details.

G. CONSTRUCTION PHASING, SEQUENCING AND TRAFFIC MAINTENANCE

1. Work sequence and scheduling shall be coordinated with the Owner's representative, facility operations staff, and all identified project representatives prior to beginning work.
2. Owner will continue to occupy the structure during restoration. Contractor must phase and arrange work to maintain access at all times to all areas that are not under construction for both vehicles and pedestrians.
3. Work hours are 7 am – 7 pm, Monday - Friday. The Contractor shall verify work hours with the Owner. Contractor shall coordinate off-hours, weekend, and holiday Work with Owner at least 72 hours in advance.
4. Phasing shall be as noted on sheet R-003 thru R-004. Contractor may suggest an alternative phasing plan at Contractor's expense and approved by the Owner.
5. The Contractor shall provide unobstructed pedestrian access (protected when necessary) to the facility and to facility means of egress, including emergency egress stairs at all times. The contractor shall install and maintain signage that clearly directs patrons to and from these destinations. The contractor shall provide and maintain temporary lighting for these paths in the event existing lighting is blocked or reduced by project related work.
6. Contractor is responsible for preventing unauthorized access into areas under construction. Doors shall be sealed off to prevent airborne dust from entering into stairways and elevator shafts. Access shall comply with all egress and fire safety requirements.
7. Works zone shall not be returned to service if hazardous conditions are present.
8. Contractor shall provide warning signs, barriers or barricades as required and otherwise implement means to separate the work areas from the public, to prevent pedestrians and traffic from entering the work areas, and to provide a safe and orderly flow of pedestrian and vehicle traffic through required entrances and exits during work
9. The phasing concepts contained in these documents are intended to indicate reasonable scenarios for phasing the work. Not all information required for contractor phasing submittals are included in these concepts and they do not include all challenges that will be present in performing this project in a phased manner.
10. A maximum of 250 parking stalls may be out of service at one time. The number of spaces shall be coordinated with the owner/garage operator.
11. It shall be the Owner's responsibility to clear work area of vehicles. The contractor shall work in unison with the clearing operation to capture the areas by incrementally installing barricades to prevent vehicles from reentering the area as it is cleared. In addition, temporary signage shall be installed and adjusted by the contractor during the work zone capture effort. Note that new areas cannot be captured prior to work zones or portions thereof being returned to service so that the maximum limit for spaces out of service shall not be exceeded. Allow 7 days between the returning spaces to service and occupying equal number of spaces for the next phase of work.
12. Barricades shall be of sufficient construction to prevent inadvertent access by patron vehicles and pedestrians. The barricades can be incorporated into the work zone protection that are intended to prevent the escape of dust and other debris from the work zone.
13. Do not return areas to service unless existing striping affected by work has been restored or new striping has been applied.

H. MISCELLANEOUS CONCRETE SITE REQUIREMENTS

1. The following requirements apply to concrete and asphalt saw cutting and other similar work (cutting, grinding, drilling, etc.):
   a. Discharge of water, dust, or debris from concrete work to storm or sanitary is prohibited.
   b. Storm drains must be protected from dust and debris.
   c. Any water used during concrete work (including sweeping and saw cutting) must be contained and collected for proper disposal. Suggested controls include wet vacuum, absorbents.
   d. Good housekeeping practices must be employed at the jobsite. Minimize dust.
2. In addition to meeting local regulations, the following requirements apply to concrete washout areas:
   a. Do not discharge concrete washout into storm drains, catch basins, or to the sanitary sewer system. Perform washing of concrete trucks in designated areas or offsite.
      1) Designated areas shall be clearly labeled, and be a pit or impermeable container that is a barrier to run off of waste water/materials and prevents seepage into the ground. Place designated areas a minimum of 50 feet from storm drains, bodies of water, and ditches.
   b. Once concrete washout has hardened, break up and dispose of properly. Disposal of hardened concrete should occur on a regular basis.
   c. Washout facilities must be cleaned, or new facilities provided once the washout area is 75% full.
   d. Cover all existing drains in and below repair area with filter fabric.
3. The following requirements apply to waste disposal.
   a. Wash water, paints, solvents, & other chemicals, including chemical and solvent mixtures, residues, contaminated rags, and containers, should be evaluated for proper disposal. If the waste is regulated, appropriate and legal disposal must be arranged.
   b. Disposal/discharge of wash waters, cleaners, etc. into storm drain is prohibited.

I. UNIT PRICE WORK QUANTITY ADMINISTRATION

1. Contractor is responsible for maintaining accurate documentation and submission in a timely fashion of measured repair quantities for all Unit Price Work.
2. For Unit Price Work Items, Contractor shall maintain a Record Drawing showing the general location, size, and associated Work Item of each repair. Record Drawing shall include repair quantity for each repair location or be keyed to a spreadsheet/quantity documentation sheet with the quantities.
3. For each repair location: repair quantities shall be measured to the nearest inch in all applicable directions, the precise pay unit quantity dimension determined, and then rounded up to the nearest whole pay unit increment (square foot, lineal foot, etc.).
4. Contractor shall provide Record Drawing and Quantities to Engineer prior to completion of each work phase, or at minimum, with each application for payment. Engineer will generally verify measurements and quantities to the extent the engineer deems appropriate.
5. See section (02 00 10) "Work Items" for additional administration requirements for each specific Work Item.

J. WORKSITE REQUIREMENTS

1. The Contractor is responsible for collection and removal of all construction debris on a daily basis. The site shall be left in a neat and orderly condition, satisfactory to the Owner.
2. The Contractor shall for the duration of the project protect facility from damage and soiling as follows:
   a. Protect all existing building elements, materials, and surfaces not directly involved in construction (including but not limited to: drains, doors, windows, coatings, paints, and finishes)
   b. Protect all adjacent structures, resident/patron property including vehicles, site lighting, signs, sidewalks, site features and other surfaces and items which could be affected by the Work.
   c. All concrete spatter created during construction and construction debris shall be removed from all existing and new components.
   d. Do not place loads on the structure or store demolished or new materials on the structure in a manner that will surpass design loads.
   e. Any damage or soiling to the above items determined to be caused by construction activities shall be corrected to pre-project condition at no expense to the Owner prior to completion of the project.
3. All construction materials kept at the project site shall remain secured to ensure the materials do not become airborne and cause injury or damage to the building or its occupants.
4. Areas that are not directly under construction that are used as pathways to transport materials, or to remove trash, are to be kept clean at all times. This maintenance includes, but not limited to dusting, sweeping, mopping, and picking up trash as required to keep the areas free of waste materials, debris, and rubbish.
5. Coordinate location and placement of field office, staging areas, material storage, portable toilets, dumpsters, and any other facilities required for construction with Owner prior to construction.
6. Material storage shall occur in a protected, secure, weatherproof location to prevent damage to the contents.
7. All workers shall display appropriate behavior at all times in construction and adjacent areas.
8. The Contractor is responsible for providing any required security, sidewalk protection and barricades at the work site. Contractor shall provide overhead protection to
9. maintain entry and egress from the building where necessary. Coordinate with the Owner.
10. Take water and electricity only from areas identified by the Owner. Toilet facilities in the building shall not be used by workers. Portable toilets to be supplied by Contractor and installed in Owner approved locations.
11. Provide and maintain in serviceable condition and remove at completion of construction all required dust barriers, canopies, barricades, protection and warning lights.
12. Limit on-site storage of materials to those areas identified by the Owner. Do not unreasonably encumber the site with materials or equipment. Do not load the structure with weight that will endanger the structure. Assume full responsibility for the protection and safekeeping of products stored on the premises. Move stored material or products that interfere with the operations of the Owner.

K. GENERAL CONCRETE REQUIREMENTS

1. CAST-IN-PLACE CONVENTIONAL CONCRETE (03 30 21)

Compressive Strength	5000 PSI @ 28 Days
Water-Cement Ratio	0.40 MAX
Max. Size Aggregate	3/4 IN.
Slump (Maximum)	6" W/ Superplasticizer (after water reducer addition)
Air Content	7% ± 1-1/2%
Cement Content	658 LB/CY MIN
DCI	2 GAL/CY

2. PREPACKAGED REPAIR MATERIAL (03 37 60)

Compressive Strength	5000 psi at 28 DAYS

3. MISCELLANEOUS REQUIREMENTS
   a. Engineer shall be notified a minimum of 24 hours prior to concrete placement for observation of prepared concrete surfaces.

L. CONCRETE PROTECTION FOR REINFORCEMENT

1. The following applies for full section replacement where shown on drawings.
2. The minimum concrete protection for reinforcement shall be per the latest adopted edition of ACI 318.
3. For pre-stressed and non-pre-stressed reinforcement in pre-stressed/pre-cast concrete members, the minimum concrete protection at top of members shall be 1-1/2 in.
4. Minimum cover for reinforcing in non-pre-stressed concrete and non-post-tensioned members.

a. Slab top reinforcement	1-1/2
b. Slab bottom reinforcement	3/4
c. Beam top reinforcement, Unless Noted	3*
d. Beam stirrups at sides and bottom of beam	1-1/2
e. Beam stirrups at top of beam	2-1/2
f. Column ties	1-1/2

* Or 3x bar diameter, whichever is greater.

M. EPOXY COATING FOR REINFORCEMENT AND ANCHORS

1. Epoxy coat all reinforcement exposed within repair areas, except welded wire reinforcement used within repair areas.

N. STRUCTURAL STEEL

		FY, psi	ASTM
1. Structural Shapes			
a.	Angles	36,000	A36

2. Structural steel shop drawings shall be submitted by the contractor for Engineer's review prior to any fabrication.

O. POST-INSTALLED ANCHORS

1. Expansion Anchors – Hilti Kwik Bolt III, Unless noted.
2. Adhesive Anchors – Hilti HY200, Unless noted.
3. Contractor shall locate existing embedded reinforcement using non-destructive testing prior to fabrication of attachments or drilling of holes. Notify Engineer of obstructions that will prevent installation of anchors at design locations.
4. Post-installed Anchors must be installed using the spacing and edge distances given on the plans or details. If field conditions dictate that the anchor spacing or edge distance be modified, the Contractor shall submit a field sketch to the Engineer for review prior to making any modifications.
5. Post-installed anchor holes shall be drilled and cleaned per manufacturer's written instructions.
6. Adhesive Anchors shall be installed by an ACI-CRSI Certified "Adhesive Anchor Installer."

P. TESTING & INSPECTION

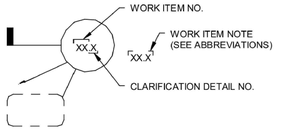
1. The tests and inspection following in the table below shall be performed by an independent testing and inspection agency employed by Owner and approved by Engineer and Building Official. Test and inspection reports shall be submitted for approval to Engineer and Building Official. Conform to requirements of the code identified in these General Notes.
2. Special inspector shall keep records of inspections. The special inspector shall furnish inspection reports to the owner, Engineer-of-Record and other designated persons.

Required Verification and Inspection		Continuous	Periodic
A.	Concrete Construction		
1.	Inspection of reinforcing steel and placement		X
2.	Inspection of bolts to be installed in concrete prior to and during placement of concrete where allowable loads have been increased or where strength design is used.	X	
3.	Inspection of anchors installed in hardened concrete.		X
4.	Verifying use of required design mix.		X
5.	Inspection for maintenance of specified curing temperature and techniques		X
6.	Verify finish of concrete slabs and floors (see Specification Section (03 30 21)		X
B.	Miscellaneous Items		
1.	Verify installation of traffic topping membranes and joint sealants		X

Q. ABBREVIATIONS

1.	APPROX	=	Approximately
2.	AGG	=	Aggregate
3.	BM	=	Beam
4.	BOT	=	Bottom
5.	CIP	=	Cast in Place
6.	CFV	=	Contractor Field Verify
7.	CJ	=	Construction Joint/Control Joint
8.	CLR	=	Clearance
9.	COL	=	Column
10.	CONC	=	Concrete
11.	CY	=	Cubic Yard
12.	DET	=	Detail
13.	EA	=	Each
14.	EE	=	Each End
15.	ES	=	Each Side
16.	EMBED	=	Embedment length
17.	EJ	=	Expansion Joint
18.	EXIST	=	Existing
19.	FIN	=	Finished
20.	FL	=	Floor
21.	HDG	=	Hot-Dipped Galvanized
22.	IN	=	Inches
23.	INC	=	Incidental
24.	LF	=	Linear Foot
25.	LS	=	Lump Sum
26.	MAX	=	Maximum
27.	MIN	=	Minimum
28.	N/A	=	Not Applicable
29.	OC	=	On Center
30.	OBA	=	On Beam Above
31.	OCA	=	On Ceiling Above
32.	OH	=	Opposite Hand
33.	P/C	=	Precast
34.	PSF	=	Pounds Per Square Foot
35.	PSI	=	Pounds Per Square Inch
36.	PT	=	Post-Tensioned
37.	REINF	=	Reinforcement
38.	REQ'D	=	Required
39.	SF	=	Square Foot
40.	SIM	=	Similar
41.	SOG	=	Slab on Ground
42.	SPEC	=	Specification
43.	SUPT	=	Supported
44.	T	=	Top
45.	TAR	=	Typical as Required
46.	TYP	=	Typical
47.	UN or UNO	=	Unless Noted Otherwise
48.	VIF	=	Verify in Field (Contractor)
49.	WI	=	Work Item
50.	50. WWR	=	Welded Wire Reinforcement

LEGEND



Notes:
1. Not all work items have details.
2. See specifications for additional information.

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VILLAGE OF ARLINGTON HEIGHTS PARKING STRUCTURES 2026 MAINTENANCE REPAIRS

ARLINGTON HEIGHTS, ILLINOIS

MARK	DATE	DESCRIPTION
		REVISIONS

ISSUE:	RELEASED FOR BIDS
ISSUE DATE:	07/24/2026
PROJECT NO:	31-009608.40
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CHECKED BY:	JSM

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SHEET TITLE:
GENERAL NOTES AND LEGEND

R-001

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WORK ITEM SCHEDULES

EVERGREEN PARKING STRUCTURE

WORK ITEM	DESCRIPTION	UNITS	LOWER LEVEL	UPPER LEVEL	TOTAL
1.1	GENERAL REQUIREMENTS	L.S.	1		1
2.8	FLOOR PREPARATION - SLAB HYDRO DEMOLITION	L.S.	1		1
3.6	SLAB REPLACEMENT - PARTIAL DEPTH	L.S.	1		1
4.1	CEILING REPAIR - CAST-IN-PLACE	S.F.	30	-	30
5.1	BEAM REPAIR - CAST-IN-PLACE	S.F.	60	-	60
25.4	TRENCH DRAIN REPLACEMENT	L.S.	1	-	1
26.5	REPLACE FIRE EXTINGUISHER AND CABINET	EA.	1	-	1
32.1	ELECTRICAL - SNOW/ICE MELT ELECTRICAL SYSTEM	L.S.	1		1

MUNICIPAL PARKING STRUCTURE

WORK ITEM	DESCRIPTION	UNITS	GROUND LEVEL	SECOND LEVEL	THIRD LEVEL	TOTAL
1.1	GENERAL REQUIREMENTS	L.S.	1			1
3.1	FLOOR REPAIR - CAST-IN-PLACE	S.F.	-	20	20	40
4.1	CEILING REPAIR - CAST-IN-PLACE	S.F.	15	15	-	30
5.1	BEAM REPAIR - CAST-IN-PLACE	S.F.	-	5	-	5
6.1	COLUMN REPAIR	S.F.	5	15	-	20
7.1	WALL REPAIR	S.F.	5	5	10	20
7.2	WALL REPAIR - LIFTING LOOPS	EA.	-	-	1	1
11.3	VERTICAL JOINT SEALANT	L.F.	-	50	50	100
11.7	COVE SEALANT	L.F.	-	-	55	55
11.9	COPING JOINT SEALANT	L.F.	-	-	60	60
16.5	TRAFFIC TOPPING - REPAIR	S.F.	-	25	-	25
25.2	REPLACE DRAIN GRATE	EA.	-	-	1	1
25.3	REPLACE DRAIN PIPE	L.F.	10	-	-	10
35.1	BRICK REPLACEMENT	EA.	-	20	5	25
35.2	TUCKPOINTING	L.F.	15	15	320	350
35.3	CMU REPLACEMENT	EA.	3	-	-	3
40.5	REANCHOR HANDRAIL	EA.	-	2	-	2

VILLAGE OF ARLINGTON HEIGHTS PARKING STRUCTURES 2026 MAINTENANCE REPAIRS

ARLINGTON HEIGHTS, ILLINOIS

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CHECKED BY:	JSM

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SHEET TITLE:
WORK ITEM SCHEDULES

R-002

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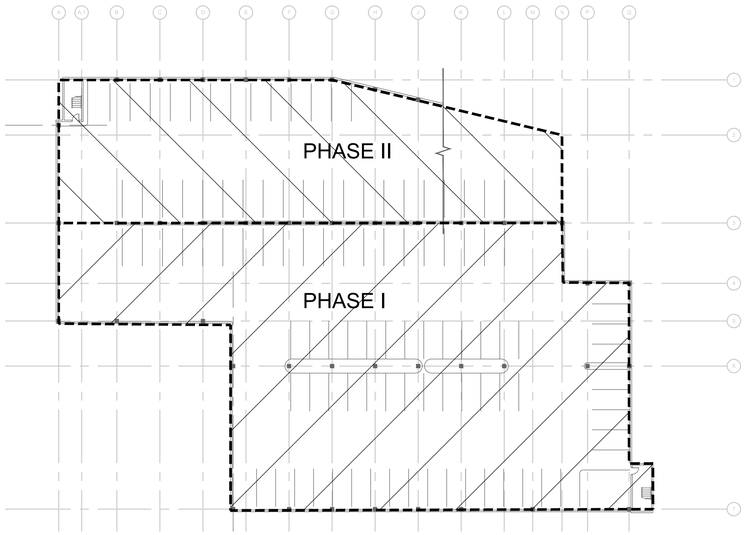
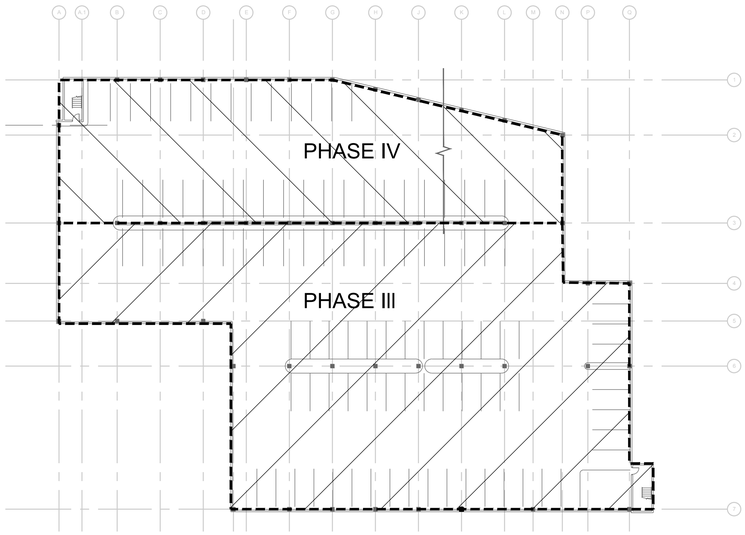
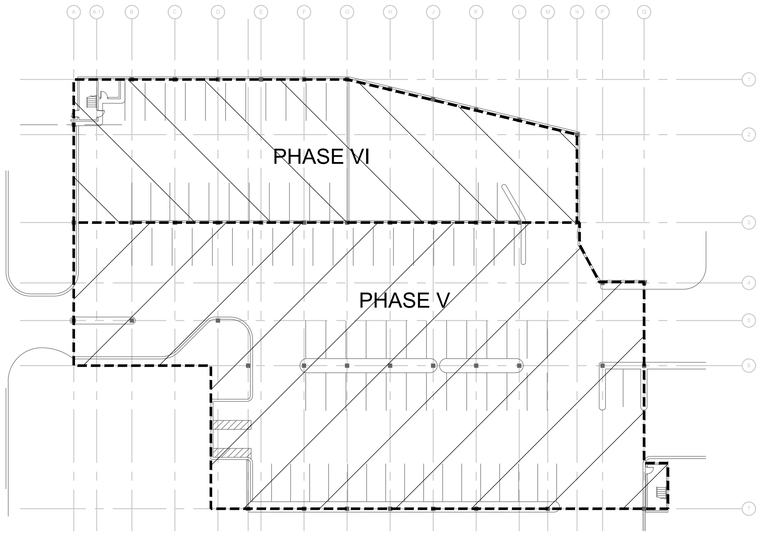


1 THIRD LEVEL PLAN
MUNICIPAL PARKING STRUCTURE



2 SECOND LEVEL PLAN
MUNICIPAL PARKING STRUCTURE



3 GRADE LEVEL PLAN
MUNICIPAL PARKING STRUCTURE

SHEET NOTES:
1. WORK ON A PARTICULAR LEVEL WILL CLOSE THE LEVEL BELOW AS WELL.

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2026 MAINTENANCE
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SHEET TITLE:
PHASING PLANS - MUNICIPAL

R-003

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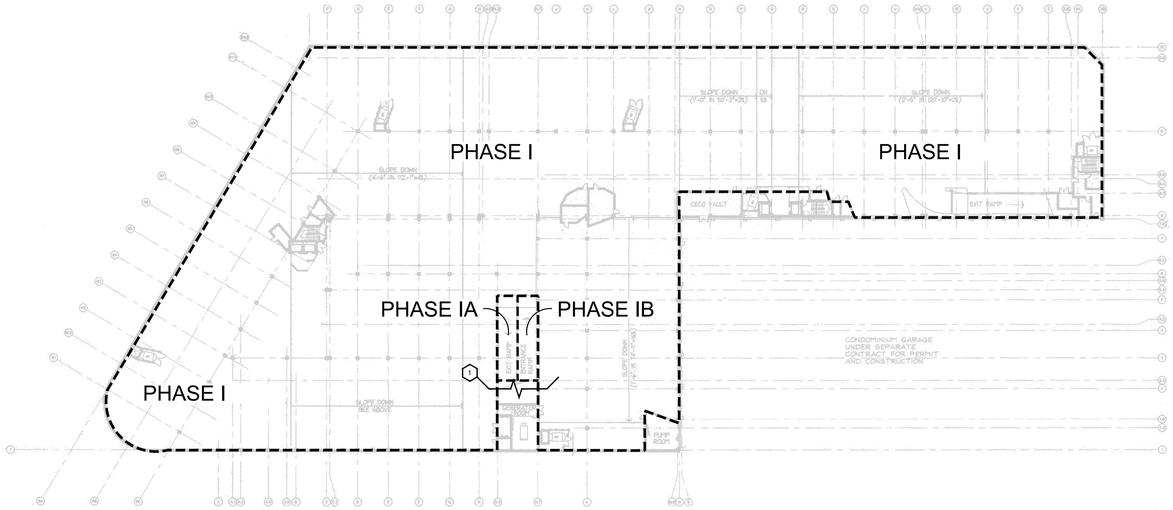
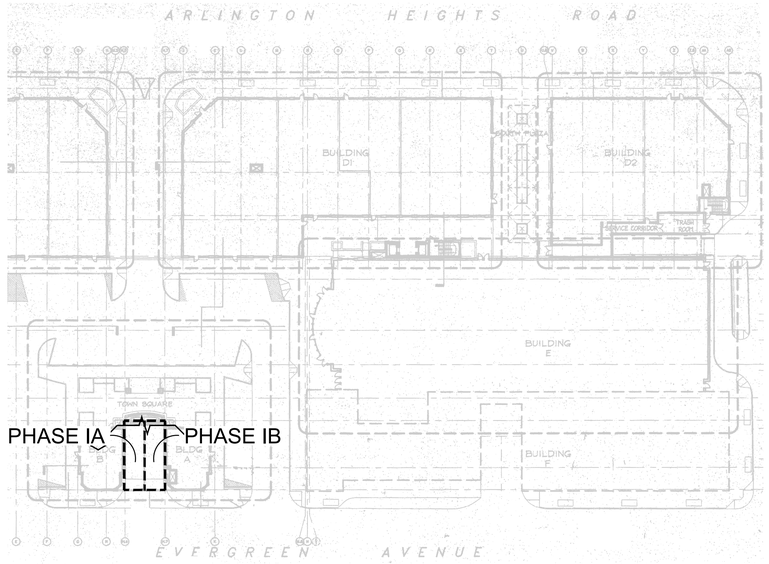


2 LOWER LEVEL FLOOR PLAN

NORTH



1 UPPER LEVEL FLOOR PLAN

NORTH

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ARLINGTON HEIGHTS, ILLINOIS

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SHEET TITLE:
PHASING PLANS - EVERGREEN

R-004

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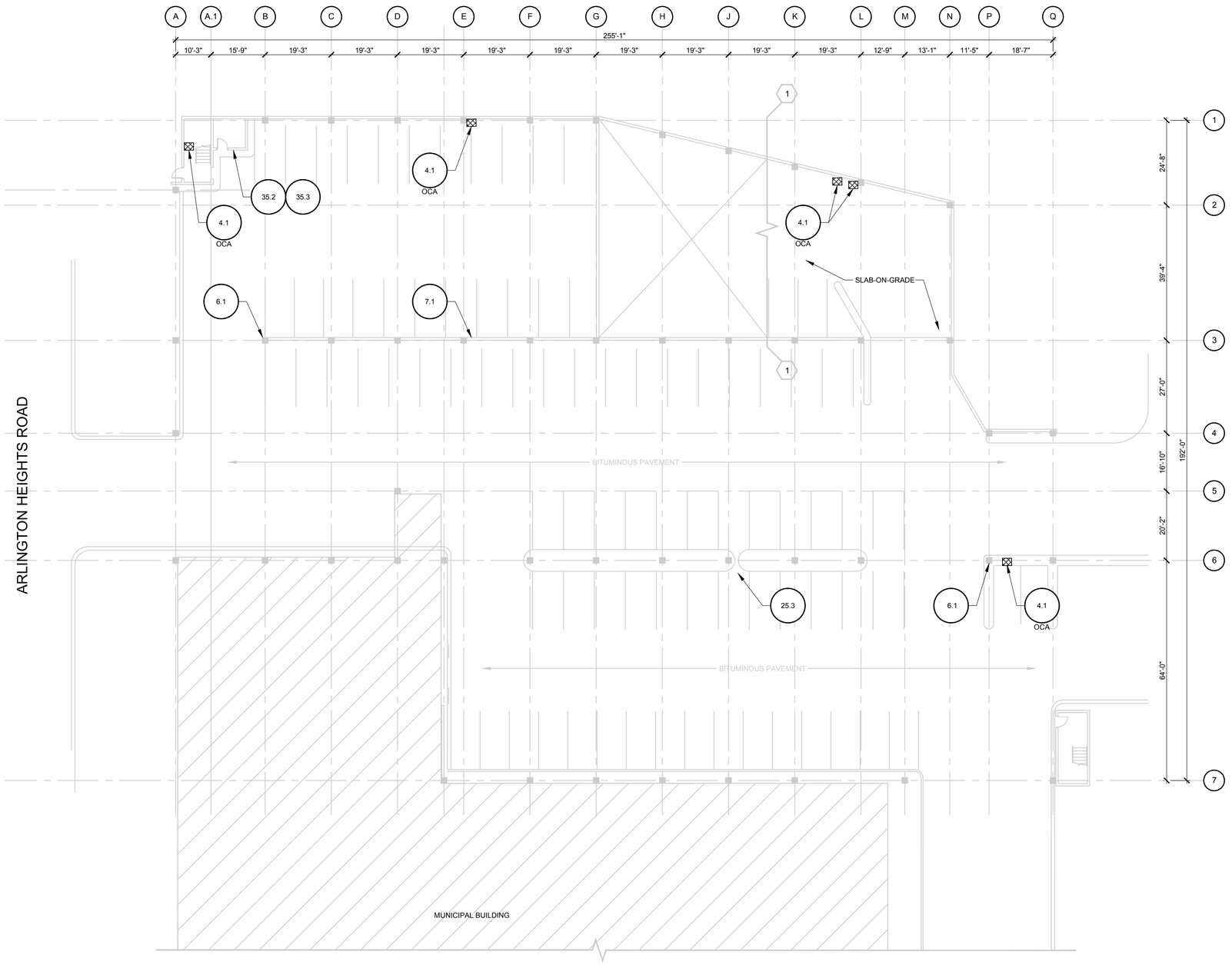


1 GROUND LEVEL PLAN

NORTH

SHEET NOTES

REFERENCES:

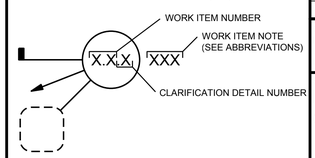
1.	GENERAL NOTES	R-001
2.	WORK ITEM SCHEDULES	R-002
3.	PHASING PLANS	R-003 - R-006
4.	FLOOR PLANS	R-100 - R-400 SERIES
5.	REPAIR DETAILS	R-500 SERIES

NOTES:

1. DIMENSIONS SHOWN ON PLANS ARE BASED ON ORIGINAL CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL CONDITIONS. DO NOT SCALE DRAWINGS.
2. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACTUAL EXTENT AND LOCATIONS OF REPAIR AREAS IN ACCORDANCE WITH THE SPECIFICATIONS. WORK ITEM IS SHOWN ONLY TO REPRESENT THE TYPES OF REPAIRS.
3. DRAWINGS ARE BASED ON LIMITED INFORMATION. CONTRACTOR SHALL MAKE SUCH INVESTIGATIONS AS IT DEEMS NECESSARY IN ADVANCE OF BIDDING. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE, IN WRITING, OF ANY DISCREPANCIES FOUND BETWEEN DRAWINGS AND FIELD CONDITIONS PRIOR TO SUBMISSION OF BID.
4. REFER TO SPECIFICATION SECTION 02 00 10 FOR DESCRIPTION OF WORK ITEMS.
5. THE CONTRACTOR SHALL REVIEW ALL EXISTING CONDITIONS TO DETERMINE ALL ELECTRICAL AND MECHANICAL SERVICES AND UTILITIES AFFECTED BY THE REPAIR WORK. ELECTRICAL CONDUITS AND LIGHT FIXTURES ARE TO BE MAINTAINED. MAKE NECESSARY TEMPORARY CONNECTIONS TO MAINTAIN SERVICES TO ALL AREAS OF THE PARKING STRUCTURE AFFECTED BY THE REPAIR WORK.
6. REFER TO SHEET R-001 FOR LEGEND AND GENERAL NOTES. REFER TO SHEET R-002 FOR WI SCHEDULE.
7. CEILING, BEAM, COLUMN, AND WALL REPAIRS SHALL BE PAINTED AFTER COMPLETION TO MATCH EXISTING.

LEGEND

- FLOOR SPALL OR DELAMINATION
- CEILING/BEAM SPALL OR DELAMINATION
- SHEAR CONNECTOR
- TEE TO TEE JOINT SEALANT
- FLOOR CRACKS
- FD — EXISTING DRAIN (F.D.)
- CONSTRUCTION JOINT (C.J.)
- EXPANSION JOINT (E.J.)



WORK ITEM IDENTIFICATION

NOTES:
1. NOT ALL WORK ITEMS HAVE DETAILS.
2. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

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VILLAGE OF ARLINGTON HEIGHTS PARKING STRUCTURES 2026 MAINTENANCE REPAIRS

ARLINGTON HEIGHTS, ILLINOIS

MARK	DATE	DESCRIPTION
REVISIONS		

ISSUE:	RELEASED FOR BIDS
ISSUE DATE:	07/24/2026
PROJECT NO:	31-009608.40
DRAWN BY:	JAP
CHECKED BY:	JSM

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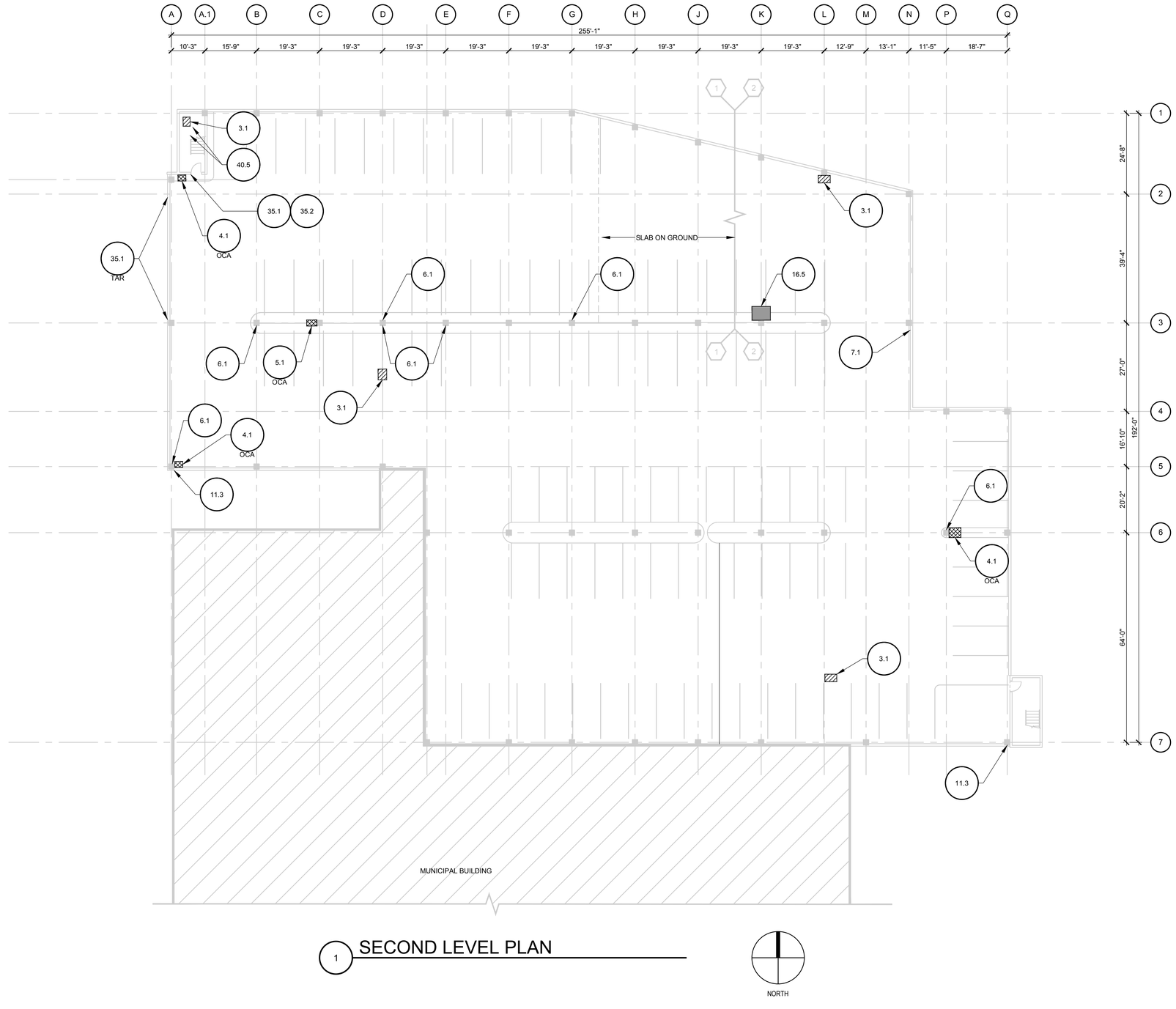
SHEET TITLE:
MUNICIPAL - GROUND LEVEL PLAN

R-301

J:\CHICAGO\31-009608-40-ARLINGTON_HEIGHTS_PS 2026 CD ESDC\DRAWINGS\ACAD\9608-R301.DWG 7/24/2026 3:05:12 PM MORGAN, JOHN



1 SECOND LEVEL PLAN

NORTH

SHEET NOTES

REFERENCES:

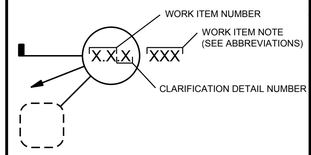
1.	GENERAL NOTES	R-001
2.	WORK ITEM SCHEDULES	R-002
3.	PHASING PLANS	R-003 - R-006
4.	FLOOR PLANS	R-100 - R-400 SERIES
5.	REPAIR DETAILS	R-500 SERIES

NOTES:

1. DIMENSIONS SHOWN ON PLANS ARE BASED ON ORIGINAL CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL CONDITIONS. DO NOT SCALE DRAWINGS.
2. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACTUAL EXTENT AND LOCATIONS OF REPAIR AREAS IN ACCORDANCE WITH THE SPECIFICATIONS. WORK ITEM IS SHOWN ONLY TO REPRESENT THE TYPES OF REPAIRS.
3. DRAWINGS ARE BASED ON LIMITED INFORMATION. CONTRACTOR SHALL MAKE SUCH INVESTIGATIONS AS IT DEEMS NECESSARY IN ADVANCE OF BIDDING. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE, IN WRITING, OF ANY DISCREPANCIES FOUND BETWEEN DRAWINGS AND FIELD CONDITIONS PRIOR TO SUBMISSION OF BID.
4. REFER TO SPECIFICATION SECTION 02 00 10 FOR DESCRIPTION OF WORK ITEMS.
5. THE CONTRACTOR SHALL REVIEW ALL EXISTING CONDITIONS TO DETERMINE ALL ELECTRICAL AND MECHANICAL SERVICES AND UTILITIES AFFECTED BY THE REPAIR WORK. ELECTRICAL CONDUITS AND LIGHT FIXTURES ARE TO BE MAINTAINED. MAKE NECESSARY TEMPORARY CONNECTIONS TO MAINTAIN SERVICES TO ALL AREAS OF THE PARKING STRUCTURE AFFECTED BY THE REPAIR WORK.
6. REFER TO SHEET R-001 FOR LEGEND AND GENERAL NOTES. REFER TO SHEET R-002 FOR WI SCHEDULE.
7. CEILING, BEAM, COLUMN, AND WALL REPAIRS SHALL BE PAINTED AFTER COMPLETION TO MATCH EXISTING.

LEGEND

- FLOOR SPALL OR DELAMINATION
- CEILING/BEAM SPALL OR DELAMINATION
- SHEAR CONNECTOR
- TEE TO TEE JOINT SEALANT
- FLOOR CRACKS
- FD — EXISTING DRAIN (F.D.)
- CONSTRUCTION JOINT (C.J.)
- EXPANSION JOINT (E.J.)



WORK ITEM IDENTIFICATION

NOTES:
1. NOT ALL WORK ITEMS HAVE DETAILS.
2. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

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SHEET TITLE:
MUNICIPAL - SECOND LEVEL PLAN

R-302

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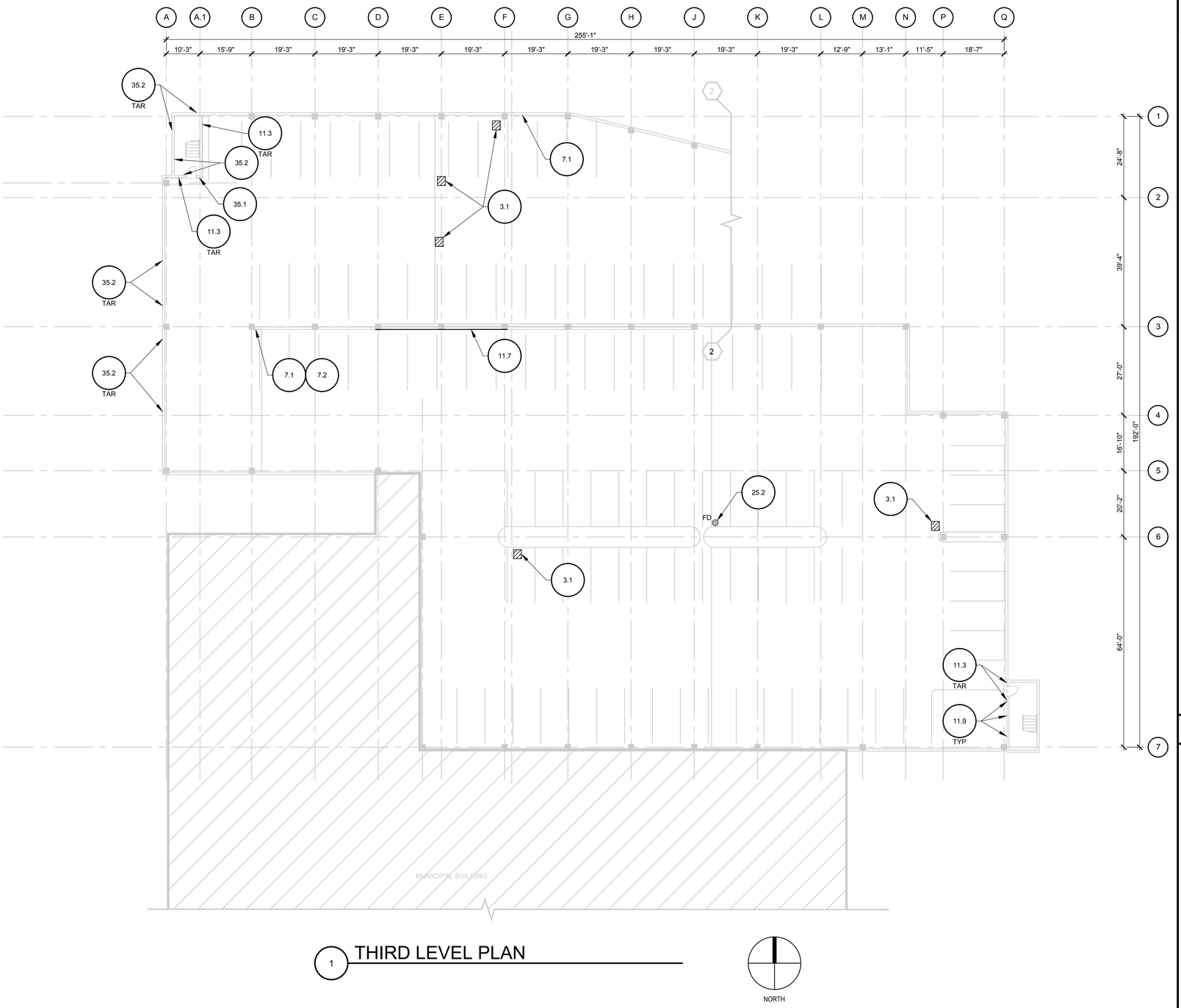

1 THIRD LEVEL PLAN

NORTH

SHEET NOTES

REFERENCES:

1.	GENERAL NOTES	R-001
2.	WORK ITEM SCHEDULES	R-002
3.	PHASING PLANS	R-003 - R-006
4.	FLOOR PLANS	R-100 - R-400 SERIES
5.	REPAIR DETAILS	R-500 SERIES

NOTES:

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5. THE CONTRACTOR SHALL REVIEW ALL EXISTING CONDITIONS TO DETERMINE ALL ELECTRICAL AND MECHANICAL SERVICES AND UTILITIES AFFECTED BY THE REPAIR WORK. ELECTRICAL CONDUITS AND LIGHT FIXTURES ARE TO BE MAINTAINED. MAKE NECESSARY TEMPORARY CONNECTIONS TO MAINTAIN SERVICES TO ALL AREAS OF THE PARKING STRUCTURE AFFECTED BY THE REPAIR WORK.
6. REFER TO SHEET R-001 FOR LEGEND AND GENERAL NOTES. REFER TO SHEET R-002 FOR WI SCHEDULE.
7. CEILING, BEAM, COLUMN, AND WALL REPAIRS SHALL BE PAINTED AFTER COMPLETION TO MATCH EXISTING.

LEGEND

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- CEILING/BEAM SPALL OR DELAMINATION
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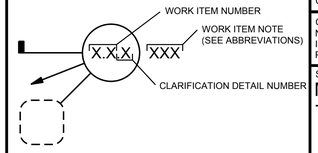
- FLOOR CRACKS
- FD — EXISTING DRAIN (F.D.)
- CONSTRUCTION JOINT (C.J.)
- EXPANSION JOINT (E.J.)



WORK ITEM IDENTIFICATION

NOTES:
1. NOT ALL WORK ITEMS HAVE DETAILS.
2. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

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VILLAGE OF
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PARKING STRUCTURES
2026 MAINTENANCE
REPAIRS

ARLINGTON HEIGHTS, ILLINOIS

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SHEET TITLE:
MUNICIPAL -
THIRD LEVEL PLAN

R-303

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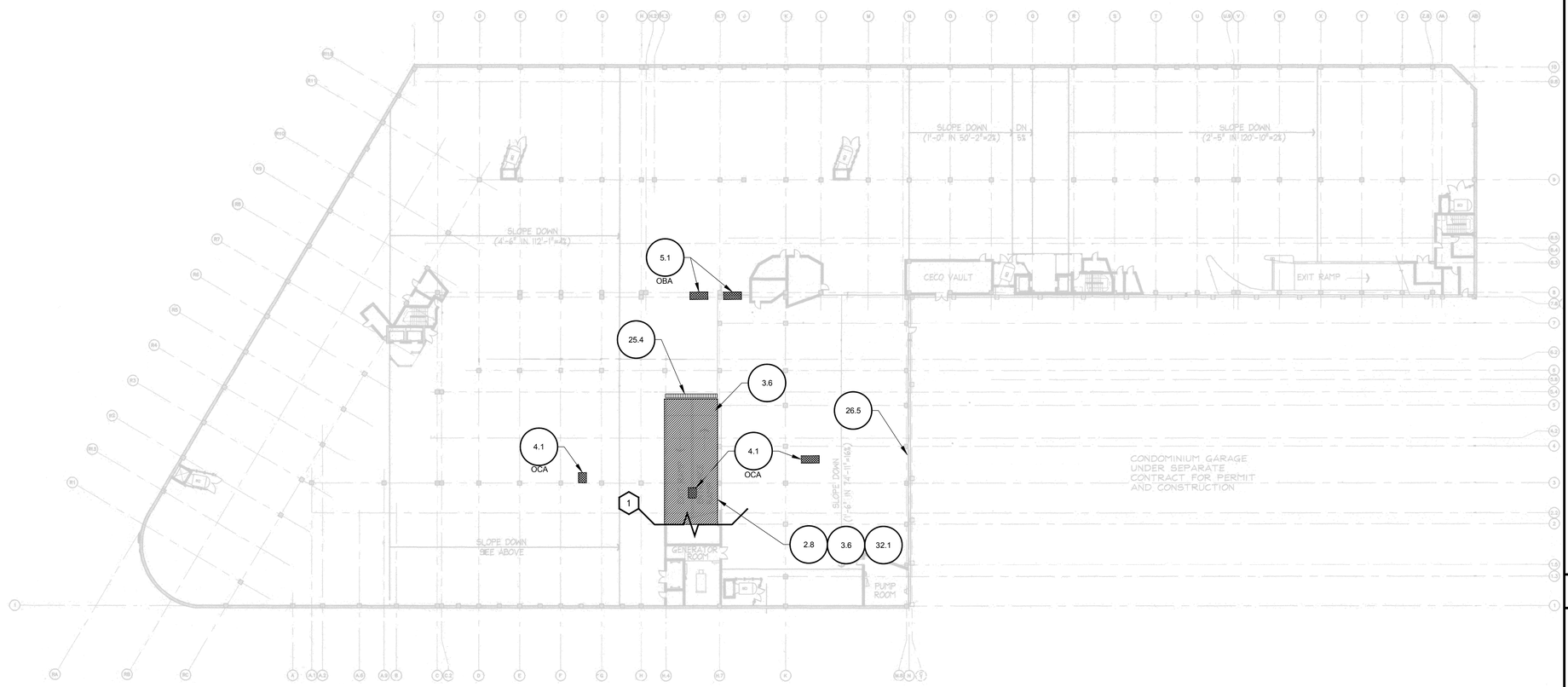

NOTES:
1. CONTRACTOR SHALL MAINTAIN ONE LANE FOR ENTRY ONLY AT ALL TIMES. RAMP REPLACEMENT TO BE COMPLETED IN TWO PHASES.

1 LOWER LEVEL PLAN

CAUTION NOTE:
THE FLOOR SLAB HAS POST-TENSIONING TENDONS. THESE TENDONS ARE NEAR THE FLOOR SURFACE AT SPALLS AND DELAMINATIONS. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN SAW-CUTTING SO AS NOT TO DAMAGE EXISTING TENDONS OR TENDON SHEATHS. TENDONS MAY BREAK WITH EXPLOSIVE FORCE WHEN CUT. CHIPPING WITH 15 LB HAMMERS SHALL BE USED IN LIEU OF SAW-CUTTING NEAR SHALLOW TENDONS.

BACKGROUND IMAGES BY:
LUCIEN LAGRANGE AND ASSOCIATES, LTD
DATED MARCH 16, 1998

NORTH

SHEET NOTES

REFERENCES:

1.	GENERAL NOTES	R-001
2.	WORK ITEM SCHEDULES	R-002
3.	PHASING PLANS	R-003 - R-006
4.	FLOOR PLANS	R-100 - R-400 SERIES
5.	REPAIR DETAILS	R-500 SERIES

NOTES:
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5. THE CONTRACTOR SHALL REVIEW ALL EXISTING CONDITIONS TO DETERMINE ALL ELECTRICAL AND MECHANICAL SERVICES AND UTILITIES AFFECTED BY THE REPAIR WORK. ELECTRICAL CONDUITS AND LIGHT FIXTURES ARE TO BE MAINTAINED. MAKE NECESSARY TEMPORARY CONNECTIONS TO MAINTAIN SERVICES TO ALL AREAS OF THE PARKING STRUCTURE AFFECTED BY THE REPAIR WORK.
6. REFER TO SHEET R-001 FOR LEGEND AND GENERAL NOTES. REFER TO SHEET R-002 FOR WI SCHEDULE.
7. CEILING, BEAM, COLUMN, AND WALL REPAIRS SHALL BE PAINTED AFTER COMPLETION TO MATCH EXISTING.

LEGEND

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- CEILING/BEAM SPALL OR DELAMINATION
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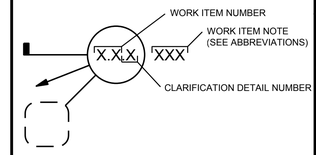

WORK ITEM IDENTIFICATION

NOTES:
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2026 MAINTENANCE
REPAIRS

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SHEET TITLE:
EVERGREEN -
LOWER LEVEL PLAN

R-401

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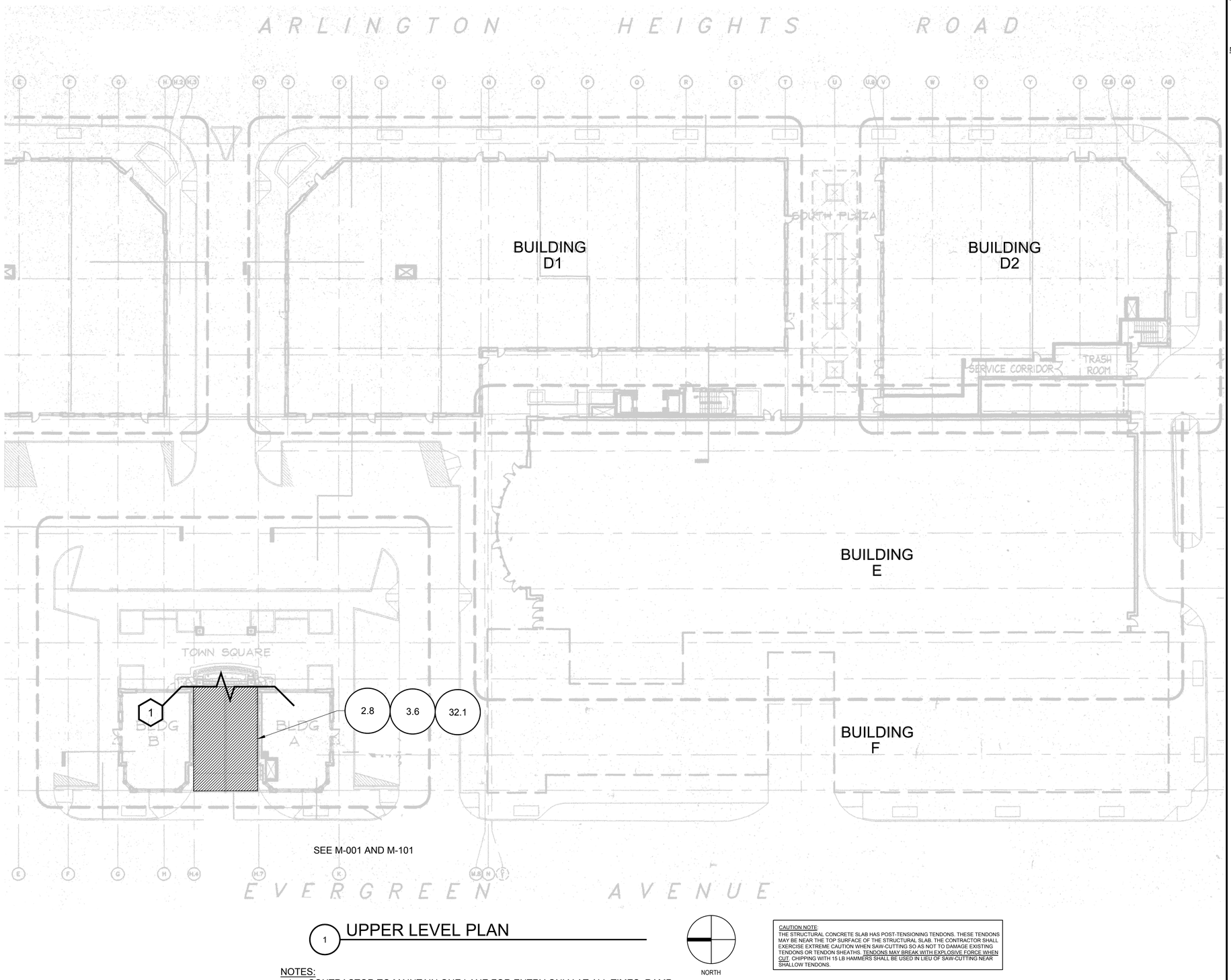

SEE M-001 AND M-101

1 UPPER LEVEL PLAN

NORTH

NOTES:
1. CONTRACTOR TO MAINTAIN ONE LANE FOR ENTRY ONLY AT ALL TIMES. RAMP REPLACEMENT TO BE COMPLETED IN TWO PHASES.

CAUTION NOTE:
THE STRUCTURAL CONCRETE SLAB HAS POST-TENSIONING TENDONS. THESE TENDONS MAY BE NEAR THE TOP SURFACE OF THE STRUCTURAL SLAB. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN SAW-CUTTING SO AS NOT TO DAMAGE EXISTING TENDONS OR TENDON SHEATHS. TENDONS MAY BREAK WITH EXPLOSIVE FORCE WHEN CUT. CHIPPING WITH 15 LB HAMMERS SHALL BE USED IN LIEU OF SAW-CUTTING NEAR SHALLOW TENDONS.

SHEET NOTES

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3.	PHASING PLANS	R-003 - R-006
4.	FLOOR PLANS	R-100 - R-400 SERIES
5.	REPAIR DETAILS	R-500 SERIES

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7. CEILING, BEAM, COLUMN, AND WALL REPAIRS SHALL BE PAINTED AFTER COMPLETION TO MATCH EXISTING.

BACKGROUND IMAGES BY:
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SHEET TITLE:
EVERGREEN - UPPER LEVEL PLAN

R-402

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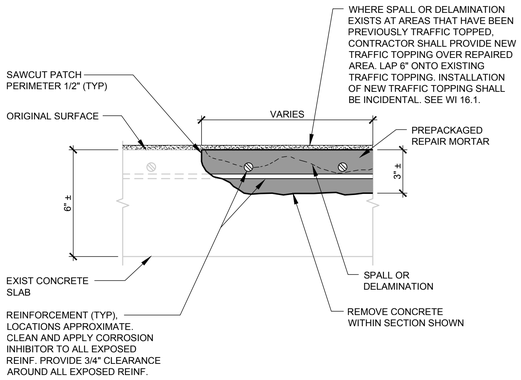
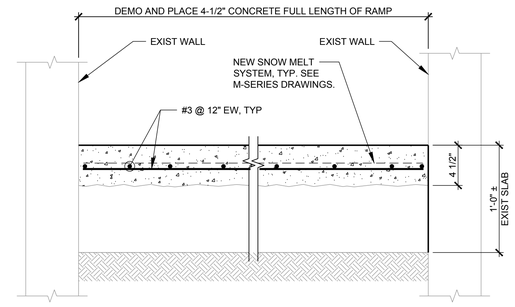
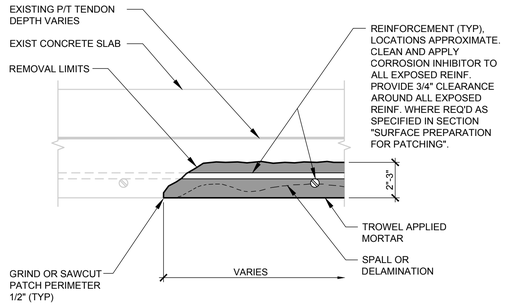


3.1 FLOOR REPAIR - CAST-IN-PLACE



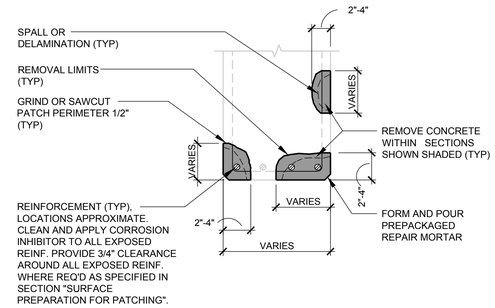
NOTES:
1. CONTRACTOR SHALL COORDINATE PLACEMENT OF NEW CONCRETE SLAB AND NEW SNOW MELT SYSTEM WITH SNOW MELT MANUFACTURER.

3.6 SLAB REPLACEMENT-PARTIAL DEPTH



NOTE:
1. WORK ITEM 4.1 CEILING REPAIR - STAIR, SIMILAR.

4.1 CEILING REPAIR - CAST-IN-PLACE



5.1 BEAM REPAIR - CAST-IN-PLACE

NOTES:
1. COLUMN TIES WHICH HAVE LOST MORE THAN 15% OF ORIGINAL CROSS SECTIONAL AREA SHALL BE SUPPLEMENTED AS ENGINEER DIRECTS.
2. NUMBER AND LOCATION OF REINFORCEMENT SHOWN MAY DIFFER FROM ACTUAL FIELD CONDITIONS.
3. AFTER REPAIRS HAVE BEEN COMPLETED, PAINT REPAIRED AREAS TO MATCH EXISTING AS NECESSARY.

6.1 COLUMN REPAIR

7.1 WALL REPAIR

7.2 WALL REPAIR - LIFTING LOOP

11.1 SEAL RANDOM FLOOR CRACKS
(INCIDENTAL TO WI 16.5)

11.2 CONSTRUCTION JOINT SEALANT
(INCIDENTAL TO WI 16.5)

NOTES:
1. CLEAN JOINT SUBSTRATE BY SAND & AIR BLASTING.
2. PREPARE AND PRIME SEALANT CAVITY & INSTALL SEALANT ACCORDING TO SEALANT MANUFACTURER'S RECOMMENDATIONS.

11.3 VERTICAL JOINT SEALANT

NOTES:
1. REMOVE EXISTING COVE SEALANT MATERIAL IF PRESENT. PREPARE SURFACE PER SPECIFICATIONS.

11.7 COVE SEALANT

NOTES:
1. CLEAN JOINT SUBSTRATE BY SAND & AIR BLASTING.
2. PREPARE AND PRIME SEALANT CAVITY & INSTALL SEALANT ACCORDING TO SEALANT MANUFACTURER'S RECOMMENDATIONS.

11.9 COPING JOINT SEALANT

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SHEET TITLE:
REPAIR DETAILS

R-501

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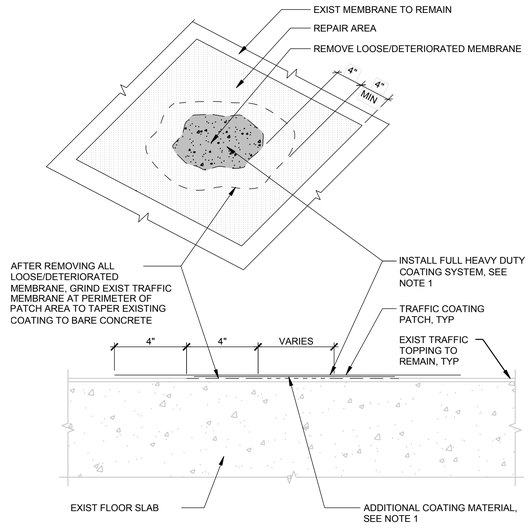
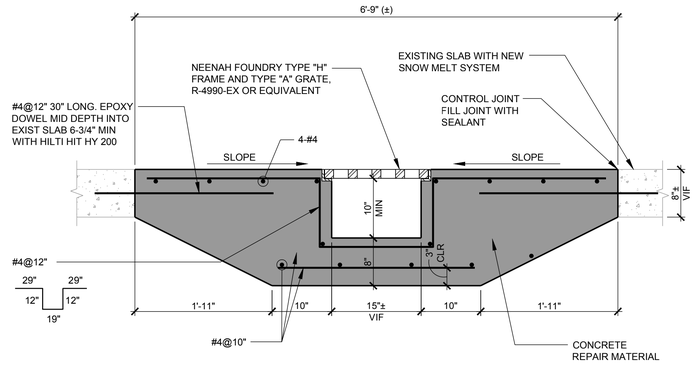


NOTES:

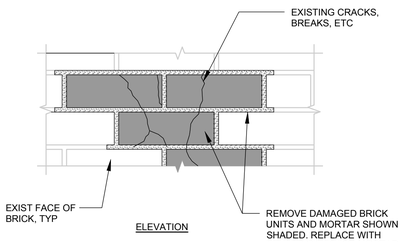
1. FILL VOIDS WHERE OLD COATING IS REMOVED TO BARE CONCRETE WITH NEW COATING MATERIAL SUCH THAT VOIDS ARE FILLED TO THE LEVEL OF SURROUNDING COATING TOP SURFACE, THEN APPLY TOP LAYERS OF TRAFFIC COATING SYSTEM TO SQUARED OFF LIMITS SHOWN.
2. REPAIR INCLUDES PARTIAL SYSTEM RE-COAT ON TOP OF SOUND EXISTING UNTOUCHED COATING AT EDGES OF REPAIR AREA, PLUS ADDITIONAL WEAR AND WATERPROOFING COATING LAYERS TO ACHIEVE FULL COATING SYSTEM WHERE ORIGINAL COATING WAS DAMAGED/DISTURBED.
3. DETAIL DOES NOT SHOW ALL LAYERS/COMPONENTS OF FINISHED COATING SYSTEM, SEE SPECIFICATIONS. PRIMER IS REQUIRED FOR ALL PROJECTS.
4. CRACK ROUTING AND SEALING AND EXISTING CRACK AND JOINT SEALANT REPLACEMENT ARE REQUIRED AT ALL EXPOSED CRACKS AND JOINTS WITHIN TRAFFIC COATING REPAIR AREAS, AND PAID FOR UNDER SEPARATE WORK ITEMS (SEE SERIES 11.X WORK ITEMS AND DETAILS).
5. CONTRACTOR TO PROVIDE UNIT PRICE FOR TRAFFIC TOPPING AT SPOT LOCATIONS OUTSIDE OF SHOWN WORK ZONES AS IDENTIFIED BY OWNER. TRAFFIC TOPPING REPAIR SIZE SHALL BE BETWEEN 4 S.F. AND 10 S.F.

16.5 TRAFFIC TOPPING - REPAIR



NOTES:
1. CONNECT NEW DRAIN TO EXISTING DRAINAGE PIPE.

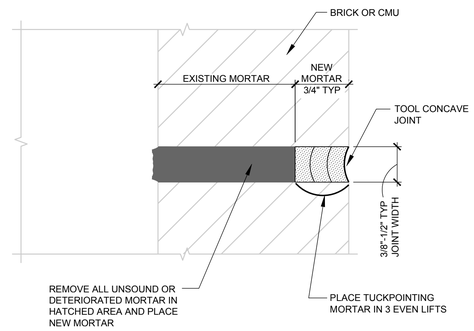
25.4 TRENCH DRAIN REPLACEMENT



ELEVATION

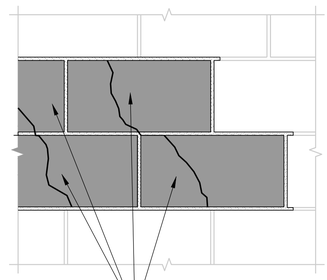
NOTES :
1. MORTAR JOINT REPLACEMENT AT BRICK MASONRY UNIT REPLACEMENT LOCATIONS IS INCIDENTAL. NO EXTRA PAYMENT UNDER TUCKPOINTING WORK ITEM.
2. DO NOT DAMAGE ADJACENT BRICK BY OVERCUTTING.
3. REPLACEMENT BRICK TO BE APPROVED BY ENGINEER AND/OR OWNER PRIOR TO START OF WORK.

35.1 BRICK REPLACEMENT



NOTES:
1. REMOVE LOOSE MATERIAL FROM JOINT.
2. FILL ANY VOIDS IN JOINT BEYOND POINTING WORK DEPTH.
3. GRIND BRICK SURFACES CLEAN OF EXISTING MORTAR. DO NOT DAMAGE ADJACENT MASONRY.
4. INSTALL MORTAR IN THREE LIFTS, COMPACTING EACH LIFT.
5. TOOL MORTAR JOINT CONCAVE.
6. MORTAR COLOR TO MATCH EXISTING.

35.2 TUCKPOINTING



NOTES :
1. PAY UNIT INCLUDES PROVIDING CORNER UNITS, BOND BEAM UNITS, ETC AS REQUIRED TO REPAIR ALL DAMAGED CMU.
2. INCIDENTAL TO THIS WORK IS PROVIDING NEW TRUSS OR LADDER TYPE REINFORCEMENT TO MATCH EXISTING. LAP MINIMUM ONE BLOCK LENGTH.
3. CONTRACTOR SHALL SUPPORT REMAINING AREAS OF CMU DURING REPAIRS.

35.3 CMU REPLACEMENT

WALKER CONSULTANTS
2895 Greenspoint Parkway, Suite 600
Hoffman Estates IL 60169
847.697.2640 Ph
www.walkerconsultants.com

VILLAGE OF ARLINGTON HEIGHTS PARKING STRUCTURES 2026 MAINTENANCE REPAIRS

ARLINGTON HEIGHTS, ILLINOIS

MARK	DATE	DESCRIPTION
		REVISIONS

ISSUE:	RELEASED FOR BIDS
ISSUE DATE:	07/24/2026
PROJECT NO:	31-009608.40
DRAWN BY:	JAP
CHECKED BY:	JSM

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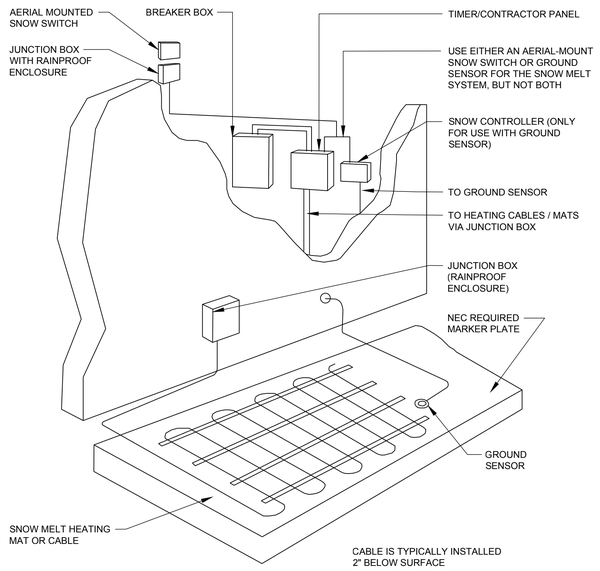
SHEET TITLE:
REPAIR DETAILS

R-502

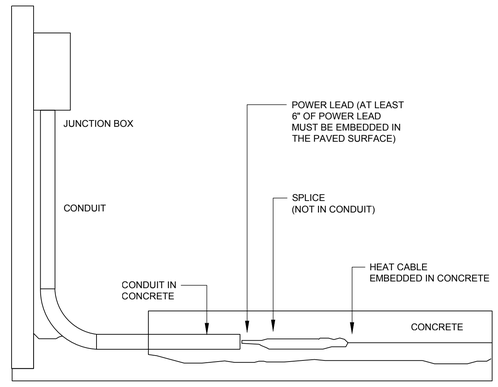
J:\CHICAGO\31-009608-40-ARLINGTON_HEIGHTS_PS 2026 CD ESDC\DRAWINGS\ACAD\9608-R502.DWG 7/24/2026 4:00:03 PM MORGAN, JOHN

GENERAL NOTES:

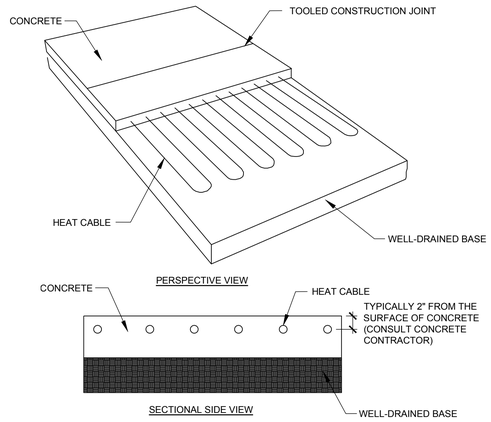
1. PROVIDE A NEW ELECTRIC SNOW MELTING SYSTEM FOR THE RAMP AREA. THE APPROXIMATE AREA TO BE SERVED IS 2,600 SF. THE CONTRACTOR SHALL VERIFY THE EXACT RAMP AREA REQUIRING SNOW MELT PROTECTION PRIOR TO PROCUREMENT AND INSTALLATION.
2. THE EXISTING 480V/1PH ELECTRIC SNOW MELTING SYSTEM SHALL BE REMOVED AND REPLACED WITH A NEW ELECTRIC SNOW MELTING SYSTEM.
3. THE NEW SNOW MELTING SYSTEM SHALL INCLUDE, AT A MINIMUM, SNOW MELT MATS, CONTROL PANEL(S), CONTROLLER(S), SENSORS, NAMEPLATES, AND ALL OTHER COMPONENTS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM.
4. THE CONTRACTOR SHALL PROVIDE ALL ACCESSORIES, APPURTENANCES, WIRING, CONNECTIONS, AND INCIDENTAL MATERIALS NECESSARY FOR A COMPLETE AND OPERABLE SYSTEM, WHETHER OR NOT SPECIFICALLY SHOWN ON THE DRAWINGS.
5. THE CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS FOR POWER, CONTROLS, AND INSTALLATION WITH THE ELECTRICAL DRAWINGS AND THE SELECTED SNOW MELTING SYSTEM MANUFACTURER'S RECOMMENDATIONS.
6. BASIS OF DESIGN: PROLINE. ACCEPTABLE MANUFACTURERS: WARMUP, CHEMELEX, THERMOSOFT, OR APPROVED EQUAL, PROVIDED THE PROPOSED SYSTEM MEETS THE DESIGN INTENT, PERFORMANCE REQUIREMENTS, AND ELECTRICAL REQUIREMENTS SHOWN ON THE DRAWINGS.
7. THE CONTRACTOR SHALL COORDINATE THE FINAL SYSTEM DESIGN, LAYOUT, ELECTRICAL REQUIREMENTS, PHASING, AND ALL ASSOCIATED COMPONENTS WITH THE SELECTED MANUFACTURER.
8. THE EXISTING SNOW MELTING SYSTEM SHALL BE REMOVED AND REPLACED IN TWO PHASES TO MAINTAIN VEHICULAR ACCESS TO THE GARAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE THE PHASING WITH THE OWNER.
9. THE CONTRACTOR SHALL COORDINATE THE PHASED INSTALLATION REQUIREMENTS WITH THE SELECTED MANUFACTURER TO ENSURE THE SYSTEM IS INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
10. THE CONTRACTOR SHALL COORDINATE SYSTEM STARTUP, TESTING, AND COMMISSIONING WITH THE OWNER AFTER COMPLETION OF EACH CONSTRUCTION PHASE AND FINAL COMPLETION OF THE SYSTEM.
11. THE SNOW MELTING SYSTEM SHALL BE FULLY COMMISSIONED AND PLACED INTO SERVICE AFTER COMPLETION OF BOTH CONSTRUCTION PHASES



RADIANT HEAT SYSTEM COMPONENTS



INSTALLING HEAT CABLES AND POWER LEAD



INSTALLING HEAT CABLES AND MATS

32.1 ELECTRICAL - SNOW/ICE MELT ELECTRICAL SYSTEM

32.1.1 ELECTRICAL - SNOW/ICE MELT ELECTRICAL SYSTEM

32.1.2 ELECTRICAL - SNOW/ICE MELT ELECTRICAL SYSTEM

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VILLAGE OF ARLINGTON HEIGHTS PARKING STRUCTURES 2026 MAINTENANCE REPAIRS

ARLINGTON HEIGHTS, ILLINOIS

MARK	DATE	DESCRIPTION

REVISIONS

ISSUE:	RELEASED FOR BIDS
ISSUE DATE:	07/24/2026
PROJECT NO:	31-009608.40
DRAWN BY:	JAP
CHECKED BY:	JSM

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SHEET TITLE:
MECHANICAL DETAILS AND NOTES

(WORK ITEM 32.1)

M-001

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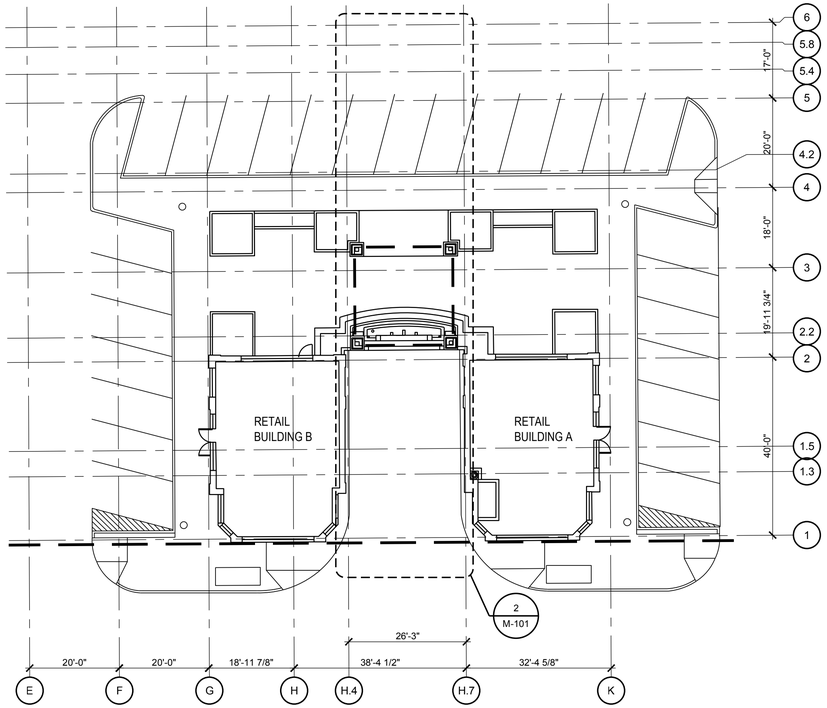
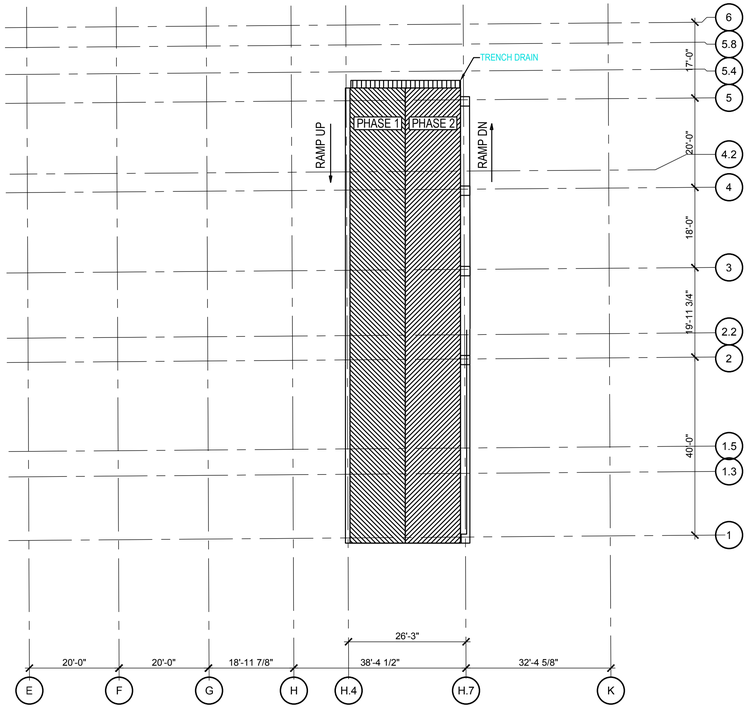


1 OVERALL PLAN

NORTH



2 ENLARGED RAMP PLAN

NORTH

DRAWING NOTES

1. THE FINAL SNOW MELTING SYSTEM COVERAGE AREA, MAT LAYOUT, AND SYSTEM CONFIGURATION SHALL BE CONFIRMED WITH THE SELECTED MANUFACTURER PRIOR TO INSTALLATION.
2. THE SELECTED SNOW MELTING SYSTEM MANUFACTURER SHALL PROVIDE FINAL SNOW MELT MAT LAYOUT, CIRCUIT CONFIGURATION, COLD LEAD LOCATIONS, CONTROL PANEL REQUIREMENTS, AND INSTALLATION DETAILS PRIOR TO INSTALLATION.
3. THE FINAL SNOW MELTING SYSTEM LAYOUT SHALL BE COORDINATED WITH THE STRUCTURAL SLAB REPLACEMENT LIMITS AND CONTROL JOINT LOCATIONS, IF APPLICABLE.
4. THE CONTRACTOR SHALL COORDINATE THE SNOW MELTING SYSTEM INSTALLATION WITH THE STRUCTURAL SLAB REPLACEMENT WORK AND THE SELECTED MANUFACTURER'S INSTALLATION REQUIREMENTS.
5. THE SNOW MELTING SYSTEM LAYOUT SHALL BE COORDINATED TO ALLOW INSTALLATION IN TWO PHASES WHILE MAINTAINING GARAGE ACCESS DURING CONSTRUCTION.
6. THE SNOW MELTING SYSTEM CONTROL PANEL(S)/CONTROLLER(S) SHALL BE LOCATED IN THE ELECTRICAL ROOM BELOW THE RAMP OR OTHER LOCATION APPROVED BY THE OWNER. FINAL EQUIPMENT LOCATIONS, MOUNTING REQUIREMENTS, AND POWER CONNECTIONS SHALL BE COORDINATED WITH THE SELECTED MANUFACTURER AND ELECTRICAL DRAWINGS.

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VILLAGE OF ARLINGTON HEIGHTS PARKING STRUCTURES 2026 MAINTENANCE REPAIRS

ARLINGTON HEIGHTS, ILLINOIS

MARK	DATE	DESCRIPTION

REVISIONS

ISSUE:	RELEASED FOR BIDS
ISSUE DATE:	07/24/2026
PROJECT NO:	31-009608.40
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CHECKED BY:	JSM

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SHEET TITLE:
MECHANICAL FLOOR PLANS

(WORK ITEM 32.1)

M-101

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VILLAGE OF ARLINGTON HEIGHTS
AFFIDAVIT OF COMPLIANCE

Applicant J. Gill and Company
Name

8150 185th Street, Suite G, Tinley Park, IL 60487
Address

As a condition of entering into a contract with the Village of Arlington Heights, and under oath and penalty of perjury and possible termination of contract right and debarment, the undersigned, Joseph J. Gill, being first duly sworn on oath, deposes and states that he or she is President (sole owner, partner, joint ventured, President, Secretary, etc..) of J. Gill and Company and has the authority to
(Name of Company)
make all certifications required by this affidavit.

Section I

Non Collusion

The undersigned certifies that this bid is genuine and not collusive or sham, that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, to fix the bid price element of this bid, or of that of any other bidder, or to secure any advantage against any other bidder or any person interested in the proposed contract.

Section II

Bid Rigging and Rotating

The undersigned hereby certifies that it is not barred from bidding or contracting as a result of a conviction for violations of state laws prohibiting bid rigging or bid rotating or any similar offense of any state of the United States.

Section III

Illinois Drug Free Workplace Act

The undersigned further states that J. Gill and Company provides a
(Name of Company)
drug free workplace pursuant to Illinois Statues, 30 ILCS 580/1, et seq and provides compliance with necessary requirements.

Section IV

Tax Payment

The undersigned further states that J. Gill and Company is not
(Name of Company)
delinquent in payment of any taxes to the Illinois Department of Revenue, in accordance with Illinois Compiled Statues, 65 ILCS 5/11-42.1. The undersigned understands that making a false statement regarding delinquency in taxes is a Class A Misdemeanor and, in addition voids the contract and allows the municipality to recover all amounts paid to the individual or entity under the contract in civil action.

It is expressly understood the foregoing statements and representations and promises are made as a condition to the right of the bidder to receive payment under any award made under the terms and provisions of this bid.

The undersigned certifies that all the information contained in the Affidavit is true and correct.

Signed by: J. Gill
(Name) Joseph J. Gill
(Title) President

Subscribed and sworn to before me this 17th day of August 2026 20[ ], AD.

By: James J Bax
(Notary Public)

-Seal- OFFICIAL SEAL
JAMES J BAX
Notary Public, State of Illinois
Commission No. 923201
My Commission Expires
December 21, 2028

VILLAGE OF ARLINGTON HEIGHTS
INDEMNITY HOLD HARMLESS AGREEMENT

To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify and hold harmless the Village of Arlington Heights, its Board of Trustees, officers, agents and employees from any and all liability, losses or damages the Village may suffer as a result of claims, demands, suits, actions or proceedings of any kind or nature in any way resulting from or arising out of any action on the part of the Contractor or any Subcontractor. The Contractor shall, at its own expense; appear, defend and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the Village of Arlington Heights, its Board of Trustees, officers, agents and employees, in any such action, the contractor shall, at its own expense, satisfy and discharge the same. This indemnification does not apply to liability caused by the Village's own negligence.

The Contractor expressly understands and agrees that any insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village of Arlington Heights, its Board of Trustees, officers, agents and employees as herein provided.

CONTRACTOR: J. Gill and Company

By: D R G Gill

VENDOR QUESTIONNAIRE

Company Name: J. Gill and Company

Address: 8150 185th Street, Suite G

City: Tinley Park State: IL Zip: 60487

Phone: 708-646-3763 E-Mail: joeg@jgillandcompany.com

Commodity: Concrete/Masonry Repair Years in Business: 29

DBE (Disadvantaged Business Enterprise) Classification: Please indicate your DBE classification below, and provide any agency certifications you have received.

- ☐ MBE (Minority-Owned Business Enterprise): A business that is at least 51 percent owned by one or more minorities. A person who is a U.S. citizen or lawful permanent resident and is African American, Hispanic American, Asian American, Native American, as well as other groups found to be disadvantaged pursuant to Section 8 (a) of the Small Business Act.
- ☐ WBE (Women-Owned Business Enterprise): A business that is at least 51 percent owned by a woman or women who are United States Citizens or lawful permanent residents of the United States.
- ☐ DOBE (Disability-Owned Business Enterprise): A business that is at least 51 percent owned by a person or group of persons with a disability, as recognized by the Americans with Disabilities Act.
- ☐ VOSB (Veteran-Owned Small Business): A business that meets the qualifications to be a small business according to the SBA, and is at least 51 percent owned, operated and controlled by a veteran.
- ☒ Not Applicable

Certifications:
Agency/Institution: N/A

Phone: N/A Approval Date:

I hereby certify that the information supplied in this form is complete and correct to the best of my knowledge and belief. I authorize The Village of Arlington Heights to verify any of this information as needed.

Signature: J R G Gill Title: President

Name: Joseph J. Gill Date: 8/17/2026

Name of Bidder J. Gill and Company

SECTION 00 41 00 - BID FORMS

30.1 INSTRUCTIONS

Submit Bids on this Bid Form in accordance with Instructions to Bidders.

30.2 BID FORM

PART 1 - TERMS OF BID

PROJECT IDENTIFICATION: Village of Arlington Heights Parking Structures 2026 Maintenance Repairs

THIS BID IS SUBMITTED TO: Village of Arlington Heights

A. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNER in form included in Contract Documents to complete all Work as specified or indicated in Contract Documents for Contract Price and within Contract Time indicated in this Bid and in accordance with Contract Documents.

B. BIDDER accepts all of terms and conditions of Instructions to Bidders, including without limitation those dealing with disposition of Bid Security. BIDDER will sign Agreement and submit Contract Security and other documents required by Contract Documents within 15 days after date of OWNER's Notice of Award. This Bid will remain open for 60 days after day of Bid opening.

C. In submitting this Bid, BIDDER represents, as more fully set forth in Agreement, that:

1. BIDDER has examined copies of all Contract Documents and of following addenda:

Date	Number
8/7/2026	2
8/3/2026	1

(receipt of all of which is hereby acknowledged) and also copies of Advertisement or Invitation to Bid or Instructions to Bidders.

2. BIDDER has examined site and locality where Work is to be performed, legal requirements (federal, state and local laws, ordinances, rules and regulations) and conditions affecting cost, progress or performance of Work and has made such independent investigations as BIDDER deems necessary.

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Name of Bidder J. Gill and Company

3. This Bid is genuine and not made in interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; BIDDER has not directly induced or solicited any other Bidder to submit false or sham Bid; BIDDER has not solicited or induced any person, firm or corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for itself any advantage over any other Bidder or over OWNER; and
4. BIDDER agrees that Work Item quantities are estimates and that OWNER may increase or decrease these quantities at unit prices stated, so long as increases or decreases in Base Bid do not exceed 25% of Base Bid price. Increases or decreases beyond these limits shall be in accordance with Supplementary Conditions, Division 00.
5. BIDDER agrees that all alterations or additions to Work shall be performed in accordance with paragraph "Changes" and/or "Construction Change Directives" under Section "Supplementary Conditions."
6. OWNER reserves right to delete any Section of Work.

D. BIDDER agrees that Work shall be substantially completed and fully completed on or before dates or within number of calendar days indicated in Agreement.

shall be substantially completed on or before
November 30 , 20 26

and fully completed by
December 15 , 20 26

E. BIDDER will complete Work for the prices shown in Section "List of Unit Prices."

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Name of Bidder J. Gill and Company

F. Communications concerning this Bid shall be addressed to: (BIDDER to provide bidder's name, address, telephone number and name of individual familiar with this Bid and able and authorized to answer questions regarding this Bid.)

jimb@jgillandcompany.com OR 708-596-4455

G. Terms used in this Bid which are defined in General Conditions of Construction Contract included as part of Contract Documents have meanings assigned to them in General Conditions.

SUBMITTED ON August 17 , 20 26

PART 2 - ATTACHMENTS

Following documents are attached to and made condition of this Bid, unless noted otherwise:

A. Required Bid Security in form of:

B. List of Unit Prices.

C. Non-Collusion Affidavit.

D. A list of Subcontractors and other persons and organizations required to be identified.

E. Required Bidders Qualification Statement for Structural Restoration Work with supporting data per requirements of Instructions to Bidders within 7 days after day of Bid opening.

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Name of Bidder J. Gill and Company

PART 3 - SIGNATURES

If BIDDER is:

A Corporation

By J. Gill and Company
(Corporation Name)

Illinois
(State of Incorporation)

By Joseph J. Gill
(Name of Person Authorized to Sign)

President
(Title)

(Corporate Seal)

Attest James J. Bax
(Secretary)

Business Address: J. Gill and Company

8150 185th Street, Suite G

Tinley Park, IL 60487

Phone Number: 708-596-4455

Each joint venture member must sign. The manner of signing for each individual partnership and corporation that is party to joint venture should be in manner indicated above.

END OF SECTION 00 41 00

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Name of Bidder J. Gill and Company

SECTION 00 43 10 – PROCUREMENT FORM SUPPLEMENTS

1.1 LIST OF UNIT PRICES

State Unit Prices on the following forms:

EVERGREEN PARKING STRUCTURE

WORK ITEM	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	EXTENSION
1.0	**GENERAL REQUIREMENTS**				
1.1 1.2 1.3 1.4 1.5	General Requirements Concrete Formwork Concrete Shores and Reshores Concrete Reinforcement Temporary Signage	L.S.	1	35,000.00	35,000.00
2.0	**FLOOR SURFACE PREPARATION**				
2.8	Floor Preparation – Slab Hydro Demolition	L.S.	1	235,000.00	235,000.00
3.0	**CONCRETE FLOOR REPAIR**				
3.6	Slab Replacement – Partial Depth	L.S.	1	65,000.00	65,000.00
4.0	**CONCRETE CEILING REPAIR**				
4.1	Ceiling Repair – Cast-in-Place	S.F.	30	200.00	6,000.00
5.0	**CONCRETE BEAM REPAIR**				
5.1	Beam Repair – Cast-in-Place	S.F.	60	195.00	11,700.00
25.0	**MECHANICAL – PLUMBING**				
25.4	Trench Drain Replacement	L.S.	1	25,000.00	25,000.00
26.0	**MECHANICAL – FIRE PROTECTION**				
26.5	Replace Fire Extinguisher and Cabinet	EA.	1	500.00	500.00
32.0	**ELECTRICAL – SLAB**				
32.1	Electrical – Snow/Ice Melt Electrical System	L.S.	1	115,000.00	115,000.00
	EVERGREEN PARKING STRUCTURE - BID TOTAL				$493,200.00

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Name of Bidder J. Gill and Company

MUNICIPAL PARKING STRUCTURE

WORK ITEM	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	EXTENSION
1.0	**GENERAL REQUIREMENTS**				
1.1 1.2 1.3 1.4 1.5	General Requirements Concrete Formwork Concrete Shores and Reshores Concrete Reinforcement Temporary Signage	L.S.	1	6,000.00	6,000.00
3.0	**CONCRETE FLOOR REPAIR**				
3.1	Floor Repair – Cast-in-Place	S.F.	40	85.00	3,400.00
4.0	**CONCRETE CEILING REPAIR**				
4.1	Ceiling Repair – Cast-in-Place	S.F.	30	200.00	6,000.00
5.0	**CONCRETE BEAM REPAIR**				
5.1	Beam Repair – Cast-in-Place	S.F.	5	300.00	1,500.00
6.0	**CONCRETE COLUMN REPAIR**				
6.1	Column Repair	S.F.	20	175.00	3,500.00
7.0	**CONCRETE WALL REPAIR**				
7.1	Wall Repair	S.F.	20	275.00	5,500.00
7.2	Wall Repair – Lifting Loops	EA.	1	250.00	250.00
11.0	**CRACK AND JOINT REPAIR**				
11.3	Vertical Joint Sealant	L.F.	100	25.00	2,500.00
11.7	Cove Sealant	L.F.	55	20.00	1,100.00
11.9	Coping Joint Sealant	L.F.	60	18.00	1,080.00
16.0	**TRAFFIC TOPPING**				
16.5	Traffic Topping - Repair	S.F.	25	85.00	2,125.00
25.0	**MECHANICAL - PLUMBING**				
25.2	Replace Drain Grate	EA.	1	500.00	500.00

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Name of Bidder J. Gill and Company

WORK ITEM	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	EXTENSION
25.3	Replace Drain Pipe	L.F.	10	200.00	2,000.00
35.0	**MASONRY**				
35.1	Brick Replacement	EA.	25	50.00	1,250.00
35.2	Tuckpointing	L.F.	350	17.00	5,950.00
35.3	CMU Replacement	EA.	3	250.00	750.00
40.0	**CONNECTIONS/BEARINGS**				
40.5	Reanchor Handrail	EA.	2	900.00	1,800.00
	MUNICIPAL PARKING STRUCTURE - BID TOTAL				$ 45,205.00

GRAND TOTAL	$ 538,405.00

Description of Abbreviations:

L.F. = Lineal Feet
EA. = Each
S.F. = Square Feet
L.S. = Lump Sum

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Name of Bidder J. Gill and Company

1.2 NON-COLLUSION AFFIDAVIT

Bidder, by its officers and its agents or representatives present at the time of filing this Bid, being duly sworn on their oaths say, that neither they nor any of them have in any way, directly or indirectly, entered into any arrangement or agreement with any other Bidder, or with any officer of Village of Arlington Heights whereby such affiant or affiants or either of them has paid or is to pay such other Bidder or officer any sum of money, or has given or is to give to such other Bidder or officer anything of value whatever, or such affiant or affiants or either of them has not directly or indirectly, entered into any arrangement or agreement with any other free competition into the letting of the contract sought for by the attached Bids that no inducement of any form or character other than that which appears on the face of the Bid will be suggested, offered, paid or delivered to any person whomsoever to influence the acceptance of the Bid or awarding of the Contract, nor has this Bidder any agreement or understanding of any kind whatsoever, with any person whomsoever to pay, deliver to, or share with any other person in any way or manner, any of the proceeds of the Contractor sought by this Bid.

Submitted By:

Type or print firm name:

J. Gill and Company

Authorized Signature

J R G Gill

Date

8/17/2026

END OF SECTION 00 43 10

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VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Addendum # 2

Date: Augst 7, 2026

To: All Bidders on the following Project

Project: **Municipal and Evergreen Parking Structures 2026 Maintenance Repairs Bid**
Bid Opening: Monday August 17, 2026 at 2:00 pm

The following addendum shall be included and is considered part of the bid documents. The Bidder shall acknowledge receipt of this addendum and inclusion in the bid by including a signed copy with the sealed bid submitted. Failure to return this form may result in disqualification of the Bidder.

The following is a summary of the questions and answers from the Pre-Bid Meeting on August 26, 2026 at 11:30 am.:

1. Is water supplied by VAH for the hydro? **Yes, VAH will provide access to water and water.**

2. With hydro demo are all the filtration systems included in capturing and filtering everything? **Yes, the contractor is responsible for this.**

3. Are the contractors responsible for hauling off the aggregate debris from the hydro excavating? **Yes, the contractor is responsible for this.**

4. Is there existing power for the new snow melt system? **Yes, existing power is available.**

5. Will contractor be required to complete any testing of the snow melt system before project is approved/signed off? **Yes, the system will need to be tested for functionality.**

6. What is the timing of the hydro demo? Can it be this year in September? **The hydro demo should be completed first. Plan on an early to mid-September timeline. Hydro demo will be prioritized over work at the Municipal Garage.**

7. Will the snow melt system be a split system on the ramp because the ramp can only be installed in two phases? **The snowmelt system will be installed in two phases but will be considered a single system.**

Bidder's Acknowledgment of Receipt:

Company Name: J. Gill and Company

Signature: J J Gill

Print Name Joseph J. Gill

Title: President

Date: 8-13-26

Failure to return this form may result in disqualification of the Bidder

Addendum No. 1

Village of Arlington Heights Parking Structures 2026 Maintenance Repairs
2026 Maintenance Repairs
Project #31-009608.40
Bid Opening: Monday August 17 at 2:00 pm

WALKER CONSULTANTS

DATE: August 3, 2026

TO: All potential bidders

FROM: PROJECT: John Morgan
Village of Arlington Heights Parking Structures 2026 Maintenance Repairs

We call your attention to the following addendum to the "Issued for Bids" specifications and drawings for the above referenced project. The items set forth herein, whether of omission, addition, substitution, or clarification are all to be included in and form part of the proposal submitted. This addendum shall take precedence or provide clarification to previously distributed bid documents.

The following additions, deletions, and clarifications are made to the bidding documents:

Drawings

Dated August 3, 2026, and as noted with revision bubbles and flags (Rev. Mark 1). Major changes include:

1. **Sheet E-101**:
   a. Added Drawing.
2. **Sheet E-201**:
   a. Added Drawing.

Bidder's Acknowledgment of Receipt:

Company Name: J. GILL AND COMPANY

Signature: [signature]

Print Name JOSEPH J. GILL

Title: PRESIDENT

Date: 8-13-26

Failure to return this form may result in disqualification of the Bidder

End of Addendum No 1

SECTION 00 45 13 – BIDDER'S QUALIFICATION STATEMENT - STRUCTURAL RESTORATION WORK

This statement is required in advance of consideration of application to bid or as a qualification statement in advance of a restoration contract.

SUBMITTED TO: WALKER Consultants

Attn: John Morgan

SUBMITTED BY: J. Gill and Company

ADDRESS: 8150 185th Street, Suite G Tinley Park, IL 60487

PHONE: (_____) 708-596-4455

CONTACT: Jim Bax

COMPANY STRUCTURE:

- [x] Corporation
- [ ] Partnership
- [ ] Individual
- [ ] Joint Venture
- [ ] Other (Explain)

SPECIAL CERTIFICATIONS:

- [ ] MBE
- [ ] WBE
- [ ] Other (Explain): _____

SUBMITTAL DATE: _____

AREA(S) OF EXPERTISE: (Check all that apply)

- [x] Structural Concrete Repair
- [x] Waterproofing/Jts. & Sealants
- [x] Waterproofing/Traffic Toppings & Sealers
- [ ] Waterproofing/Roofing
- [x] Waterproofing/Plaza Systems
- [x] Concrete Flatwork
- [x] Brick/Masonry
- [ ] Historic Buildings
- [ ] _____
- [ ] _____

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STRUCTURAL RESTORATION CONTRACTOR'S QUALIFICATION QUESTIONNAIRE

1. How many years has your organization been in business as a structural restoration contractor? 29 Starting Year: 1996

2. How many years has your organization been in business as a general contractor? see #1 Starting Year: _____

3. How many years has your organization been in business under its present business name? see #1 Starting Year: _____

4. List states in which your organization is legally qualified to do business.

5. What percentage of the work do you normally perform with your own work forces?

6. List on **Table I** the last five parking facility/bridge deck structural restoration projects your firm has completed.

7. List on **Table II** the structural restoration projects your organization has in progress at this time.

8. Have you ever failed to complete any work awarded to you? If so, attach a separate sheet of explanation.

9. Has any officer or partner of your organization ever been an officer or partner of another organization that failed to complete a construction contract? If so, attach a separate sheet of explanation.

10. List on **Table III** the construction experience of the principals and superintendents of your company.

11. What is your present bonding capacity? $5M per Project,
    $15M Aggregate

12. Who is your bonding agent?

    NAME: Liberty Mutual Surety

    ADDRESS: 350 E. 96th Street, Indianapolis, IN 46240

    PHONE: (_____) 317-816-5806

    CONTACT: Eric Wahlstrom

13. Are you rated by any State Highway Departments? If so, please list which states on **Table IV** and your company's rating.

14. List on **Table V** the equipment you own that is available for restoration work.

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15. Are there any liens against the above? NA If so, total amount $_____

16. Attach your company's most recent audited Balance Sheet, prepared in accordance with generally accepted accounting principles.

Date of Balance Sheet: J. Gill and Company will gladly supply financial information upon contract award.

Name of firm Balance Sheet: _____

DATED AT _____ THIS ____ DAY OF _____, 20_____.

Name of Organization: _____

By: _____

TITLE: _____

STATE OF: _____

COUNTY OF: _____

_____ being duly sworn, deposes and says that he/she is _____ of the above organization and that the answers to the questions in the foregoing questionnaire and all statements therein contained are true and correct.

SUBSCRIBING AND SWORN TO BEFORE ME THIS _____ DAY OF 20_____.

NOTARY PUBLIC:_____

MY COMMISSION EXPIRES: _____

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TABLE I - LAST FIVE RESTORATION JOBS COMPLETED			
Name and Address of Contractor			Date:
Name and Address of Owner	Type of Restoration Work	Contract Amount	Date Completed
The Village of Oak Park 123 Madison Street Oak Park, IL	Parking Structure Repairs at (3) garages including concrete & masonry repairs, sealants, sealer, traffic coating	$1.6M	2025
City of Des Plaines 1420 Miner Street Des Plaines, IL	Parking Structure Repairs at (3) garages including concrete & masonry repairs, sealants, traffic coating	$260K	2025
City of Naperville 400 S. Eagle St. Naperville, IL 60540	Parking Structure Repairs at (3) garages including concrete & masonry repairs, sealants, traffic coating	$375K	2025
Loyola University Chicago 6347 N. Broadway Chicago, IL	Concrete Facade and Interior Structural Repairs	$1.2M	2026
901 S. Plymouth Condo Assoc. 901 S. Plymouth Ct. Chicago, IL	Parking Structure Repairs	$450K	2026

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TABLE II - LIST OF STRUCTURAL RESTORATION IN PROGRESS			
Name and Address of Contractor			Date:
Name and Address of Owner	Type of Work	Contract Amount	Expected Completion Date
Old Orchard Mall Skokie, IL	Parking Garage Repairs at 3 separate garage	$831K	2026
Cameo Tower-Parking Garage	Parking Garage Restoration	$2.5M	2026
Northwestern Health-Orland Park	Parking Garage Restoration	$625K	2026
860-880 Lake Shore Drive Condo Association	Parking Garage Restoration	$625K	2026
The Wade Hotel 644 N. LSD Chicago, IL	Parking Garage Restoration	$625K	2027

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TABLE III - CONSTRUCTION EXPERIENCE OF PRINCIPALS AND SUPERINTENDENTS					
Name and address of Contractor:					Date:
Name	Position	Years Experience		Type of Work	Contract Amount
		Construction	Restoration		
Joseph J. Gill	President		17yrs	Concrete Restoration	
James Bax	VP/Secretary	7yrs	18yrs	Concrete Restoration	

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TABLE IV - RATINGS BY STATE HIGHWAY DEPARTMENTS			
Name and address of Contractor:			Date:
State	Rating	Contact & Phone No.	Highway Jobs for Ea. State
	N/A		

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TABLE V - LIST OF EQUIPMENT			
Name and address of Contractor:			Date:
Description of Equipment	Quantity	Years of Service	Current Book Value
Various skidsteers loaders, air compressors, mixers, small tools and a fleet of vehicles			

END OF SECTION 00 45 13

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Bid Bond

CONTRACTOR:
(Name, legal status and address)
J. Gill & Co.

8150 W. 185th Street, Suite G
Tinley Park, IL 60487

SURETY:
(Name, legal status and principal place of business)
The Ohio Casualty Insurance Company
175 Berkeley Street
Boston, MA 02116

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)
Village of Arlington Heights

33 S Arlington Heights Rd
Arlington Heights, IL 60005

MAILING ADDRESS FOR NOTICES:
Liberty Mutual Surety Claims
P.O. Box 34526
Seattle, WA 98124

BOND AMOUNT: 10% of Bid Amount Ten Percent of Bid Amount

PROJECT:
(Name, location or address, and Project number, if any)
2026 Parking Structures - 2026 Maintenance Repairs

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 3rd day of August, 2026.

OFFICIAL SEAL
JAMES J BAX
Notary Public, State of Illinois
Commission No. 923201
My Commission Expires
December 24, 2028

(Witness)

J. Gill & Co.
(Contractor as Principal) (Seal)

(Title)

(Witness) Kiana M. Pumphrey

The Ohio Casualty Insurance Company
(Surety)

(Title) Carolyn Banks, Assistant Secretary

BID-0037547

Init.

/

Liberty Mutual Surety vouches that the original text of this document conforms exactly to the text in AIA Document A310–2010 Edition Bid Bond.

POWER OF ATTORNEY

Liberty Mutual SURETY

The Ohio Casualty Insurance Company

Principal: J. Gill & Co.
Agency Name: Acrisure Midwest Partners Insurance Services, LLC
Obligee: Village of Arlington Heights
Bond Number: BID-0037547
Bid Bond Amount: (10% of Bid Amount) Ten Percent of Bid Amount

KNOW ALL PERSONS BY THESE PRESENTS: that The Ohio Casualty Insurance Company, a corporation duly organized under the laws of the State of New Hampshire (herein collectively called the "Company"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint **Carolyn Banks** in the city and state of **Seattle, WA**, each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Company in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Company and the corporate seal of the Company has been affixed thereto this 3rd day of August, 2026.

THE OHIO CASUALTY INSURANCE COMPANY INCORPORATED 1919 NEW HAMPSHIRE

The Ohio Casualty Insurance Company

By: _____
Nathan J. Zangerle, Assistant Secretary

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY ss

On this 3rd day of August, 2026, before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of The Ohio Casualty Insurance Company and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

TERESA PASTELLA COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-law and Authorizations of The Ohio Casualty Insurance Company, which is now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature or electronic signatures of any assistant secretary of the Company or facsimile or mechanically reproduced or electronic seal of the Company, wherever appearing upon a certified copy of any power of attorney or bond issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of The Ohio Casualty Insurance Company do hereby certify that this power of attorney executed by said Company is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Company this 3rd day of August, 2026.

THE OHIO CASUALTY INSURANCE COMPANY INCORPORATED 1919 NEW HAMPSHIRE

By: _____
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

eBonding_POA

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/8/2026

Item: Resolution Approving Schedules of Meetings for Calendar Year 2027 for the Village Board of Trustees and Committee of the Whole

Department: Village Clerk

Item Description:

ATTACHMENTS:

1. AH Resolution Approving BoT and COW Calendar 2027

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING SCHEDULES OF MEETINGS FOR CALENDAR YEAR 2027 FOR THE VILLAGE BOARD OF TRUSTEES AND COMMITTEE OF THE WHOLE

WHEREAS, Section 2.02 of the Illinois Open Meetings Act, 5 ILCS 120/2.02, requires the Village Board to give public notice of its schedule of regular meetings at the beginning of the calendar year or fiscal year; and

WHEREAS, the Village President and Board of Trustees desire to adopt a schedule of meetings for the Village Board and for the Village Board's Committee of the Whole for the 2027 calendar year;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. APPROVAL OF SCHEDULE OF MEETINGS FOR THE VILLAGE BOARD AND THE COMMITTEE OF THE WHOLE. The President and Board of Trustees hereby approve the schedule of meetings for the Village Board and the Committee of the Whole for the 2027 calendar year, in the form attached to this Resolution as Exhibit A.

SECTION 3. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS _____ day of September, 2026.

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

2027 CALENDAR OF MEETINGS OF THE VILLAGE BOARD OF TRUSTEES AND COMMITTEE OF THE WHOLE

The Village Board of Trustees meets on the first and third Mondays of each month, at 7:30 p.m., in the Board Room of the Village Hall.

The Committee of the Whole of the Village Board meets on the second Monday of each month, and on an as needed basis, at 7:00 p.m., in the Board Room or Community Room of the Village Hall.

Village Board Meetings:	Committee of the Whole Meetings:
Monday, January 4	Monday, January 11
Tuesday*, January 19	
Monday, February 1	Monday, February 8
Tuesday*, February 16	
Monday, March 1	Monday, March 8
Monday, March 15	
Monday, April 5	Monday, April 12
Monday, April 19	
Monday, May 3	Monday, May 10
Tuesday*, May 18	
Monday, June 7	Monday, June 14
Monday, June 21	Monday, June 28 (Finance)
Tuesday*, July 6	Monday, July 12
Monday, July 19	
Monday, August 2	Monday, August 9
Monday, August 16	
Tuesday*, September 7	Monday, September 13
Monday, September 20	
Monday, October 4	Tuesday*, October 12
Monday, October 18	
Monday, November 1	Monday, November 8
Monday, November 15	Budget Meetings TBA
Monday, December 6	Monday, December 13
Monday, December 20	

*These meetings are changed to Tuesdays because of holidays on Mondays. (Martin Luther King, Presidents' Day, Eid al-Adha, Independence Day, Labor Day, Yom Kippur, Columbus/Indigenous Peoples' Day)

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/8/2026

Item: Appointment of Maggie Sraga to the Environmental Commission effective September 13, 2026, term ending April 30, 2027

Department: Integrated Services

Item Description:
Appointment of Maggie Sraga to the Environmental Commission effective September 13, 2026, term ending April 30, 2027

ATTACHMENTS:
None

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/8/2026

Item: 375 - 425 E. Rand Road – Redevelopment – Rezoning, Final Plat of Subdivision, PUD, Special Use Permits, Variations, PC#26-022

Department: Planning & Community Development

Item Description:
A public hearing was held by the Plan Commission on July 8, 2026, where the Plan Commission unanimously recommended to the Village Board of Trustees, approval of PC25-022 Pep Boys Redevelopment, which includes the following:

1. Rezoning of properties with the PINs 03-17-303-018; 03-17-303-008; & 03-17-303-020 from the R-1 One Family Dwelling District to the B-2 General Business District.
2. Final Plat of Subdivision to consolidate six parcels into three lots.
3. Planned Unit Development for a commercial development of three lots under common ownership.
4. Special Use Permit for a bank with a drive-through.
5. Special Use Permit for a restaurant (Dutch Brothers) with a drive-through.
6. Special Use Permits (2) for restaurants in the B-2 General Business District.

Along with the following variations:

1. Variation from Chapter 28, Section 6.15-1.2 to waive the requirement for parking lot island landscaping (for a select number of parking lot islands to contain one shade tree).
2. Variation from Chapter 28, Section 6.15-2.2 to waive parking lot screening between properties (consisting of a masonry wall, solid wood fence, offset double-row of densely planted landscape material, or a landscape berm between zoning districts for the western property boundary).

The Plan Commission recommendation of approval is subject to the following conditions:

1. All outdoor eating cafés shall comply with Chapter 28, Section 5.1-23.
2. The petitioner shall comply with the requirements and recommendations of the Design Commission motion from the May 19, 2026, Design Commission meeting.
3. A construction staging plan shall be submitted with building permits.
4. The petitioner shall address the outstanding comments regarding the drainage report as identified in the Round 6 Review Comments from the Public Works and Engineering Department prior to building permit issuance.
5. ~~The petitioner shall provide the signed Final Plat of Subdivision on mylar to the Village prior to this application being heard at a meeting of the Village Board of Trustees.~~
6. ~~The petitioner shall provide the Covenants, Conditions and Restrictions document for the Final Plat of Subdivision prior to being heard at a meeting of the Village Board of Trustees.~~
7. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

Staff Recommendation
Motion to direct Staff and the Village Attorney to prepare final documents granting the zoning relief for consideration at a future Board meeting for PC#26-022, subject to the recommended conditions all as set forth in the agenda for tonight's Board Meeting.

ATTACHMENTS:
1. Staff Report 375 E Rand Rd - Pep Boys Redevelopment
2. 7-8-26 Plan Commission Minutes
3. Certificate of Publication
4. Exhibit A - Aerial
5. Exhibit B - Plat of Survey
6. Exhibit C - Project Narrative
7. Exhibit D - DC Minutes 5-19-26 Approved
8. Exhibit E - Dutch Brothers Elevations
9. Exhibit F - 375 E. Rand Rd Elevations
10. Exhibit G - Landscape Plan Markup
11. Exhibit H - Round 6 Outstanding Comments
12. Exhibit I - IDOT Review Comments
13. Exhibit J - Dutch Bros Traffic Management Plan
14. Exhibit K - Parking Summary
15. Final Plat of Subdivision
16. Civil and Landscape Plans
17. Photometric Plan
18. Fire Truck Auto Turn
19. Snow Removal Plan

20. Trash Enclosure Details
21. Site Photos 6.29.26
22. X.B. Suggested VB Motion 9-8-2026 - 375 E. Rand Rd - Pep Boys Redevelopment

VILLAGE OF ARLINGTON HEIGHTS

STAFF DEVELOPMENT COMMITTEE REPORT

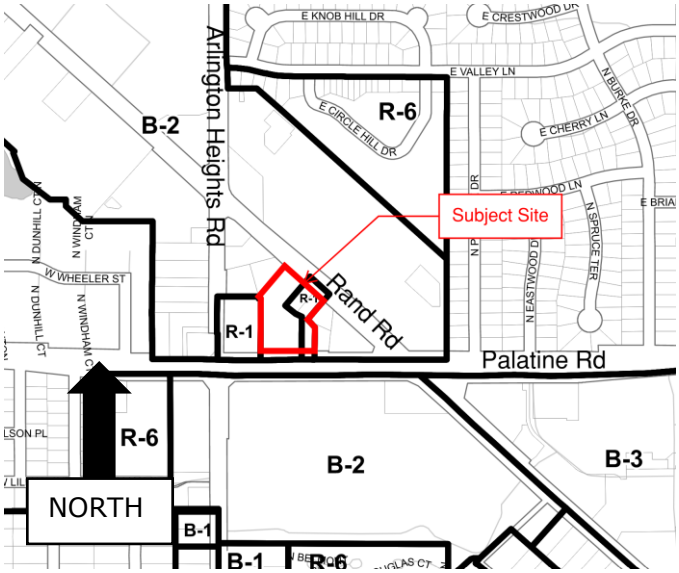
***PC File Number**: PC25-022*
***Project Title**: Pep Boys Redevelopment*
***Address**: 375 E. Rand Rd*
***PINs**: 03-17-303-017; 03-17-303-019; 03-17-303-008; 03-17-303-020 (Ref. Exhibit A – Aerial & Exhibit B – Plat of Survey)*

***To**: Plan Commission*
***Prepared By**: Dan Osoba, Planner II*
***Meeting Date**: July 8, 2026*
***Date Prepared**: June 30, 2026*

***Petitioner**: Ian Spence*
Kimley-Horn & Associates
***Address**: 570 Lake Cook Rd, Ste 200*
Deerfield, IL 60015

***Existing Zoning**: B-2 General Business District; R-1 One Family Dwelling District*

***Comprehensive Plan**: Commercial*



SURROUNDING LAND USES

Direction	Zoning	Existing Land Use	Comprehensive Plan
North	B-2 General Business District	Northgate Shopping Center	Commercial
South	B-2 General Business District	Town & Country Shopping Center	Commercial
East	B-2 General Business District	Northgate Shopping Center; Gatsby's Pizza & Pub	Commercial
West	B-2 General Business District R-1 One Family Dwelling District	Arlington Heights Promenade; Vacant	Commercial

Requested Action:

1. Rezoning of properties with the PINs 03-17-303-018; 03-17-303-008; & 03-17-303-020 from the R-1 One Family Dwelling District to the B-2 General Business District.
2. Final Plat of Subdivision to consolidate six parcels into three lots.
3. Planned Unit Development for a commercial development of three lots under common ownership.
4. Special Use Permit for a bank with a drive-through.
5. Special Use Permit for a restaurant (Dutch Brothers) with a drive-through.
6. Special Use Permits (2) for restaurants in the B-2 General Business District.

Variations Required:

1. Variation from Chapter 28, Section 6.15-1.2 to waive the requirement for parking lot island landscaping (for a select number of parking lot islands to contain one shade tree).
2. Variation from Chapter 28, Section 6.15-2.2 to waive parking lot screening between properties (consisting of a masonry wall, solid wood fence, offset double-row of densely planted landscape material, or a landscape berm between zoning districts for the western property boundary).

Project Background

The subject property is approximately 2.79-acres in size and consists of two lots of land. The western side includes the building previously occupied by Pep Boys and the surface parking area, and the eastern side includes the building previously occupied by Suburban Trim & Glass as well as several accessory structures. The site has access to E. Palatine Road on the south and E. Rand Road on the north.

The petitioner, on behalf of the owner CW Arlington Holdings, LLC, is proposing a redevelopment of the existing commercial center at 375 – 425 E. Rand Road, which is approximately 250 feet east of the intersection of N. Arlington Heights Road and E. Palatine Road. The former Suburban Trim & Glass building and the accessory structures on the eastern parcel are proposed to be demolished. The former Pep Boys building is proposed to remain in part and be converted into in-line tenant spaces for a bank with a drive-through, retail space and two restaurants. Two additional pad sites are proposed fronting E. Palatine Road. The eastern pad site is proposed as a Dutch Brothers, a coffee restaurant with drive-through only service. The western pad site is proposed for a future quick-serve restaurant with a drive-through. This future restaurant will be required to obtain a separate Special Use Permit for a drive-through in the B-2 District, as the site details for that development are not finalized. The petitioner has submitted a Final Plat of Subdivision to consolidate six parcels into three lots to facilitate this redevelopment. Reference Exhibit C – Project Narrative for additional information.

Zoning and Comprehensive Plan

The Pep Boys parcel (western parcel) is located within the B-2 General Business District and the Suburban Trim parcel (eastern parcel) is located in the R-1 One Family Dwelling District. To align the site with the proposed uses, the petitioner is requesting to rezone the R-1 One Family Dwelling District property to the B-2 General Business District. Village Staff is supportive of this request as the B-2 District is consistent with the commercial land use designation in the Village Comprehensive Plan and is compatible with the surrounding B-2 Districts in the corridor.

A stand-alone restaurant, a restaurant with a drive-through, and a bank with a drive-through are permitted through Special Use Permit approval within the B-2 General Business District. The petitioner has provided a letter that demonstrates compliance with the three criteria for approval for Special Use Permits listed below.

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

Village Staff reviewed this petition and agrees that the proposed land uses are deemed necessary for the public convenience as this commercial corridor is located on two major thoroughfares. Village Staff finds that the proposed land uses, along with the site layout, allows adequate stacking for the various proposed drive-throughs and internal efficiency of design that will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity.

The Comprehensive Plan designates the property as appropriate for commercial land uses. The proposed uses are compatible with this designation and the land uses on the Rand Road corridor.

The Design Commission has reviewed and approved the proposed buildings and the signage associated with the buildings and development. The minutes of the Design Commission are included in the agenda packet as Exhibit D and the elevations of the Dutch Brothers and in-line tenant building are provided for reference as Exhibits E and F, respectively.

Site Design & Landscaping

The site plan is designed to facilitate future cross access with the properties to the west (vacant land) and to the east (Gatsby's). These cross-access connections are shown as future improvements on the PUD and included on the Final Plat of Subdivision. They are to be implemented if either of the two adjacent properties are redeveloped. Village Staff coordinated with the petitioner to ensure efficient movement of

vehicles through the site and to reduce possible conflicts and stacking concerns associated with the drive-through functions.

The petitioner is requesting two variations relating to landscaping and have submitted justification for these requests to demonstrate compliance with the following hardship standards for approval (reference Exhibit G – Landscape Plan Markup):

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

Parking Lot Island Landscaping

The petitioner is requesting approval of a variation from Chapter 28, Section 6.15-1.2 to waive the requirement for some parking lot islands to contain one shade tree. Village Staff reviewed and supports the requested variation to omit trees from certain parking lot islands. The variation request applies to the islands identified on Exhibit G – Landscape Plan Markup due to existing site constraints or for other site features such as trash enclosures, signage, sidewalk connections. The petitioner has proposed planting additional trees internally on-site where code does not specifically require trees to mitigate the parking lot islands that do not have trees proposed. Village Staff finds the requested variation will not alter the essential character of the locality; the hardship is due to unique site circumstances, site design, and property size; the variation is meeting the intent of code to reduce heat-islands within parking lots and provide shade trees throughout a redevelopment; and the variation is the minimum necessary as the petitioner has only requested the variation for parking lot islands that are constrained by size or are occupied by other necessary site features.

Site Perimeter Landscaping Between Zoning Districts

Code requires screening consisting of a masonry wall, solid wood fence, offset double-row of densely planted landscape material, or a landscape berm between zoning districts. The requirement applies as the vacant property to the west is zoned R-1 One Family Dwelling District. The petitioner is requesting a variation from Chapter 28, Section 6.15.2.2 to waive this requirement. Village Staff has reviewed this request and is in support of the variation. The property to the west is zoned R-1 District; however, if that property ever develops it would develop as a commercial property pursuant to the Village Comprehensive Plan designation as appropriate for commercial land uses. The addition of the landscaping between two commercial districts would not be required and would be prohibitive given the existing placement of the Pep Boys building and the proposed drive-through for the bank. The variation requested will not alter the essential character of the locality; the hardship is due to an undeveloped parcel with incompatible zoning and existing site constraints; the proposed variation is consistent with the spirt of Chapter 28 and the minimum necessary to allow reasonable use of the property.

Landscaping is provided within and adjacent to the right-of-way on both E. Palatine Road and E. Rand Road frontages. The E. Palatine Road frontage is larger, approximately 30 feet, and allows for a considerable landscape buffer with shade trees, juniper trees, shrubs and perennials. The E. Rand Road frontage is narrow, approximately 5 feet in width between the curb and the property line. Village Staff coordinated with the petitioner to add as much landscaping as feasible along this right-of-way given the space constraints. The sidewalk on E. Rand Road is proposed partially on private property to allow for additional space for landscape plantings in the right-of-way. A sidewalk easement provides for public access to the sidewalk and is included on the Plat of Subdivision. The petitioner is proposing trees between the sidewalk and the curb as required by code along with low lying shrubs and perennials for parking lot landscaping. Village Staff finds the landscaping meets the code required minimum landscaping along E. Rand Road given the site constraints and additional landscaping provided internal to the site and adjacent to the parking lot and drive-through areas.

Public Improvements & Stormwater Detention

The site access on E. Palatine Road is shifting slightly west and will remain a full-access into the site from the south. The sidewalk along E. Palatine Road is proposed to be widened to 10 feet. The site access on E. Rand Road is remaining in the same location; however, it is being reduced in size. The access is proposed as a right-in/right-out only access, as required by the review of the traffic study and proposed PUD by the Illinois Department of Transportation. Village Staff concurs with this access restriction given the location of adjacent traffic signals, left turn lanes and medians on E. Rand Road. The sidewalk on E. Rand Road is proposed to be widened to eight (8) feet adjacent to the development boundaries.

The petitioner is proposing underground stormwater detention to serve the site redevelopment. The underground detention is proposed at the southeastern corner of the site under the surface parking to allow for maintenance. The Village Public Works and Engineering Department along with the Metropolitan Water Reclamation District (MWRD) reviewed the proposed stormwater detention system for compliance with Village codes and State regulations. Village Staff is recommending a condition of approval to comply with the outstanding corrections and comments on the drainage report based on the review of the proposed stormwater detention system. The outstanding items include infiltration testing, exfiltration joint design, and modifications to the maintenance and monitoring plan (reference Exhibit H – Round 6 Outstanding Comments). Village Staff has determined that these outstanding comments are minor in nature and may be addressed as part of the required building permit review for the overall site development.

Parking and Traffic

A detailed traffic and parking study was submitted with this application to assess site access (location, design, and level of service), site layout and on-site circulation, trip generation and distribution, parking, and stacking for drive-throughs. Tenant specific data on parking demand, traffic generation and drive-through stacking were provided in the study. Village Staff coordinated with the petitioner to ensure the study was an accurate representation of the proposed demand of the land uses and that stacking concerns were addressed with potential conflicts at site egress points. The Illinois Department of Transportation (IDOT) provided review comments on the proposal and traffic study, which can be found in Exhibit I. Village Staff reviewed the traffic study and found that the proposed site circulation, building configuration, and site access are acceptable. Additionally, the petitioner has provided a Traffic Management Plan for the Dutch Brothers property (reference Exhibit J - Dutch Bros Traffic Management Plan) the demonstrates traffic management in the event the traffic for the drive-through exceeds the queuing limit provided.

The required and proposed parking for the development is listed in the table below:

Land Use	Requirement	Parking Required	Parking Provided
Lot 1 (Quick-Serve Restaurant)			
Restaurant	1 space per 45 s.f. of dining area (approximated at 35% of the building area = 875 s.f.)	20 spaces	29 spaces
Lot 2 (Dutch Brothers)			
Restaurant	1 space per 300 s.f. (1,025 s.f.)	4 spaces	15 spaces
Lot 3 (In-Line Tenants)			
Bank	1 space per 300 s.f.	9 spaces	
Restaurant	1 space per 45 s.f. of dining area (312 s.f.)	7 spaces	
Restaurant	1 space per 45 s.f. of dining area (1,050 s.f.)	24 spaces	
Retail	1 space per 300 s.f. (2,085 s.f.)	7 spaces	
Retail	1 space per 300 s.f. (1,816 s.f.)	6 spaces	
Subtotal		53 Spaces	92 spaces
Total		77 spaces	136 spaces (**59 Surplus**)

Village Staff coordinated with the petitioner to provide a parking analysis that showed the parking requirement if additional restaurant space was proposed within the in-line tenant building. The parking provided would still exceed the parking required by 10 spaces with the additional parking requirement for restaurant spaces in the in-line tenant spaces (reference Exhibit K – Parking Summary).

RECOMMENDATION

Village Staff has reviewed the proposed Rezoning from the R-1 One Family Dwelling District to the B-2 General Business District; PUD, Special Use Permits for two restaurants, one drive-through restaurant, and a bank with a drive-through within the B-2 District along with the following variations:

1. Variation from Chapter 28, Section 6.15-1.2 to waive the requirement for parking lot island landscaping.
2. Variation from Chapter 28, Section 6.15-2.2 to waive parking lot screening between properties.

Village Staff recommends **APPROVAL** of the application subject to the following conditions:

1. All outdoor eating cafes shall comply with Chapter 28, Section 5.1-23.
2. The petitioner shall comply with the requirements and recommendations of the Design Commission motion from the May 19, 2026 Design Commission meeting.
3. A construction staging plan shall be submitted with building permits.
4. The petitioner shall address the outstanding comments regarding the drainage report as identified on the Round 6 Review Comments from the Public Works and Engineering Department prior to building permit issuance.
5. The petitioner shall provide the signed Final Plat of Subdivision on mylar to the Village prior to this application being heard at a meeting of the Village Board of Trustees.
6. The petitioner shall provide the Covenants, Conditions and Restrictions document for the Final Plat of Subdivision prior to being heard at a meeting of the Village Board of Trustees.
7. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

PLAN
_____
_____
_____

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

COMMISSION

RE: 375 EAST RAND ROAD - PEP BOYS SITE REDEVELOPMENT - PC #25-022
REZONING, PUD, SPECIAL USES, VARIATIONS

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the 8th day of July, 2026 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
KRISTEN SCHURTZ
JOE LORENZINI
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS

ALSO PRESENT:

DAN OSOBA, Planner II
RACHEL HITZEMANN, Planner II
CONNOR ROCKHILL, Planner I
NOAH ACER, Intern

(Gavel banged.)

CHAIRPERSON CHERWIN: We'll go ahead and get started. We'll do a call to order and we'll rise for the Pledge of Allegiance, please.

(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: All right, thank you.

We'll ask, I guess, next as far as Staff, to do a roll call please.

MS. HITZEMANN: Yes.

Commissioner Dawson.

(No response.)

MS. HITZEMANN: Commissioner Drost.

(No response.)

MS. HITZEMANN: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MS. HITZEMANN: Commissioner Green.

COMMISSIONER GREEN: Here.

MS. HITZEMANN: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MS. HITZEMANN: Commissioner Petermann.

(No response.)

MS. HITZEMANN: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Here.

MS. HITZEMANN: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MS. HITZEMANN: Chairman Cherwin.

CHAIRPERSON CHERWIN: Here.

All right, we'll note that we have a quorum, thank you. I think, let's see, we have the approval of minutes from 6/24/26.

Is there a motion?

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

COMMISSIONER ENNES: I'll second that.

CHAIRPERSON CHERWIN: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any noes?

(No response.)

CHAIRPERSON CHERWIN: Okay, I'll abstain. I wasn't at that meeting.

Motion passes, thank you.

All right, so the next item on the agenda, the only public hearing we have is for 375 East Rand Road, Pep Boys Site Redevelopment, PC #25-022.

Dan, are you handling this one?

MR. OSOBA: Yes.

CHAIRPERSON CHERWIN: Have all the notices been given on this one?

MR. OSOBA: Yes, they have.

CHAIRPERSON CHERWIN: Very cool, thank you.

All right, well, we'll ask the Petitioner group to come up. If you're going to be speaking, you can step up to the podium. Even if you're not speaking right away, I'll have you step up, state your name, and we'll take a little oath. You don't have to state your

name, just take an oath and then you can, as you speak, we'll just do the oath all at once. If you guys want to come up all at once? Then I will just ask you to raise your right hand.

(Witnesses sworn.)

CHAIRPERSON CHERWIN: All right, thank you. Okay, well, you guys can go in however sequence you want. Just before you start speaking, I'd ask you to introduce yourself by name please. Do you want to get started?

MR. BELL: Yes. Sorry, I thought --

CHAIRPERSON CHERWIN: No, that's okay. No, we can start with the Petitioner, and then when you guys are done with your presentation, we'll go to the Staff.

MR. BELL: Got it. Okay, I thought, I got --

CHAIRPERSON CHERWIN: Yes, no problem. Don't worry about it. Just go ahead and introduce yourself, please.

MR. BELL: Yes, my name is Adam Bell. I'm with Core Acquisitions; the project developer.

MR. PURCELL: My name is Mike Purcell, as many of you know, it's been a minute. Nice to see you all, and I am the Attorney for the developer.

CHAIRPERSON CHERWIN: Good to see you. And your colleague here?

MS. LAHTI: And I'm Allie Lahti; I'm with Dutch Bros Coffee as the business coach.

CHAIRPERSON CHERWIN: All right, very good. Thank you all.

So, I'm just going to ask you my first question before you get started with your presentation. There's a Staff report that goes along with your petition that Staff prepared. There a number of conditions in that Staff report.

Have you guys reviewed those and are you in agreement with those?

MR. BELL: I have reviewed those and I agree with them.

CHAIRPERSON CHERWIN: Okay. All right, thank you. So, go ahead. Once you get started, we can see everything right here on our screen that you can see up there.

MR. BELL: Great. Again, yes, my name is Adam Bell; I'm with Core Acquisitions. We were brought in to this project in October of 2024. We officially closed on the site with our partner in March of 2025. So, we've been hard at work at this for nearly a year and a half now, almost two years really. You know, one of the things that we saw, because I know that this project has kind of been bouncing around the municipality for the better part of three to four years, and one of the things that we've noticed is that every time a new tenant comes in or, you know, a new idea pops up, the site plan changed, and there is just never a cohesive vision for what this property could be.

Right around the time we started working on this project, we became the preferred developers for Dutch Bros Coffee, which is an exciting and expanding coffee chain out of the West Coast. We've now built, delivered three of them, we're under construction on three more, and we're starting construction on a couple more this summer and have a backlog of a pipeline with them of probably another 10. So, a very familiar group that we've worked with and can speak to the brand quite a bit. As we mentioned, we have Allie here who can speak to it more and we'll get into that I'm sure.

But, you know, with this project, you know, we wanted to find a way to make this work for Dutch Bros because we felt like it would be an excellent fit in the community. At the time, there was a signed lease with Wendy's which was kind of a lead-off tenant for us as well, and then there was the former Pep Boys building. Our philosophy with the Pep Boys

building, after we had walked through it multiple times, is that the bones of the structure were in great shape, but the building was too large, there was, you know, these automotive bays. But the reuse of the building was actually quite feasible just based off of the existing construction conditions.

So, you know, we put together a couple of plans for leasing to figure out the best way to reutilize that building. What we landed on for various reasons was working with the bank for the endcap drive-through just because it's not a high-use drive-through and there is not a stacking concern with drive-throughs. It's got two lanes, you know, there's never going to be a backlog there, and it's a great, you know, group with National Bank that has a strong presence in the Chicago market. So, we kind of leaned in to working through this retrofit where we would tear down the eastern portion of the building and the southern portion of the building while renovating the western and northern portions of that Pep Boys building.

So, what we landed on was a five-tenant strip where currently, we've currently signed leases with three of those spaces:

The southern endcap, as I've mentioned, with National Bank.

The northern endcap which is Paris Baguette, which is a franchise group that's got multiple Paris Baguette locations, I think notably one in Glen Ellyn that's got a gorgeous look to it. Paris Baguette actually I think has a couple of thousand locations, mainly in South Korea, but they're coming in to the United States pretty heavily and I think they've got an excellent, you know, product line of pastries and breakfast sandwiches and things along those lines.

Then we have Menchie's signed as well which is a frozen yogurt dessert shop. We actually worked with Menchie's in Crystal Lake and they just opened up to I think one of their biggest corporate openings ever. So, you know, I think it's safe to say that the suburban market is pretty excited about the froyo concept.

Then we all, at least with the two middle spaces, it's kind of fluctuating a little bit but we are getting close to execution with JETSET Pilates, and then there's another sandwich shop we're looking at and some other retailers. But we feel like with the initial three leases that we have signed, we're in a pretty comfortable position to move that building forward and begin construction on that, you know, so then we can get through the approval process.

So, the overall, you know, former Pep Boys building, we took it through the Design Review Committee. I think, you know, everybody was pretty excited about our elevation design. I think they were pretty excited about the look of the building and, you know, I think we're bringing in some great users. So, that's kind of the plan for the former Pep Boys.

As it relates to the Dutch Bros, you know, Dutch Bros, we have a large stacking queue for the Dutch. It's their freestanding building model. This is one of three markets where we're doing their, what we call their above and beyond prototypes. So, we're doing, you know, an all-brick facade with their blue paneling. You know, most of their locations that we do right now are either like a metal wall panel or it's, you know, an EIFS and some Nichiha. This, we're going with a much more elevated brick design. So, that's kind of the intent for the Dutch Bros.

Then, for the Wendy's pad, you know, unfortunately, I'm sure you all have seen the news with Wendy's, but they're shutting down quite a few locations. Their, you know, franchisees are not doing overly well, store performance is down. You know,

unfortunately, just with the time it's taken to get here and, you know, with some access changes that were mandated by IDOT, you know, Wendy's kind of threw in the towel and we mutually terminated that lease.

That being said, I do think we have, and I don't, you know, I know it's on record but, you know, I don't want to commit to this; however, I think we have a pretty exciting backfill user in CAVA, we just signed an LOI. Obviously, I want to get through the leasing and nothing is set in stone, but it would be an excellent replacement that I think would go over well with the residents. CAVA is an excellent brand, you know, focusing on the Mediterranean and healthy foods, so I think that one is a pretty exciting user. Unlike the Wendy's which is a full drive-through, CAVA would be just a pickup-only lane, so you place your order on your mobile app, you know, whenever the food is ready you go and pick it up. There's no menu board; there's no waiting in a queue. So, in terms of, you know, additional queuing or stacking concerns, I think that the CAVA kind of alleviates that.

So, that's kind of where we're at in terms of the tenancy and, you know, how we've looked at the layout. Just in, you know, working through the actual dimensions of this site, and again as you're all aware, it's kind of an odd, irregular shaped site. You know, we have a, you know, unfortunately, high basis in the land and, you know, there's only so much that we could do, but I think we've done a pretty adequate job on, you know, providing the right amount of stacking, the right amount of parking, and the right amount of circulation to make this a consumer-friendly experience, a safe experience and, I think, something that's going to be very visually appealing.

So, I think that kind of, you know, sums up my initial presentation on what the actual plan of the project is. If you want, I can either let Staff or I can get into, you know, more of the nitty gritty with, you know, traffic and things like that.

CHAIRPERSON CHERWIN: Well, it's really up to you. I'm happy to turn it over to Staff at this point. We'll have time to ask you questions on those details. So, it's, you know, really up to you.

MR. BELL: Yes, well, why don't we let Staff go, and then I can kind of dive in and then answer questions --

CHAIRPERSON CHERWIN: Okay, yes, that's fine.

MR. BELL: -- and go through kind of the specifics.

CHAIRPERSON CHERWIN: No problem. So, you can go ahead and take a rest for a few minutes if you want, and we'll let Dan take it from here.

MR. OSOBA: All right, the 2.79-acre subject property is located at 375-425 East Rand Road which is in the triangle area bound by Arlington Heights Road, Rand Road and Palatine Road. The property owner is CW Arlington Holdings, LLC, and this petition is submitted on their behalf by Kimley-Horn & Associates.

The property currently contains a vacant commercial building previously occupied by Pep Boys, vacant commercial buildings and structures formerly occupied by Suburban Trim & Glass, and surface parking. The existing zoning is B-2 General Business District and the R-1 One-Family Dwelling District, and the Comprehensive Plan future land use designation is listed as appropriate for commercial land uses.

Their requested relief for this petition includes:

1. Rezoning of the properties with the PINs as listed on the slide, which I'll highlight in a later slide, from the R-1 District to the B-2 District;
2. Final Plat of Subdivision to consolidate six parcels into three lots;

3. Planned Unit Development for a commercial development of three lots under common ownership;
4. Special Use Permit for a bank with a drive-through;
5. Special Use Permit for a restaurant with a drive-through (Dutch Bros); and
6. Two Special Use Permits for restaurants in the B-2 General Business District.

There are two variations requested from Chapter 28:

1. To waive the requirement for parking lot landscape islands on specific islands within the plan; and
2. To waive the parking lot screening required between properties of different zone districts.

The project proposal includes a pad site at the northwest corner of the property, a Dutch Bros Coffee restaurant as mentioned with a drive-through to the southeast on Rand Road, and an inline tenant building within the remodeled Pep Boys building to include retail restaurants and a bank with a drive-through.

Site access is remaining consistent in the area; however, the configurations are being modified. The access on Rand Road is a right-in/right-out only access and is being reduced in size slightly. The access on Palatine Road is shifting slightly to the west and will be a full movement access.

Surface parking is provided throughout the development to account for the proposed commercial uses. An underground detention is also provided at the southeast corner of the property below that surface parking.

The Petitioner has submitted a final plat of subdivision to divide the property into three lots, one for each building. As such, this development was reviewed as a planned unit development. Additionally, the drive-through uses as well as the two proposed inline restaurants all require special use permits within the B-2 District. Staff has reviewed the proposed special use permits and agrees with the Petitioner that the land uses are consistent with the criteria for approval for special use permits.

The current zoning is shown on this slide. While the predominant zone district for the commercial properties along these three arterial roadways is B-2, there are remnants of the R-1 One-Family Dwelling District in the vicinity and included on the subject property. The Petitioner is requesting a rezoning from the R-1 properties to the B-2 District.

The proposed zoning is shown on this slide with the entirety of the property zoned B-2. Staff has reviewed the rezoning request and is supportive of the rezoning as it's consistent with the Comprehensive Plan and the surrounding zone districts.

The Petitioner is requesting two variations from Chapter 28, both to the landscape code section. The first variation is from Section 6.15-1.2, to waive the requirement for parking lot landscaping for a select number of those parking lot islands shown in red on the slide. Staff worked with the Petitioner to review this request and found the request acceptable. The parking lot islands that do not have trees proposed are due to site constraints or to other site features such as trash enclosure, signage, and sidewalk connections. In addition, the Petitioner has proposed additional trees within the site above code requirements to mitigate the islands that do not contain trees, and Staff is in support of this request.

The second variation is from Section 6.15-2.2, to waive the required screening between properties of a different zone district. The property boundary on the west side of the site that's highlighted in blue is adjacent to one of those remnant R-1 Districts which would trigger this landscape requirement. If that property is to ever redevelop, it would develop as a

commercial property pursuant to the Village's Comprehensive Plan as it's a commercial land designation and it would not require landscaping if it was rezoned. Additionally, the existing Pep Boys building that is being remodeled does not leave adequate space for a row of landscaping along that western boundary. Staff is also in support of this request.

A detailed traffic and parking study was submitted with this application to assess site access (location, design, and level of service), site layout and on-site circulation, trip generation and distribution, parking, and stacking for those drive-throughs. Tenant specific data on parking demand, traffic generation and drive-through stacking were provided in the study. Village Staff coordinated with the Petitioner to ensure the study was an accurate representation of the proposed demand of the land uses that were proposed and that the stacking concerns were addressed with potential conflicts at the site egress points.

The Illinois Department of Transportation provided review comments on the proposal and on the traffic study, which can be found in Exhibit I. Village Staff reviewed the traffic study and found that the proposed site circulation, building configuration, and site accesses are all acceptable. Additionally, the Petitioner has provided a traffic management plan for the Dutch Bros property that demonstrates traffic management in the event the traffic for the drive-through exceeds the queuing limit that's provided.

Village Staff also coordinated with the Petitioner to provide a parking analysis that showed the parking requirement if additional restaurant space was proposed within the inline tenant spaces. The parking that was provided, or that is provided would still exceed that parking requirement even if additional parking was warranted for those restaurant uses.

These are the criteria for approval for special use permits. As discussed, Village Staff is supportive of the requested special uses for a drive-through restaurant, drive-through bank, and two special uses for a restaurant in the B-2 District as they comply with all of these criteria for approval.

These are the criteria for approval for variation requests. As discussed, Village Staff is supportive of the requested variations to waive the requirement for shade trees within the specified landscape islands and to waive the requirement for a landscape buffer along the western property line adjacent to the R-1 District. Village Staff finds the variation requests are consistent with these four criteria.

Village Staff has reviewed the proposed rezoning from the R-1 One-Family Dwelling District to the B-2 General Business District, PUD, special permits for two restaurants, one drive-through restaurant, and a bank with a drive-through within the B-2 District along with these two variations as mentioned. Village Staff recommends approval of the application subject to these seven conditions. Thank you.

CHAIRPERSON CHERWIN: Thank you, sir. Well done.

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

COMMISSIONER ENNES: I'll make that motion.

COMMISSIONER GREEN: I'll second that.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: Motion passes.

All right, so questions before we open it to the public?

We'll start, why don't we start by you, John?

COMMISSIONER SIGALOS: I have no questions at this point.
CHAIRPERSON CHERWIN: No questions.
Terry, any questions?
COMMISSIONER ENNES: I have a couple of questions. Let's see. I think from Staff, the spreadsheet that you put up here for the parking requirements or the number of spaces, does that include, of the lots in the different improvements, does that include the Wendy's site?
MR. OSOBA: It includes all of the sites, yes, correct. So, the second, or excuse me, the Lot No. 1 which is on the top of the table would be the lot that would account what was formerly that Wendy's site.
COMMISSIONER ENNES: Oh, it is Wendy's, okay.
MR. OSOBA: Yes.
COMMISSIONER ENNES: This property, or these two prior properties, all these had a lot of surface coverage. Will this development allow more permeable surface or will it be about the same?
MR. OSOBA: From my understanding, it will be about the same. However, the Petitioner may speak on kind of how the underground detention system is designed. They are providing an underground detention system at that southeast corner of the property, but the site, overall impervious of the site is remaining relatively consistent.
COMMISSIONER ENNES: Okay, so that we really haven't heard about yet.
CHAIRPERSON CHERWIN: Okay, would you like the Petitioner come and speak to that?
COMMISSIONER ENNES: Not right yet.
CHAIRPERSON CHERWIN: Okay.
COMMISSIONER ENNES: Okay, actually now would be a good time. If the Petitioner would come up, if Adam, I think you might or you'll know who will have the answer.
MR. BELL: Yes. So, in all that, this is, Ian Spence can introduce himself, he's our Project Engineer, but we will be providing and improving the stormwater conditions by providing an underground detention system. If you can kind of dive into the specifics of that?
MR. SPENCE: Yes.
COMMISSIONER ENNES: Is there anything currently on the property?
MR. SPENCE: So, there, yes, so there actually is --
CHAIRPERSON CHERWIN: Just say your name, please, I'm sorry.
MR. SPENCE: Sorry. Ian Spence, Kimley-Horn, Civil Engineer for this project. Been working with Dan and Adam for a while now.
So, currently, there does exist an underground chamber at the northwest corner of the site. We modeled that, it's severely undersized.
COMMISSIONER ENNES: Under the parking lot of the Suburban Glass property?
MR. SPENCE: Yes, it's kind of under the Wendy's area. It's hard to tell here.
CHAIRPERSON CHERWIN: Like in the Wendy's parking area?
MR. SPENCE: Yes.
COMMISSIONER ENNES: Okay.
MR. SPENCE: So, there is an outdated chamber that I think the FOIA documents say like 1984 or something of that nature. So, that will be removed and replaced.

The proposed development provides stormwater management meeting the Village of Arlington Heights code. We will then submit to MWRD.

We've already received IDOT approval for our drainage design. The site is tributary to IDOT, and IDOT really cares about pre versus post runoff. We are significantly reducing the total runoff as it stands today versus as it will stand tomorrow. So, from the drainage perspective, I feel the site is designed pretty well.

To answer your question about actual numbers, I can pull those for you. I think Dan is right that it's pretty similar. Let's see.

COMMISSIONER ENNES: So, this existing detention pond, while you're looking, it's actually under the parking lot from the Pep Boys?

MR. SPENCE: Correct. It's on that --

COMMISSIONER ENNES: Yes, not the Suburban Trim property.

MR. SPENCE: Yes.

CHAIRPERSON CHERWIN: And not a pond, underground vault; is that right?

COMMISSIONER ENNES: Yes.

MR. BELL: Yes, and I think what he's referring was like underneath where we were proposing the Wendy's to go, kind of in that pad area is where it exists today.

COMMISSIONER ENNES: Okay.

MR. SPENCE: I can't find the existing impervious area off the top of my notes right now, but it's pretty similar I would say to what the proposed improvements are. Again, we're reducing runoff versus every modeled storm event.

COMMISSIONER ENNES: And increasing the storage capacity for stormwater.

MR. SPENCE: Correct, yes. Absolutely.

COMMISSIONER ENNES: Adam, one question. You mentioned that you have a pretty high basis. Is that in part due to the extent of time that you've been working on this?

MR. BELL: Yes, it's the extent of time. Unfortunately, two years of carrying the project with Cook County taxes is a heavy burden, but yes, that is a portion of it. You know, a portion of it is just it's a great real estate, but the carry on with that on it has been very difficult to maintain.

COMMISSIONER ENNES: Okay, can you show what that basis is? Okay, that's fine. I'm just wondering what high is in today's market. That's okay. That's all I have.

CHAIRPERSON CHERWIN: Cook County, high.

COMMISSIONER ENNES: Yes. Well, no, the taxes, I know that. I used to do the taxes on that property.

CHAIRPERSON CHERWIN: He loves taxes.

COMMISSIONER ENNES: Yes.

CHAIRPERSON CHERWIN: Doesn't love them, but he loves talking about them.

Kristen?

COMMISSIONER SCHURTZ: I have no questions right now.

CHAIRPERSON CHERWIN: Mr. Joe?

COMMISSIONER LORENZINI: Yes, for Staff. The two driveways, that's a pretty crammed space. How are the two driveways going to work?

MR. OSOBA: The two driveways or drive-throughs?
COMMISSIONER LORENZINI: I'm sorry, drive-throughs, yes.
MR. OSOBA: Yes, so the drive-throughs --
CHAIRPERSON CHERWIN: Could you pull up that traffic management plan exhibit you have, Dan? That might help. I think that they did a pretty nice job putting that together. Do you have it up or not?
MR. OSOBA: I don't have it in my --
MR. BELL: It's on mine.
CHAIRPERSON CHERWIN: So, I think it's a helpful --
MR. BELL: I can maneuver them over there.
MR. OSOBA: Yes, go ahead.
CHAIRPERSON CHERWIN: There you go.
MR. BELL: So, this is the traffic management plan that was put together by Dutch Bros and I do want to speak to it just a little bit more.

So, as I'd mentioned earlier in my initial presentation, we have delivered three Dutch Bros locations and we've got three more delivering this summer. But my point being that, you know, with Dutch Bros, in every municipality where we've delivered a location for them, they have proactively reached out to village staff, to the village police department, to the fire department, and to any neighboring owners to put together a formal traffic management plan which this is, you know, was their initial proposal that we, as the developer, kind of agreed most with. What that does is, you know, during the initial week opening, there is an influx of customers and it's an exciting new brand, people are excited to go there. So, we wanted to put something together that would not cause any sort of backups on the main arterials. So, what we did was we kind of elongated the stacking as much as possible.

I do want to reiterate; this is the first week. As I mentioned, I've delivered three that have been open for at least a month. The first week to week-and-a-half is where we've had customers back out of our queue. Never a queue as long as what would go down past the green line. But, you know, in every situation, I monitor our properties on cameras, and in all of those camera events, even today, like the max queuing that we've had is like 10 cars.

So, you know, this is just for the opening day events where you have a peak period. They will reach out and, you know, go hire off-duty police officers, security officers, they'll have extra staff, you know, directing traffic. So, it will be, you know, well-managed and well thought out, and there will be agreed-upon plan with the city.

COMMISSIONER LORENZINI: Could you just describe on this plan here, excuse me, somebody coming in for Wendy's, where are they coming at, where will they pick up their food, and where do they get out of there?

MR. BELL: Yes. Yes, so if you're coming in off of Rand Road which is a right-in only, they will be directed, and this is all based off of what the actual car count is at the time, but if they're coming in and it's a, you know, a more heavy traffic day, a peak period and, you know, the traffic started to queue outside of our standard queue line, the employees and off-duty police officers will basically direct the cars around to the southeast which will elongate the queuing, and then it will move south. So, people coming in off of Rand Road will be directed to (a) not take a left into the drive aisle that goes towards the exit of the Dutch Bros, but rather loop around what's the, you know, former Wendy's building we're showing there, and wrap around down through the drive aisle in front of the Pep Boys and then loop around.

So, it's going to be a well-managed and a large queue of, like a large

potential queue to where we would alleviate any sort of overflow. Then cars coming out can then either, you know, take a left out of the drive aisle or go straight and take a right on Rand, but like I mentioned, there'll be multiple employees, and again this is just for like the first week or two.

COMMISSIONER LORENZINI: All right, thank you. That's all I had.

CHAIRPERSON CHERWIN: Thanks, Joe.

Mr. Bruce?

COMMISSIONER GREEN: He took my question. Good answer, I like it.

CHAIRPERSON CHERWIN: The only question I have, well, I guess two. One is did I hear, sort of like the Palatine Road, I thought I heard like full access?

MR. BELL: Right, that's right. It only operates as right-in/right-out.

CHAIRPERSON CHERWIN: Right, because there's a median still --

MR. BELL: Yes, there's a still a median. So, I think maybe what was being referred to is it's not designed as like a porkchop right-in/right-out, but there's a full median there, so you cannot take a left in there or left out.

CHAIRPERSON CHERWIN: So, it just doesn't have a porkchop, but you're right, it's right-in/right-out for all intents and purposes.

MR. BELL: Yes. Yes, exactly.

CHAIRPERSON CHERWIN: Okay, that's what I thought. I just wanted it clear. Then the other thing I was going to ask you, on the redevelopment of the Pep Boys site, so was there any, I mean, you know, issues with, you know, car bays and sort of the filtration system there? Like trap system and all that, I mean, environmental-wise?

MR. BELL: There were some environmental issues. We have gone through in data phase to complete it.

CHAIRPERSON CHERWIN: All right.

MR. BELL: We have, you know, we are able to submit a Voluntary Remediation Plan, a VRP. What we have learned from IDEM, the Illinois Department of Environmental Management, we are able to basically satisfy any sort of environmental concerns by just demo-ing the building and removing the topsoil and properly disposing of it. That will cover any sort of environmental issues.

CHAIRPERSON CHERWIN: Okay, so the run that you're keeping isn't affected by that?

MR. BELL: That is correct.

CHAIRPERSON CHERWIN: Got it. That's what I figured, too. All right, okay, so I think what I'll do at this point is, this is a public hearing, so I want to open it up for questions from the public if any. We'll start at this side of the room.

Sir, if you'd like to come up, please state your name. If you choose, you can state where you live.

PUBLIC COMMENTARY FOR PC #25-022

MR. PAWELEK: Good evening, Commissioners. Eric Pawelek, 711 East Valley Lane. I've been there about 25 years. It's within half a mile of this site.

I'm glad to see something happening with the site because it's been a nuisance for a long, long time. My concern is that banking, retail, restaurant, we've got so many vacancies in Town & Country Mall, Northpoint. They mentioned Wendy's, there used to be a Wendy's half a mile northwest of this before, and that site still just sits there. So, I don't

understand that retail and restaurant and banking is the right mix for this, but that's neither here nor there.

My concern is the traffic. That triangle, the traffic, as Commission Sigalos knows, is terrible. I see this as, somebody heading northwest on Rand Road, Dutch Bros catches their eye, they want to get Dutch Bros coffee, how do they get into this site if you're heading northwest on Rand Road? They've got to do a long loop where I don't even know where they would go to get in. Same thing if you're going eastbound on Palatine Road, you catch the sign Dutch Bros Coffee, where do you go to get into the site to get to Dutch Bros?

I personally think it's going to cause a more significant traffic issue in that triangle. What scares me is I know it's going to happen. People are going to jump the left-turn lane to get into the shopping center that's just to the northwest where there's a traffic signal, and then they'll turn, almost a U-turn before the light and go into that right-only-in because I see it happening at Garibaldi's all the time. I've seen people start as far back, as far south as McDonald's, drive in the opposite direction of traffic and turn in to that porkchop type.

Just to me, the site itself is fine, but getting in to the site from those major arteries, I don't see it happening. If somebody catches, you know, going northwest on Rand Road and they want to get into Dutch Bros, how far around do you have to loop around? Where do you go to even get in without doing U-turns everywhere? So, that's my concern is about the traffic, because it's terrible now and I hate to see it get worse, but I am glad to see the site developed. Thank you.

CHAIRPERSON CHERWIN: Thank you for sharing your thoughts and coming to the meeting. We appreciate it very much.

We'll move to the west or the left side of the room. Starting in the back, is there anybody who would like to comment on this project back there from the public? No? All right.

(No response.)

CHAIRPERSON CHERWIN: Then I think we've got all the cohorts from the project here in front of us, right? All right, okay, so no more individuals from the public present. We will go ahead and close the public hearing.

I will just, maybe just follow up and ask, Adam, if you want to come back up? So, our neighbor Eric mentioned about this, you know, directional. So, I mean, you know, as I look at this, really anything that goes in there is going to have a similar, you know, similar issue. It is an odd, you know, any time you're dealing with a triangle, it gets kind of hairy and I'm wondering about signage. Is there, so like if somebody is coming up West Rand Road, you're thinking, you know, well, they know it's there, they're just going to turn, you know, left on Palatine and they'll sneak in to the south end of the site. If they don't and they see Dutch Bros and they really want a drink, you know, then maybe it will get a little, you know, issue with coming in to that site.

So, signage-wise, is there anything we're doing to help that? I mean, otherwise, it's just a traffic enforcement issue just as anything else that would be going there I would say in terms of that.

MR. BELL: Yes, okay. So, I guess to answer the question on the traffic and the entrance of it, you know, ideally we would have loved it if we had a three-quarter access where you could take a left in. Unfortunately, IDOT is not going to permit that, and I understand that it's a safety concern. However, I'm sorry, I just hit the wrong button, I was just trying to get a flasher, can I get that back on?

MR. OSOBA: Yes.

MR. BELL: Hit the wrong button, my fault.

Okay, so if you're heading, so I guess let's start with heading northwest on Rand Road. If you know where you're going, you're going to take a left on to Palatine and then take a right in from Palatine. If, you know, for some reason the Dutch Bros catches your eye and you want to take a left in, you can't do that obviously. So, what you can do though is this property is just short of a signalized entry into the shopping center. I take my son to the KidSnips in the shopping center all the time. What you can do is you can take a right in to the shopping center, loop around, take a right on Palatine and then take a right in.

I mean, if you want coffee that bad, abide by the rules of the road, utilize the signal that's in front of you, take a right. It's safer, you can wrap around. There's a direct way to get on to Palatine Road. You can head westbound and then take a right in to the site.

I think the other question was going to be if you're heading eastbound on Palatine. Generally, if you know where you're going, and most people these days who know they want to go to Dutch Bros, they're going to take, you know, they're going to have the, you know, their apps or their maps on their phone, it will direct them where to go. But, you know, generally, you would take a left on to Arlington Heights, a right on Rand, and then a right in to the site. If you do pass it, it is permissible to U-turn on Rand Road, I believe. I don't think there is a No U-turn sign, but again, you can take a left and then you can move around in the shopping center.

I mean, there's a couple of ways to do it. You know, unfortunately, with, you know, how signage operates, you know, we can't really have, you know, a designated signage saying hold on, turn here on Palatine and Rand as much as I would love it, it would make our customers or our businesses extremely happy, but we will have, you know, we will have, you know, monument signage. Dutch Bros will, because I think the main concern from this gentleman was Dutch Bros, Dutch Bros will have the top road facing sign so people will be able to see it from a ways away, and they will be able to kind of make their adjustments as they will on their traffic schedule.

MR. PURCELL: Now, let me just embellish that by saying that we had requested maybe starting full access, then three-way access. Village Staff found it to be a dangerous situation, IDOT agreed with them, and so they are only allowing a right-in/right-out. We did not create this issue. Anybody developing this property is going to have exactly the same issue.

We are fortunate that we have found tenants such as, great tenants such as Dutch Bros, the bank, who are willing to move forward with this even though the access will be not to their best liking, but for the safety of those driving on the road, we certainly understand why the limitations have been imposed. Whether you put anything on the, when you put anything on this site, it's going to be the same, same issues because the site is the site. It has gone/been undeveloped for several years because of the limited access. So, we had a choice, either not develop the site, turn around and sell it, maybe someone else can make use of it, or find great users invigorating the entire area, improving this, you heard about the development and the engineering, this site to a viable, exciting amenity to that area.

I've lived in Arlington Heights for many, many years, and you go drive by it, it was dull, there's just, it wasn't attractive. So, my client is extremely excited. They've worked very, very hard on this project to find the users. We know they will find someone for the

pad. We might already have them.

So, the site is what it is, and safety is our greater concern than it is the convenience of the access which we happen to agree with.

MR. BELL: And then one other thing I'd just like to add on to that excellent explanation, you know, one of the things that we're hoping for, you know, we are not in control of it but we are granting, you know, a perpetual easement right with the neighbor to the west. As soon as that property gets developed, our understanding is that Staff and the city will require a cross-access easement which we are platting. So, when that does get developed, we will have cross access to Arlington Heights Road which will then just provide another access point to make things easier and less congested.

So, God willing that happens soon enough. I think it would be a great thing for all of our, for the customer experience and for our tenants.

CHAIRPERSON CHERWIN: Yes. Let's see, do we have any other questions of either the Petitioners or Staff?

COMMISSIONER ENNES: I do have a question. Is a left turn on northbound Rand Road allowed into any of the properties on the triangle other than at the stoplight there where it goes from the shopping center?

MR. BELL: As it exists today? Yes. As it exists today, there's two or three access points on Rand Road into our site where you can take a left in.

COMMISSIONER ENNES: Okay, that's what I seem to recall. There's the restaurant just to the south, that bar restaurant.

MR. BELL: Yes.

COMMISSIONER ENNES: People turn across Rand Road there all the time.

MR. OSOBA: Gatsby's.

COMMISSIONER SIGALOS: Gatsby's, yes.

COMMISSIONER ENNES: Yes. Okay, that's it.

CHAIRPERSON CHERWIN: All right.

John, anything?

COMMISSIONER SIGALOS: No, I don't. I am glad to see this site being developed.

CHAIRPERSON CHERWIN: All right, well, does anybody like to make a motion or any other questions?

COMMISSIONER GREEN: Since I agree with everybody else here that it's a great use of the property, I'd like to make a motion.

A motion to recommend to the Village Board of Trustees <u>approval</u> of Pep Boys Site Redevelopment, PC #25-022, a Rezoning of properties with the PINs 03-17-303-018, 03-17-303-008, and 03-17-303-020 from the R-1 One-Family Dwelling District to the B-2 General Business District; a Final Plat of Subdivision to consolidate six parcels into three lots; a Planned Unit Development for a commercial development of three lots under common ownership; a Special Use Permit for a bank with a drive-through; a Special Use Permit for a restaurant with a drive-through; and two Special Use Permits for restaurants in the B-2 General Business District, with the following variations:

1. Variation from Chapter 28, Section 6.15-1.2 to waive the requirement for

parking lot island landscaping (for a select number of parking lot islands to contain one shade tree); and

2. **Variation from Chapter 28, Section 6.15-2.2 to waive parking lot screening between properties (consisting of a masonry wall, solid wood fence, offset double-row of densely planted landscape material, or a landscape berm between zoning districts for the western property boundary).**

This recommendation is subject to the following conditions:

1. **All outdoor eating cafes shall comply with Chapter 28, Section 5.1-23.**
2. **The Petitioner shall comply with the requirements and recommendations of the Design Commission motion from the May 19, 2026 Design Commission meeting.**
3. **A construction staging plan shall be submitted with building permits.**
4. **The Petitioner shall address the outstanding comments regarding the drainage report as identified on the Round 6 review comments from the Public Works and Engineering Department prior to building permit issuance.**
5. **The Petitioner shall provide the signed final plat of subdivision on mylar to the Village prior to this application being heard at a meeting of the Village Board of Trustees.**
6. **The Petitioner shall provide the covenants, conditions and restrictions document for the final plat of subdivision prior to being heard at a meeting of the Village Board of Trustees.**
7. **The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

MR. OSOBA: And Chair, through you, could I just please clarify because that was written incorrectly on your motion sheet there that it's, instead of the Arlington Ridge Center, it's the Pep Boys Redevelopment is the title of the project.

COMMISSIONER GREEN: Ah, okay.

MR. OSOBA: My apologies for that. Everything else is correct.

CHAIRPERSON CHERWIN: All right, correction noted. Thank you. That's a lot of dashes.

Is there a second?

COMMISSIONER ENNES: I'll second it.

CHAIRPERSON CHERWIN: All right, the motion is on the table for approval.

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

MS. HITZEMANN: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. HITZEMANN: Commissioner Green.

COMMISSIONER GREEN: Yes.

MS. HITZEMANN: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. HITZEMANN: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Yes.

MS. HITZEMANN: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MS. HITZEMANN: Chairman Cherwin.
CHAIRPERSON CHERWIN: Yes.

Congratulations, motion passes. You have a recommendation for approval. Next step is the Village Board, and you can coordinate with your Staff liaison here to --

MR. BELL: I just wanted to say thank you; I appreciate your time.
CHAIRPERSON CHERWIN: Oh, yes, you're welcome.
MR. BELL: I cut you off, sorry.
CHAIRPERSON CHERWIN: Yes, no problem. You were surprising me there though, I didn't know what you were doing.
MR. BELL: No, I just wanted to say thank you.
CHAIRPERSON CHERWIN: It's a slow movement, you know. No, thank you. Thank you for coming. Nice job on the presentation. Dan and Rachel can shepherd you along to the next step when that time is appropriate. So, you guys are good. If you want to stick around, you're welcome to. I'm sure it will be riveting; otherwise, you guys are all good.
MR. BELL: No, thank you very much for your time. Everyone have a good evening. We appreciate it.
CHAIRPERSON CHERWIN: You're welcome. Thank you for coming in. Good luck to the business. Good project.

Let's see. Next we got here, guys, is other business, Roman V.

MS. HITZEMANN: We do not have any other business.
CHAIRPERSON CHERWIN: No other business, all right. Number VI, Public Comment. Do we have anybody in the public other than -- yes?

GENERAL PUBLIC COMMENTARY

MS. HITZEMANN: I have a public comment. I just want to introduce our new Planner I, Connor Rockhill.
CHAIRPERSON CHERWIN: Hey, Connor, welcome.
MS. HITZEMANN: Who is joining us. He was our intern last summer and will now be here full time. We're excited to have him.
CHAIRPERSON CHERWIN: All right, well, good job. Congrats. You must have done a great job as an intern. Look forward to seeing you here. Great, thank you, Rachel.

Any other public comment and any other matters that are out there in Arlington Heights? Nothing? All right.

COMMISSIONER ENNES: I have a quick question. Can you share your new Staff member's bio or anything so we know his background?
MS. HITZEMANN: Connor, would you like to give a brief background on yourself?
MR. ROCKHILL: Yes, sure. Hi, everyone. So, I am a native of Southwest Michigan, right down here, but I'm half from the City of Chicago. I studied Political Science from the University of Michigan. I spent a few years working in the nonprofit sector doing affordable housing work and economic development work.

I decided to return to graduate school at the University of Illinois-Chicago where I studied Urban Planning and Policy. While I was there, I interned with the Village

of Arlington Heights last summer, got to work with the great team here, did some really interesting stuff. I applied for the Planner I position end of April, and after two rigorous interviews, I was invited to come back and join the team a few weeks ago.

So, I'm really excited to be here and be working with you all.

COMMISSIONER ENNES: Well, congratulations. We have some common alum.

COMMISSIONER GREEN: Welcome.

COMMISSIONER ENNES: University of Illinois-Chicago circle.

COMMISSIONER SIGALOS: Yes, I am also one.

COMMISSIONER ENNES: Well, actually you said Michigan, not Michigan State, right?

MR. ROCKHILL: Yes. My mom went to Michigan State.

CHAIRPERSON CHERWIN: All right, well good. We're glad to have you, Connor, great.

MR. ROCKHILL: Thank you.

CHAIRPERSON CHERWIN: All right, so, next issue we've got is update on previous Plan Commission cases.

MS. HITZEMANN: Yes, you have an update in front of you.

CHAIRPERSON CHERWIN: Yes, I see that. So, anything of note here that you guys want to bring up? Some of these are obviously out there pretty long. Is there anything out there on our end that's holding it up, or is this all just essentially petitioners getting their work together or reevaluating the sites?

MS. HITZEMANN: All of these are the petitioners that we are waiting for to resubmit. Slick City we are in the final stages for hopefully, so hopefully that will be coming before you soon, but there were some legal things that we needed to work out with them, so we're working through that.

Just an update on NeuroRestorative, the community residence that you saw a couple of weeks ago, a couple of meetings ago. They have not decided if they are moving forward with a Village Board date yet, so that is why it's still TBD.

CHAIRPERSON CHERWIN: Okay, and then I think two of the bigger ones, the NCH project and the St. Viator project, how are those moving along?

MS. HITZEMANN: They are moving along. We're just in the back-and-forth phase of round, you know, reviewing comments, reviewing plans, providing them comments, them resubmitting. We're just kind of going back and forth with them on those.

CHAIRPERSON CHERWIN: Okay. All right, well, I think that's about it. I'd just like to thank Bruce for stepping in over the last few weeks when I had conflict in the schedule. So, thanks.

COMMISSIONER GREEN: I could use the extra money; it's good.

CHAIRPERSON CHERWIN: Yes, exactly.

COMMISSIONER ENNES: You did such a good job.

CHAIRPERSON CHERWIN: Yes, you really don't enjoy banging the gavel. All right, so I think that's good, everybody.

What we'll do is we'll just, is there a motion to adjourn?

COMMISSIONER GREEN: I'll make that motion.

CHAIRPERSON CHERWIN: Is there a second?

COMMISSIONER SCHURTZ: Second.

CHAIRPERSON CHERWIN: All right, all in favor?
(Chorus of ayes.)
CHAIRPERSON CHERWIN: Any opposed?
(No response.)
CHAIRPERSON CHERWIN: All right, motion passes.
(Gavel banged.)
CHAIRPERSON CHERWIN: Meeting adjourned. Thank you all for your time.

(Whereupon, at 8:15 p.m., the public hearing on the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RONALD LeGRAND, JR., 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.

_____
RONALD LeGRAND, JR.

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF

_____, A.D. 2026.

_____
NOTARY PUBLIC

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON July 8, 2026, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Rd, Arlington Heights, Illinois to consider Petition No. 25-022, a Rezoning from R-1 One Family Dwelling District to B-2 General Business District, a Planned Unit Development, Special Use Permits for two restaurants, a bank drive-through, and two restaurants with a drive-through with variances from Chapter 28, Section 6.15-1.2 to waive the requirement for parking lot island landscaping and Section 6.15-2.2 to waive parking lot screening between properties. The subject property is located at 375 & 425 E. Rand Road in Arlington Heights, Illinois. The PINs for the subject property are 03-17-303-017-0000, 03-17-303-007-0000, 03-17-303-008-0000, and 03-17-303-020-0000.

The subject property is legally described as follows:

PARCEL 1:

LOT 1 IN PEP BOYS RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3, 4, 10, AND 11 IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17 RANGE 42 NORTH, TOWNSHIP 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512, IN THE COUNTY OF COOK, STATE OF ILLINOIS.

PARCEL 2:

LOTS 5, 6, AND 9, IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17 RANGE 42 NORTH, TOWNSHIP 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512, IN THE COUNTY OF COOK, STATE OF ILLINOIS.

The Plan Commission will consider any zoning and Subdivision actions or relief from Chapter 28 and 29 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 June 23, 2026 (335921)

CERTIFICATE OF PUBLICATION

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 06/23/2026 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.

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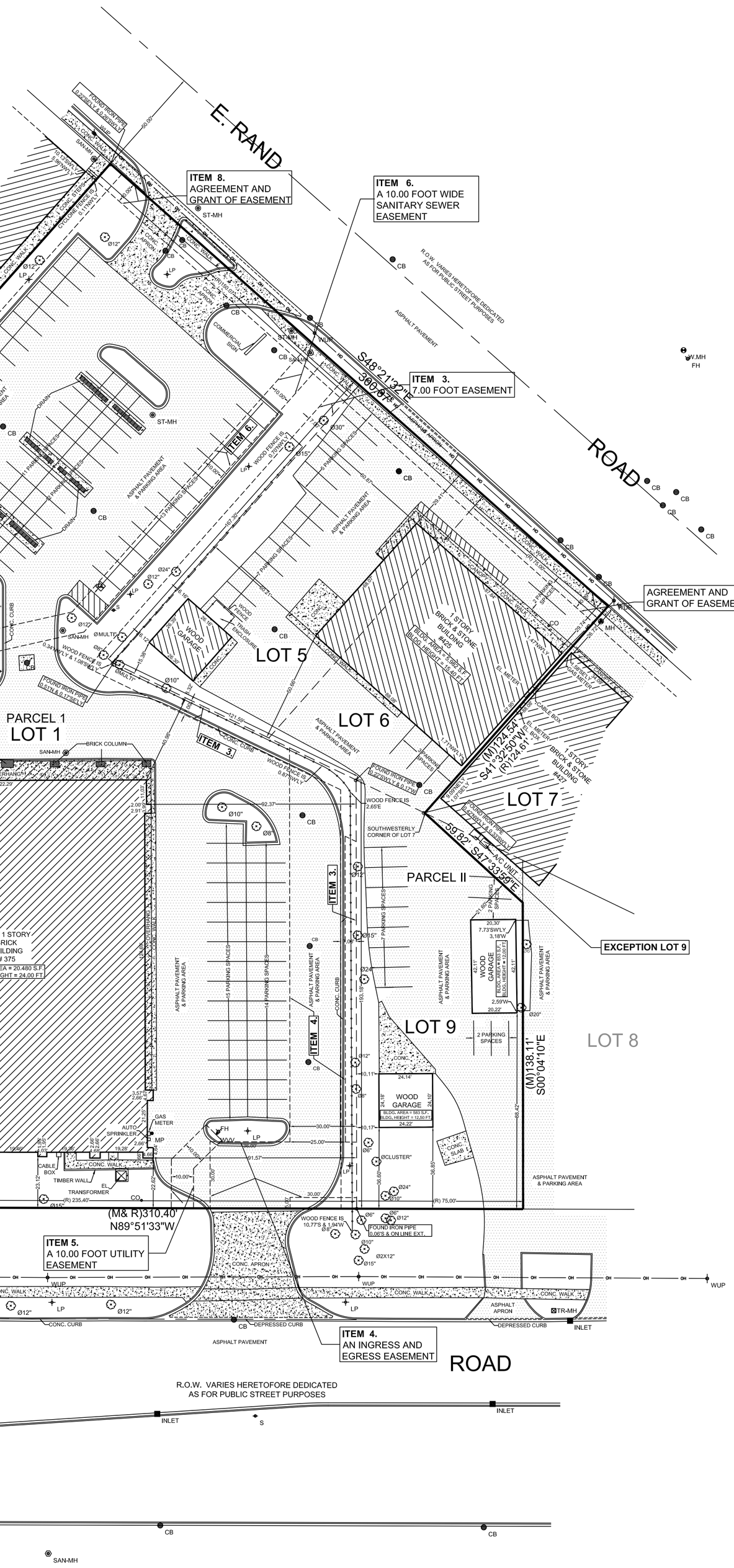
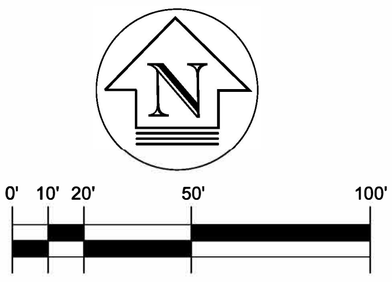
N Vail Ave

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY

0' 10' 20' 50' 100'


E. RAND ROAD
LOT 2
LOT 5
LOT 6
LOT 7
LOT 9
LOT 8
PARCEL 1
LOT 1
PARCEL II
E. PALATINE ROAD
ITEM 8. AGREEMENT AND GRANT OF EASEMENT
ITEM 6. A 10.00 FOOT WIDE SANITARY SEWER EASEMENT
ITEM 3. 7.00 FOOT EASEMENT
ITEM 13. e. THE 1 STORY BRICK BUILDING ENCROACHES
ITEM 13. e. THE 1 STORY BRICK BUILDING ENCROACHES
ITEM 6. A 10.00 FOOT WIDE SANITARY SEWER EASEMENT
ITEM 3. 7.00 FOOT EASEMENT
AGREEMENT AND GRANT OF EASEMENT
EXCEPTION LOT 9
ITEM 13. b. BRICK WALL ENCROACHES
ITEM 13. b. BRICK WALL ENCROACHES
ITEM 3. 7.00 FOOT EASEMENT
ITEM 5. A 10.00 FOOT UTILITY EASEMENT
ITEM 4. AN INGRESS AND EGRESS EASEMENT
R.O.W. VARIES HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES
HIGH 1 STORY BRICK BUILDING # 375
BLDG. AREA = 20,480 S.F.
BLDG. HEIGHT = 24.00 FT.
1 STORY BRICK & STONE BUILDING #425
BLDG. AREA = 5,082 S.F.
BLDG. HEIGHT = 14.40 FT.
1 STORY BRICK & STONE BUILDING #427
WOOD GARAGE
BLDG. AREA = 583 S.F.
BLDG. HEIGHT = 12.00 FT.
1 STORY BRICK BUILDING #349
N41°32'55"E (M&R)210.04'
N00°04'07"W (M&R)112.41'
N00°59'07"W (M&R)133.63'
N00°18'27"E (M & R)166.48'
S48°21'32"E 360.67'
S41°32'50"W (M)124.54' (R)124.61'
S47°33'59"E 59.82'
(M)138.11' S00°04'10"E
(M& R)310.40' N89°51'33"W
(M)13.47' N87°23'49"W (R)13.74'
BRICK WALL IS 0.38'E
BRICK WALL IS 0.59'E
FOUND IRON ROD 0.47'S & 0.41'W
FOUND IRON ROD 0.32'S & 0.33'W
FOUND IRON PIPE 0.27'S & 0.40'W
FOUND IRON PIPE 0.42'S,W,L & 0.12'W
FOUND IRON PIPE 0.42'SWLY & 0.08'SWLY
FOUND IRON PIPE 0.06'S & ON LINE EXT.
FOUND IRON ROD 0.31'W
CONC. RETAINING WALL
WOOD FENCE
WOOD FENCE IS 28.93'S & 1.12'E
WOOD FENCE IS 10.77'S & 1.94'W
WOOD FENCE IS 2.65'E
WOOD FENCE IS 4.32'E
CYCLONE / WOOD FENCE IS 0.65'SELY & 0.9'E
CYCLONE FENCE IS 0.17'NWLY
WOOD FENCE IS 0.87'WLY
WOOD FENCE IS 0.34'W
WOOD FENCE IS 0.98'SWLY & 1.08'SWLY
WOOD FENCE IS 0.17'NWLY
WOOD FENCE IS 0.47'NWLY
WOOD FENCE IS 0.87'NWLY
WOOD FENCE IS 0.47'NWLY
WOOD FENCE IS 0.47'NWLY
WOOD FENCE IS 0.47



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ALTA / NSPS LAND TITLE SURVEY

OF

PARCEL 1:
LOT 1 IN PEP BOYS RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3, 4, 10 AND 11 IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17 RANGE 42 NORTH, TOWNSHIP 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512, IN THE COUNTY OF COOK, STATE OF ILLINOIS.

PARCEL 2:
LOTS 5, 6 AND 9 IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17 RANGE 42 NORTH, TOWNSHIP 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512, IN THE COUNTY OF COOK, STATE OF ILLINOIS.

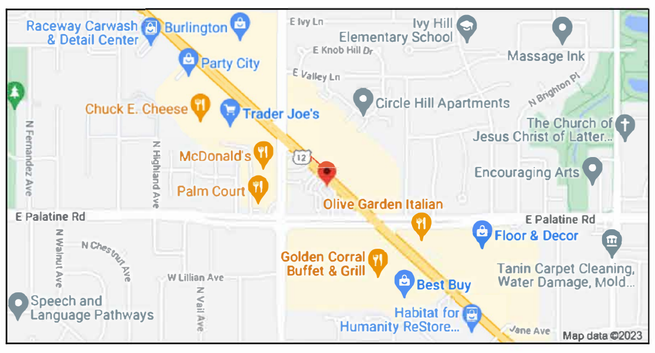
KNOWN AS: **375-425 E. RAND ROAD, ARLINGTON HEIGHTS, ILLINOIS**

PERMANENT INDEX NUMBERS:
03 - 17 - 303 - 017 - 0000;
03 - 17 - 303 - 007 - 0000;
03 - 17 - 303 - 008 - 0000;
03 - 17 - 303 - 020 - 0000;

AREA = 121,725 SQ.FT. OR 2.794 ACRES

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	108
HANDICAP	4
TOTAL	112

LOCATION MAP



NOTES:

-THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREETS KNOWNS AS **E. RAND ROAD** AND **E. PALATINE ROAD.**

-THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;

-THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;

-THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;

- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.

- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

- **ITEM # 8 FROM TABLE A**
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.

- ITEM # 9 FROM TABLE A
THERE ARE 112 STRIPED PARKING SPACES ON THE PROPERTY.

- ITEM # 10 FROM TABLE A
THERE ARE NO PARTY WALLS (ALL WALLS ARE INDEPENDENT).

- **ITEM # 11 FROM TABLE A**
ALL VISIBLE UTILITIES ARE PLOTTED.

- ITEM # 16 FROM TABLE A
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.

- ITEM # 17 FROM TABLE A
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

- ITEM # 18 FROM TABLE A
NO OFFSITE BENEFICIAL EASEMENTS WERE REFLECTED IN TITLE.

- ITEM # 19 FROM TABLE A
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT NO.: **1158325**
EFFECTIVE DATE: **.....**

ITEMS CORRESPONDING TO SCHEDULE B :

ITEM 1
NOT SURVEY RELATED.

ITEM 2.
PLAT OF EASEMENT RECORDED APRIL 18, 1985 AS DOCUMENT 27516322, AND THE TERMS, PROVISIONS, LIMITATIONS AND CONDITIONS CONTAINED THEREIN.

ITEM 3.
A 7.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512.
(PLOTTED ON THE DRAWING)

ITEM 4.
AN INGRESS AND EGRESS EASEMENT RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512.
(PLOTTED ON THE DRAWING)

ITEM 5.
A 10.00 FOOT UTILITY EASEMENT RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512.
(PLOTTED ON THE DRAWING)

ITEM 6.
A 10.00 FOOT WIDE SANITARY SEWER EASEMENT RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512.
(PLOTTED ON THE DRAWING)

ITEM 7.
ONSITE UTILITY MAINTENANCE AGREEMENT BY AND BETWEEN THE PEP BOYS, MANNY MOE AND JACK OF CALIFORNIA, A CALIFORNIA CORPORATION, DATED DECEMBER 5, 1994 AND RECORDED DECEMBER 30, 1994 AS DOCUMENT 04084481, AND THE TERMS, PROVISIONS, LIMITATIONS AND CONDITIONS CONTAINED THEREIN.

ITEM 8.
AGREEMENT AND GRANT OF EASEMENT FOR PUBLIC IMPROVEMENT BY AND BETWEEN AMERICAN NATIONAL BANK OF ARLINGTON HEIGHTS, ET. AL., DATED MARCH 6, 1985 AND RECORDED APRIL 18, 1985 AS DOCUMENT 27516322, AND THE TERMS, PROVISIONS, LIMITATIONS AND CONDITIONS CONTAINED THEREIN.
(PLOTTED ON THE DRAWING)

ITEM 9.
ORDINANCE PRORATING THE COST OF THE CONSTRUCTION OF THE IVY HILL RELIEF SANITARY SEWER, DATED NOVEMBER 5, 1979 AND RECORDED DECEMBER 13, 1979 AS DOCUMENT 25281453, AND THE TERMS, PROVISIONS, LIMITATIONS AND CONDITIONS CONTAINED THEREIN.

ITEM 10.
RESOLUTION ACCEPTING A GRANT OF EASEMENT FOR A PUBLIC SIDEWALK IN FAVOR OF ARLINGTON HEIGHTS, ILLINOIS, DATED APRIL 18, 1994 AND RECORDED MAY 19, 1994 AS DOCUMENT 94449083, AND THE TERMS, PROVISIONS, LIMITATIONS AND CONDITIONS CONTAINED THEREIN.

ITEMS 11 - 12
NOT SURVEY RELATED.

ITEM 13.
ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY united SURVEY SERVICE, LLC ON 01-31-23, DESIGNATED 20070309-012:

a. A SIGN ENCROACHES FROM 8.4 TO 12.5 FEET SOUTH OF THE SOUTH PROPERTY LINE INTO THE EAST PALATINE ROAD RIGHT OF WAY.
(NOT SURVEY MATTER ANYMORE)

b. BRICK WALL ENCROACHES FROM 6.41 TO 6.62 FEET WEST OF THE EAST LINE OF A 7.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT INTO SAID EASEMENT.
(PLOTTED ON THE DRAWING)

c. THE STUCCO MOLDING ENCROACHES FROM 0.0 TO 0.2 FEET WEST OF THE WEST PROPERTY LINE ONTO THE ADJACENT PROPERTY TO THE WEST.
(NOT SURVEY MATTER ANYMORE)

d. A WOODEN FENCE ENCROACHES FROM 0.0 TO 0.1 FEET WEST OF THE WEST PROPERTY LINE ONTO THE ADJACENT PROPERTY TO THE WEST.
(NOT SURVEY MATTER ANYMORE)

e. THE 1 STORY BRICK BUILDING ENCROACHES FROM 1.79 TO 4.73 FEET WEST OF THE EAST LINE OF A 7.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT INTO SAID EASEMENT.
(PLOTTED ON THE DRAWING)

f. THE CONCRETE CURB ENCROACHES FROM 0.5 TO 0.9 FEET SOUTHEAST OF THE NORTHWEST PROPERTY LINE ONTO THE SUBJECT PROPERTY.
(NOT SURVEY MATTER ANYMORE)

g. THE CHAIN LINK FENCE ENCROACHES FROM 0.0 TO 0.7 FEET SOUTHEAST OF THE NORTHWEST PROPERTY LINE ONTO THE SUBJECT PROPERTY.
(NOT SURVEY MATTER ANYMORE)

h. THE CONCRETE ENCROACHES FROM 0.0 TO 0.5 FEET SOUTHEAST OF THE NORTHWEST PROPERTY LINE ONTO THE SUBJECT PROPERTY.
(NOT SURVEY MATTER ANYMORE)

ITEM 14
NOT SURVEY RELATED.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO.: **CH23008799**
EFFECTIVE DATE: **MAY 5, 2023**

ITEMS CORRESPONDING TO SCHEDULE B:

ITEMS 1 - 7
NOT SURVEY RELATED.

FLOOD STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION **"X" -** AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP **17031 C 0201 J,** WITH A DATE OF IDENTIFICATION OF **AUGUST 19, 2008**, FOR COMMUNITY NUMBER **170056 0201 J** , IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD ARLINGTON HEIGHTS, IL 60005
T 1.847.368.5000

ZONING CLASSIFICATION:

B-2 = GENERAL BUSINESS DISTRICT

ORDERED BY:		
G.W. PROPERTIES		
SCALE : 1" = 30'		
DATE :JANUARY 31, 2023	01-30-24	ALTA UPDATE
FILE No.:	05-03-23	RE- CERTIFIED
2023 - 30742	DATE	REVISION

SHEET 1 OF 2

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, **ROY G. LAWNICZAK**, A REGISTERED LAND SURVEYOR, **LICENSE NO. 35-2290**, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- GW ARLINGTON RAND 2 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

- RONALD H. MUELLER AND MARCINETTE MUELLER, HIS WIFE AS JOINT TENANTS

- GW PROPERTY GROUP LLC

- FIDELITY NATIONAL TITLE INSURANCE COMPANY

- FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH **2016 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(b), 7(a), 7(b)(1),7(c), 8, 9, 10(a), 11(a), 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 30, 2024.

DATE OF PLAT: FEBUARY 12, 2024.

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

BY: _____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025

CORE
VENTURES

June 15th, 2026

Attn: Dan Osaba

Re: ***Special Use Permit and Plat of Subdivision– 375 & 425 E Rand Rd, Arlington Heights, IL 60004***

Dan:

This letter is in reference to the proposed Drive Thru Special Use Permit for the site located at 375 & 425 E Rand Rd, Arlington Heights, IL 60004.

Applicant: CW Arlington Holdings, LLC

Adam Firsel, its Manager
10 Parkway North Blvd, Suite 120
Deerfield, Illinois 60015

Owner: CW Arlington Heights, as part of this signed memorandum, affirms ownership and control of the property.

Site Visit Authorization: As part of this signed memo, CW Arlington Holdings, LLC grants the Village of Arlington Heights permission to visit the site.

Property: 375 & 425 E Rand Rd, Arlington Heights, IL 60004

Tax Parcels: 03-17-303-017-0000
03-17-303-007-0000
03-17-303-008-0000
03-17-303-020-0000

Legal Description:

PARCEL 1:
LOT 1 IN PEP BOYS RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3, 4, 10 AND 11 IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17 RANGE 42 NORTH, TOWNSHIP 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512, IN THE COUNTY OF COOK, STATE OF ILLINOIS.

PARCEL 2:
PARCEL I: LOTS 5 AND 6 (EXCEPT THEREFROM THAT PART THEREOF TAKEN FOR HIGHWAY PER DOCUMENT RECORDED DECEMBER 10, 1940 AS DOCUMENT NO. 12592035), IN SMITH AND DAWSON'S ARLINGTON HEIGHTS ACRES, BEING A SUBDIVISION OF PART OF

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF RAND ROAD, IN COOK COUNTY, ILLINOIS.

PARCEL II: LOT 9, IN SMITH AND DAWSON'S ARLINGTON HEIGHTS ACRES, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF RAND ROAD, EXCEPTING THEREFROM THAT PART OF LOT 9 DESCRIBED AS LYING NORTHEASTERLY OF A LINE ORA WN FROM THE SOUTHWESTERLY CORNER OF LOT 7, IN SAID SUBDIVISION AND BEING PERPENDICULAR TO THE NORTHWESTERLY LINE OF SAID LOT 7 AND EXTENDED SOUTHEASTERLY TO THE EAST LINE OF SAID LOT 9, IN COOK COUNTY, ILLINOIS.

Project Description: The proposed project involves the redevelopment of the former Pep Boys and Suburban Trim and Glass located at 375-425 E Rand Road in Arlington Heights. The site will be subdivided into three parcels to accommodate three new users: a Wendy's quick-service restaurant, a Dutch Bros Coffee shop, and a multi-tenant retail building. Wendy's and Dutch Bros will be constructed as new single-story prototype buildings, while the multi-tenant building will repurpose approximately two-thirds of the existing Pep Boys structure. The southern third of the building will be demolished and reconstructed to accommodate a modern drive-thru lane. As part of the Wendy's and Dutch Bros new development, the former Suburban Trim and Glass will be demolished. Each of the three buildings will include a drive-thru component consistent with the operational requirements of national quick-service tenants.

This project is intended to revitalize a long vacant parcel that has sat underutilized. As part of Core's development, the new shopping center will operate as a cohesive property with cross access and cross parking. Additionally, under the new Plat of Subdivision, access will be granted to both the east and west properties to allow for future cohesion in subsequent developments. The site has been thoughtfully engineered to allow safe vehicular circulation and pedestrian convenience.

Construction is anticipated to commence in mid-2026, with delivery of all buildings to tenants by the end of 2026 and full site completion by early 2027. The requested redevelopment plan is being submitted under a Planned Unit Development to best operate under Arlington Heights' zoning ordinances.

Justification: The requested PUD for the new shopping center calls for three buildings that will operate drive-thrus. While drive-thrus are consistent with the commercial character of the B-2 zoning district, they require Special Use approval under Arlington Heights zoning code.

Drive-thru service is a critical component for attracting and retaining national tenants in today's retail marketplace. Leading quick-service and coffee operators—including Wendy's and Dutch Bros—require drive-thru capabilities as part of their standard prototype design. Similarly, the reconfiguration of the existing Pep Boys building to incorporate a drive-thru is essential to securing

strong tenants for the multi-tenant building, ensuring long-term occupancy and viability of the site. The proposed drive-thru operation on the Pep Boys building is specifically designed for a financial institution that will utilize two lanes for ATM and customer representative interaction.

The Plat of Subdivision request further supports the redevelopment by creating three independent parcels. This will simplify ongoing property management, establish clear responsibility for site maintenance, utilities, and tax obligations, and allow each user, or owner, to control their parcel while maintaining synergy within the center.

Tenant Operating Information:

Proposed Operating Hours:
Dutch Bros – 5:00 AM to 12:00 AM
Wendy's – 7:00 AM to 1:00 AM
Menchie's – 11:00 AM/12:00 PM to 10:00 PM/11:00 PM
Jetset Pilates – 7:00 AM to 7:00 PM
Paris Baguette – 6:00 AM to 9:00 PM
Old National Bank – 9:00 AM to 5:00 PM, closed on Saturday and Sunday

Anticipated Number of Employees:
Dutch Bros – up to 10 Employees
Wendy's – 10 Employees
Menchie's – 12 to 14 Employees
Jetset Pilates – 2 Employees
Paris Baguette – Approximately 30 Employees
Old National Bank – 5 to 10 Employees

Market Study:

Rand Road is a primary commercial and commuter corridor through Arlington Heights, accommodating more than 24,000 vehicles per day. Additionally the site is centered between Arlington Height Road and Palatine Road which offer an additional 60,000 vehicles per day which makes the site one of the highest trafficked parcels in the northwest suburbs. Of these vehicular traffic patterns, a significant portion are commuters traveling to and from Illinois Route 53, which carries more than 90,000 vehicles daily. This provides the site with incredible exposure ideally suited to the intended retailers coming to the development. Consumer spending within the immediate trade area supports sustained retail and QSR performance. Annual restaurant expenditures total approximately $60 million within one mile, $247 million within two miles, and $539 million within three miles, underscoring strong daily-use demand across food and beverage categories. The Chicago Bears are planning to move to a new enclosed stadium in Arlington Heights, with construction potentially beginning in 2026 and the new facility opening by 2029. While the timeline is dependent on finalizing plans and securing a tax deal, the anticipated relocation has already elevated Arlington Heights' regional visibility and reinforced retailer confidence in the area's long-term growth. The project—paired with ongoing public and private investment throughout the Rand Road corridor—underscores the village's sustained appeal as one of the premier suburban markets in the Chicago metro area.

Dutch Bros Coffee identified this site to capitalize on high-volume morning and afternoon traffic patterns along Rand Road, providing convenient drive-thru access for commuters and residents. By placing a store at this location, Dutch

Bros can efficiently capture daily repeat customers and expand its Illinois footprint into a first-ring suburban infill location consistent with its current Midwest growth strategy. Wendy's selection of the site reflects the brand's ongoing repositioning toward newer, smaller prototypes in high-traffic infill corridors. The Rand Road corridor provides the ideal combination of visibility, access, and co-tenancy to support both drive-thru and dine-in sales, appealing to nearby office workers, families, and sports teams frequenting the area after practices and games. The multi-tenant building provides opportunities for a plethora of retailers that have been targeting Arlington Heights for brand expansion. Due to the strong retail prominence of Arlington Heights, there is little small-shop vacancy available within the immediate trade area. The quasi-new construction building provides an excellent opportunity for the proposed retailers to enter the market. This is further showcased by Core having solidified tenants at lease, or LOI, stage for all five availabilities within the building. The proposed users are within the quick serve restaurant, financial institution, and general retail sectors.

Other statistics that support the selection of this site include the following:

Population:
Population within 1-mile is 13,931
Population within 2-miles is 53,150
Population within 3-miles is 127,404

Households:
5,117 households within 1-mile
21,391 households within 2-miles
51,489 households within 3-miles

Incomes:
Average household income within 1-mile is $168,800
Average household income within 2-miles is $153,400
Average household income within 3-miles is $138,000

Consumer Restaurant Expenditure:
Annual consumer restaurant expenditure within 1-mile is $59,659,562
Annual consumer restaurant expenditure within 2-miles is $247,164,055
Annual consumer restaurant expenditure within 3-miles is $539,145,752

Accompanying Exhibits: Exhibit A – Site Plan

Sincerely,

Adam Firsel - Manager
CW Arlington Holdings, LLC

DESIGN

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

COMMISSION

RE: 1900 EAST THOMAS STREET, JOHN HERSEY HIGH SCHOOL - DC #26-030, SIGN VARIATION

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Design Commission taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor, Community Room, Arlington Heights, Illinois on the 19th day of May, 2026 at the hour of 6:30 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson
JOHN FITZGERALD
TED ECKHARDT
JONATHAN KUBOW
RICH BONDAROWICZ

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: I will call the Design Commission for May 19, 2026 to order. First item is Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON KINGSLEY: Thank you.

Next item is roll call.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Here.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Here.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Here.

MR. HAUTZINGER: Commissioner Bondarowicz.

COMMISSIONER BONDAROWICZ: Here.

MR. HAUTZINGER: And Chair Kingsley.

CHAIRPERSON KINGSLEY: Here. We're all here.

Next item is approval of the last minutes from April 28th.

COMMISSIONER FITZGERALD: I'd like to make a motion to approve.

CHAIRPERSON KINGSLEY: There's a motion to approve those minutes.

COMMISSIONER ECKHARDT: Second.

CHAIRPERSON KINGSLEY: There's a second.

Any discussion?

(No response.)

CHAIRPERSON KINGSLEY: Roll call please to approve the minutes.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Commissioner Bondarowicz.

COMMISSIONER BONDAROWICZ: Yes.

MR. HAUTZINGER: And Chair Kingsley.

CHAIRPERSON KINGSLEY: Abstain. I was absent.

Okay, the next item is old business, we don't have any. So, new business, I'll just briefly go over our how we run our meetings.

So, there are four petitions, and the Staff will introduce each item, each petition, give us an overview of it. Then, the petitioner will have a chance to come up to the podium and just talk about the project. Then, we'll open it up to public for any comments, and then the Commissioners will then discuss it, okay?

So, 1900 East Thomas Street is our first one.

MR. HAUTZINGER: Which is John Hersey High School, and they are here tonight seeking approval to replace their existing scoreboard which is

located in the north end of their football field with a new electronic video scoreboard at the same location.

Let me scroll over to the aerial image and get everybody oriented. So, I think everybody is probably pretty familiar with the property, but obviously the entire Hersey property is outlined in the red border here. You can see the football field in the northeast corner, and then, you know, kind of beyond the north end zone is the location of that existing scoreboard, which again is the same location for the proposed new scoreboard.

So, scrolling forward here, let's stop here at the image of the existing scoreboard. This is 400 square feet with an overall height of 22 feet. Then, in the same location, here is the proposed new scoreboard. This one is 528.3 square feet, so about 128 square-foot larger than the existing, and the overall height is 31 feet two inches, not quite, you know, about nine-foot taller.

Part of the reason for the increase in height is actually the increase in ground clearance. The existing scoreboard is lower to the ground about six feet above grade, and the manufacturer of the new scoreboard recommends 10 feet of clearance. This is for a few reasons: one is for safety to avoid collisions with the, you know, someone playing a sport that might go running into that direction; the protection of the scoreboard itself to avoid damage, getting it up a little higher; and then of course it improves visibility.

So, in general, as far as the code and what we're here tonight, you know, there is a sign variation to allow the scoreboard basically because it's a unique, obviously a unique type of signage request that is just not covered in the Sign Code. So, we have a variation simply to allow the 528.3 square-foot, 31-foot two-inch tall electronic video scoreboard, where scoreboards are not a permitted type of signage, okay.

Then, let me give a little bit of overview, the background. In your packet, the Petitioner did provide a letter that explained some of the background associated with the scoreboard. One of the key things to understand is that this is a district-wide initiative for all the D214 high schools. They've already been installed, very similar scoreboards to this one have been installed at Buffalo Grove and Wheeling High Schools, and installation at the remaining schools are planned to be completed over the next two summers with Hersey and, I believe, Prospect targeting getting it completed this summer.

Aside from just the nice update and modernization that a new digital scoreboard like this would bring to their football facility and their athletic fields, the Petitioner also explained in that letter that this will play a part in their school career and technical education curriculum. So, the scoreboard will be student operated during sporting events which provides an opportunity for hands-on learning for those students to gain, you know, similar real-world experience, doing sideline interviews, live event video coverage, instant video replays. You know, the goal is to have a format that would mirror a professional broadcast journalism, you know, type of work. So, it's not just for the games, but it also does have an advantage for the students which I think is important to consider.

The video portion of the board which, obviously, you can see in the mockup on the screen where the huge image of the players is, you know, the

scoreboard itself actually is technically just the bottom of the whole overall sign, the biggest portion being the video board. The Petitioner explained in that letter that the video board portion, to minimize, you know, the impact of this, is going to be used for varsity athletic events only, including football, soccer, lacrosse and track meets. They report that none of those events run past 10:00 p.m., which is important just to know when is this all going to be shut off in the evenings. So, the intention would be that this video display would be off at all times except for when there's a sporting event happening.

The new video board will have auto-dimming functionality to control the brightness, which is really important. You know, electronic signs like this got a really bad reputation early on because there were just some out there that were super overly bright and very jarring. Now, I don't know if you can even get one without the auto-dimming functionality, but it has a photo sensor so if you have a cloudy day, it will dim it down a bit; if it's a really bright sunny day, it has to brighten up the board so you can still see it. But that's really important so that it will dim automatically based on ambient light conditions to avoid, you know, something that's overly bright.

Also, it will not have sound. They said that the audio will continue to be provided by the existing athletic field speakers which are located near the press box. So, the video board itself is not going to project any new sounds. There's not any speakers associated with this, it's just the display.

During events, the use of the board will include advertisements from local sponsors. So, there is a second variation associated with this item, to allow basically advertising a business or a service that's not located on the same property as the sign. Per code, that's prohibited. So, a variation to allow those off-premise sponsor advertisements is also required as part of this request.

So, Staff's comments about the proposal is that overall, you know, we do not object to the new video scoreboard. Since it is replacing an existing scoreboard in the same location at an existing football field, this isn't a huge change. Use of the video board to display scores, video replays, even the sponsor advertisements, Staff feels it's an appropriate use associated with an athletic field. Staff feels that the impact to the surrounding neighbors should be minimal.

There are some exhibits in the packet that help to illustrate, it's a little difficult to see, but you can take a closer look, but they've illustrated how the visitor bleachers are along the street on the east side of the property, and that's really going to obscure the majority of the view of this scoreboard. It obscures the existing one completely. It is anticipated that the new one might be a little bit visible peeking up above those bleachers, but again, in Staff's assessment, we're not overly concerned about it being, you know, a negative impact.

The design of the scoreboard is nicely done. Let me scroll back to that. Overall, I mean, this would be a really nice enhancement to the dated appearance of what's been there for a while. So, you know, in that regard, it's always nice to welcome improvements like this.

The only comment that we had about the design is, you know,

this is the front of the existing and the rear of the existing, front of the proposed. Then, the manufacturer did provide this image which is a similar scoreboard, but this was anticipated that the back of the proposed scoreboard might look similar to this one which Staff does feel looks a little unfinished, especially considering there are residences to the north that might have some visibility of the scoreboard from the back of their homes.

So, Staff's recommendation would be if they could incorporate some sort of, you know, finished cabinet around all of this. We had some brief correspondence with the Petitioner about that and, considering Hersey's colors with orange and brown, you know, the orange looks great on the front, there's definitely no need for bright orange on the back, but brown would be great. It blends in with nature and to try to make this look a little more finished.

So, that would be our only recommendation. Aside from that, Staff is recommending approval of both variations. We do have a few conditions that we just want to include in that recommendation for approval if the Design Commission agrees. It's really just documenting mostly all the points that the Petitioner and Staff have already discussed about when it's going to be used, that it will be turned off no later than 10:00 p.m. and whenever there is not a sporting event going on. Of course the off-premise sponsor advertisements will only be run on the screen during those sponsored events. It's not something that's going to be up throughout the day or something like that. The auto-dimming technology, no sound, and then the recommendation for the finished panel. That's our comments.

CHAIRPERSON KINGSLEY: Thank you.

Would someone from the Petitioner like to speak on this?

MR. DEMARAKIS: Since I signed in, I'll come up and say a few words. I'm George Demarakis with ARCON Associates. We are the architects for District 214. I'm actually an Arlington Heights resident. I used to, if you looked at that map, our house is looking at the building on my left because I grew up here.

Steve did a great job kind of iterating everything that we needed to say, but I will just kind of piggyback off a little more specifically about the need and the whys. I always say as an architect, we just want to make sure that we have the right reason for what we're doing. Hearing from the District, the initiative that they've put in place, and the board is pretty strong on that, is getting our students career ready, right?

The CTE program is something that's been flourishing for District 214, be it autos, be it culinary, you name it. They've been wanting to make sure they get our students at the high school ready to go right into the real world. I wish I had an opportunity like this when I was younger. But having this as being student run and operated, teaching the journalism, the broadcasting, looking at the instant replays, doing interviews on the sidelines, getting them to understand those real-world activities at a much younger age is a, you know, really great thing that they're doing. That's something that they're trying to push as much as they can throughout all their schools.

So, Steve mentioned that we had already started, the two schools are already in place. This summer is the next two, and we'll be following with Elk Grove and Rolling Meadows next year in hopes to kind of get that

everywhere throughout. But everything that they've put in their recommendation and the caveats that they're putting in there is something that, on behalf of the School District, I can firmly say they agree with and we will accommodate.

I love orange. It made it easy when I went to UofI because all my shirts were already purchased in high school so I didn't buy anything, but that's it. We're open for questions from both sides and we're happy to be here. Thank you for the opportunity and looking into this in such a timely manner because I know we kind of turned this in pretty quickly. So, thank you.

CHAIRPERSON KINGSLEY: Thank you.

Is there anyone in the audience, the public that would like to speak on this one or have questions?

(No response.)

CHAIRPERSON KINGSLEY: Okay, no one is here to speak on this petition. We'll start with us, the committee.

Commissioner Fitzgerald?

COMMISSIONER FITZGERALD: All right, thank you.

I am in favor of this variance. I think that the only time it would affect anyone is at night, but the lights within the stadium are going to be on anyway. I like that it's going to be turned off at 10:00 o'clock.

I do agree with the Staff's conditions, and it would be nice to have the back look better than is presented tonight. Then, as far as the conditions, I would like to maybe make it open that they could use this during graduation if they chose to. I mean, that could be interesting. That's all I have.

CHAIRPERSON KINGSLEY: All right, thank you.

Commissioner Eckhardt?

COMMISSIONER ECKHARDT: Thank you.

Well, I think the saddlebag use for the student education and development is fantastic. Things that are going on in the schools, this is just wonderful that they can get real life experience and see their stuff on the board. I have no issue with the design.

I agree, the back needs some kind of a, some bright metal. It could be, it doesn't have to be bright orange, but it should be finished a little bit. Also, I support Staff's narrative regarding the rules, and that's it. I'm in favor of it.

CHAIRPERSON KINGSLEY: Thank you.

Commissioner Kubow?

COMMISSIONER KUBOW: I just want to add I agree with the rest of the Commissioners and Staff's report. Just a general clarification. So, we have items 1 through 5 are requirements essentially, we're in agreement. Item 6 is a recommendation, but a question for the Petitioner.

Are you planning to do the back finish? That's a done deal?

MR. DEMARAKIS: Yes.

COMMISSIONER KUBOW: Okay, so I am in agreement to both variances.

CHAIRPERSON KINGSLEY: Okay, Commissioner Bondarowicz?

COMMISSIONER BONDAROWICZ: Same. I have no further comment. I think what everyone said is spot on, and if you intend on doing

something with the back side, I think that's great.

CHAIRPERSON KINGSLEY: Thank you.

My only comment would be the color is black and I think that's great, but if the back is going to be brown, and since the color of Huskies is brown and orange, maybe dark bronze for the frame and for the enclosure might work as well. It's actually real closer, too, from the entire thing. So, that's, I would just say that I think that would be fine, too.

Then, the other thing that, I just need a little, I'm all for this, but just a question about the sponsorship advertising. So, I'm assuming that it's going to be clear what the money is going towards, you know, like is it sponsoring the Boosters or is it, you know, I guess that's kind of weird to say. I'm assuming that, but soccer is going to be different than football. Right?

MR. DEMARAKIS: Yes. Yes, that's correct.

MS. MISTAK: Yes, but we, I don't know if --

CHAIRPERSON KINGSLEY: Sure, if you could just state your name real quickly?

MS. MISTAK: Aneta Mistak, I'm Director of Operations for District 214.

CHAIRPERSON KINGSLEY: Okay.

MS. MISTAK: Thank you for pointing that. Actually, during our board meeting, when we brought that to our board for discussion and approval, since it's such a new thing and we do not have any type of sponsorship to report, all of the money that they will collect by the sponsorship, they will go to improve all of the facilities. Because we have so many needs on the outside, and recently in Buffalo Grove, we did two phases and now we're doing the stadium. We would like to have that in each school so the students from 214, they will have the same opportunity and, you know, to use their fields. Whatever will be collected will go for improvement of the baseball, softball, soccer. We see that we have a lot of needs, that all of the money will go be distributed evenly through all of the sports.

CHAIRPERSON KINGSLEY: Great, and that's how, is that how it's going to be at Wheeling, too?

MS. MISTAK: Yes, that will be Wheeling, that will be also the BG, Buffalo Grove, and Wheeling. In the future, we're trying to get this summer hopefully Prospect High School, and then next summer we will have the Elk Grove Village and Rolling Meadows. Also the same, we are now in agreement with and we have approval by the board that we can display on the fence the sponsors, and that money will go toward the same funds that we will improve the facility outside and inside for athletics and physical education.

CHAIRPERSON KINGSLEY: And maybe the CTE program or whatever you call it.

MS. MISTAK: Yes, especially broadcasting since the students will be highly involved. Yes, definitely.

CHAIRPERSON KINGSLEY: That's awesome. Thank you very much.

MS. MISTAK: Thank you.

CHAIRPERSON KINGSLEY: All right, so I'm glad about that, and I

don't have any other questions.

COMMISSIONER KUBOW: I'd like to make a motion to approve DC #26-030.

CHAIRPERSON KINGSLEY: Thank you.

COMMISSIONER KUBOW: My motion will include the agreement between Staff and the Petitioner on Items 1 through 6 that means they're all requirements, and on, well, No. 6, the recommendation, it's to confirm the requirement, but also that bronze or brown be the color to match the school's color. That concludes my motion.

Motion to recommend <u>approval</u> to the Village Board of DC #26-030 for the following sign variations for John Hersey High School at 1900 East Thomas Street:

1. **A variation from Chapter 30, Section 30-203, *Residential (R) Districts Signage Provisions*, to allow a 528.3 square-foot, 31-foot two-inch tall electronic video scoreboard, where scoreboards are not a permitted type of signage; and**
2. **A variation from Chapter 30, Section 30-102(f), *Prohibited Signs*, to allow off-premise sponsor advertisements on the video scoreboard.**

This recommendation is based on the plans received 4/20/26, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following:

1. **The operation and use of the video board portion of the scoreboard shall be restricted to IHSA-sanctioned home games for varsity-only athletic events, including football, soccer, lacrosse, and track meets. Freshman and JV sports will use the bottom portion scoreboard only.**
2. **The video scoreboard shall be turned off at the end of the sporting event, no later than 10:00 p.m., and will be turned off at all times when not in use for a school event.**
3. **Off-premise sponsorship advertisements shall only be displayed during sponsored events.**
4. **Per Chapter 30, Section 30-705(h)(3), the video board display shall have auto-dimming technology to automatically adjust the brightness to 0.3 foot candle maximum above ambient lighting conditions.**
5. **There shall be no sound emitted from the video scoreboard.**
6. **The back of the new scoreboard will be enclosed with a smooth finished cabinet in a bronze or brown color to match the school's color.**
7. **This recommendation deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/ builder's responsibility to**

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

CHAIRPERSON KINGSLEY: Okay, there's a motion.

Is there a second?

COMMISSIONER FITZGERALD: Second.

CHAIRPERSON KINGSLEY: Motion and a second.

Any discussion?

COMMISSIONER ECKHARDT: I have a quick question, and I'm not trying to turn this around a little bit, but the schools are selling advertising. When the racetrack put their sign up on 53, they made a deal with the Village to provide advertising for themselves, and then advertising to support paying for the sign. I'm assuming that the kind of advertising that you'll be selling would be appropriate for the high school audience and the activities that are on the property, not something, are you establishing some kind of a --

MS. MISTAK: Yes. What we decided, we have a lot of sponsoring for athletics sponsors. We have a lot of sponsors that come and support us with the equipment, with the PE clothes, with football, with the goalposts, everything will come from those. So far, they didn't have any other agreement or, you know, petitioners that they would like to, and I know that the administration didn't agree. I know they mostly will come from athletics.

COMMISSIONER ECKHARDT: Yes.

MS. MISTAK: Yes, because that's going to work and we would like to, it's kind of like not only advertising. It's also that the students, they have a local, you know, component that it's advertising, but they are playing. Also, they are using their equipment, they're using the outfits and on and on.

COMMISSIONER ECKHARDT: Okay, I don't need to change the motion. I was just curious to know that that was being paid attention to.

MS. MISTAK: Yes, and we did have that standard, a conversation with our school board before we brought that to them. We had a discussion and then approval, yes.

COMMISSIONER ECKHARDT: Okay.

MS. MISTAK: Thank you.

COMMISSIONER ECKHARDT: Thank you.

CHAIRPERSON KINGSLEY: Thank you.

Okay, there's a motion and a second and, I think, no more discussion? I think we're ready for roll call.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Yes.

MR. HAUTZINGER: Commissioner Kubow.

COMMISSIONER KUBOW: Yes.

MR. HAUTZINGER: Commissioner Bondarowicz.

COMMISSIONER BONDAROWICZ: Yes.

MR. HAUTZINGER: And Chair Kingsley.
CHAIRPERSON KINGSLEY: Yes.
The motion has passed. Good luck.
MR. DEMARAKIS: Thank you.
MS. MISTAK: Thank you.
MR. DEMARAKIS: Thank you so much.
MR. HAUTZINGER: And I do always just like to remind that you guys are aware that for sign variations, the Design Commission makes a recommendation to the Village Board, so I'll be in touch with you guys to coordinate that meeting in particular as quick as we can.
MR. DEMARAKIS: Excellent, thank you very much.
MS. MISTAK: Thank you.
(Whereupon, the meeting on the above-mentioned petition was adjourned at 6:52 p.m.)

DESIGN

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

COMMISSION

RE: 375 EAST RAND ROAD - DC #25-096
COMMERCIAL

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Design Commission taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor, Community Room, Arlington Heights, Illinois on the 19th day of May, 2026 at the hour of 6:52 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson
JOHN FITZGERALD
TED ECKHARDT
JONATHAN KUBOW
RICH BONDAROWICZ

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: All right, so the next item on our agenda is 375 East Rand Road, DC #25-096.

Staff?

MR. HAUTZINGER: Okay, so I did want to point out actually, just to sort of look ahead a little bit, the following three items, the remaining three items on the agenda are all associated with the same development, but we're going to take them one piece at a time. There's two buildings as part of that development, so we'll look at the architectural review of the first building and have a motion on that one, then we'll look at the architectural review of the second building, and then there's a sign variation package that kind of covers the whole site that we'll go through as the final item.

So, I'll give a quick overview just of the proposed development just for everyone's understanding, and that will apply to the next two items on the agenda as well. I also did want to mention that this project does require Plan Commission review and Village Board approval, so for projects that require Plan Commission approval, the Design Commission will be focusing on building, architectural design, and signage only. So, any other matters regarding like traffic or zoning-related issues, those will be reviewed by the Plan Commission at a subsequent meeting.

Okay, you can see the aerial up on the screen and of course the subject property highlighted inside the red boundary in the center. I just kind of want to show sort of a big zoomed out view here to get a sense of the location and what's around it. Directly to the south, this is the Town and Country Shopping Center. Directly to the north is NorthPoint Shopping Center. Kind of northwest up Rand Road here is the Annex of Arlington Shopping Center, the Arlington Plaza, and then down southwest is Southpoint.

So, this particular property is right in the center of what we've been calling our Uptown Shopping District. It really is kind of the hub of all the largest retail centers in Arlington Heights just as far as surrounding context comes into play here.

Let me scroll forward to the, let me use the aerial image here just to show the existing conditions on the site so everybody understands. Currently, there is the former Pep Boys building kind of on the south end of the site here. The other building on the site is the Suburban Glass I believe it's called.

MR. KATSIAMBIS: Yes.

MR. HAUTZINGER: All right, thank you.

Then there's also a few accessory structures, so the small detached garage storage structures on the site. Not to be confused, the existing Gatsby's Restaurant is abutting that Suburban Glass building, but they are separate buildings on separate properties, and Gatsby's has remained and is not in the scope of this project. So, that's what's there, and let me scroll to the proposed site plan.

So, on the new site plan, you can see that they're proposing to demolish the Suburban Glass building. There will be two new buildings on the north end of this site, this one, and kind of the northeast corner is the Dutch Bros Coffee freestanding new construction building. Adjacent to that, they're anticipating

another fast-food restaurant, but that will be a future review. That's not in the packet tonight, those plans haven't been finalized yet, but just again for your understanding of the overall development, it is anticipated to have that additional brand-new building.

Then, the subject building that we're going to talk about first here is the existing Pep Boys building which is going to undergo a major renovation, actually with demolition of a significant portion of it. The existing building is 20,480 square feet. The proposed renovation, it will take off the kind of covered loggia area on the north end of the building, a portion of the east end of the building, and a portion of the south. So, it will be reduced from 20,000 square feet down to about 11,000 square feet.

Since they're taking off that portion of the building, it is going to be a brand-new facade, which is nice. They have the ability to design and build that facade brand new which, interestingly, it's a little confusing because the existing shows this kind of corner tower feature and which at first glance you would think this is a renovation of that tower. But this is actually, on the top image of the existing building is going to be completely removed and a similar feature will be built on for the new building and that's what you see below, obviously converting it to a multi-tenant retail building. The expectation is to have a bank with a drive-through on the south end here. That's what this canopy is for.

The new building facade will have a nice mix of materials including brick, stone, EIFS, there's faux wood siding that Staff feels all work very well together. The design is also broken up nicely with the varied parapet wall heights as well kind of the jogs in the exterior wall. So, Staff feels they've done a nice job with kind of articulating that building and creating a nice-looking, attractive building.

The only concern that Staff had about the design is that on this north wall, you can see the rendering of the existing building, all the columns and the covered area will be removed, but the existing brick wall beneath that is going to remain, which is shown here on the new building design. So, this wall here is going to be existing brick with some of the openings in-filled and then painted. The rear wall of the building will also be painted brick, but again, since this is all being completely removed and pushed back, this is a new wall with new face brick.

It's not a huge concern, but thinking about, and it's nice that the new face brick wall is the one that's facing Palatine Road, it's the most visibility, but as you go through the site, you are going to see this side as well. So, there's a little bit of a mis-match between a nice new face brick wall and then a painted brick wall.

Whether or not that's a big concern, we'll leave that up to the Design Commission to evaluate that one detail.

Aside from that, Staff has no comments about the architectural design. We think they did a great job. Obviously, there's placeholders on each of the tenant spaces for signage. This building is nicely designed for wall signage.

Rooftop mechanical equipment, we always look to make sure that's going to be screened. In this case, the parapet walls are not tall enough to screen the equipment, but they did include on their plan, on their roof plan, you can

see with this dashed line that they are going to have some freestanding screens that wrap around the back and sides of the anticipated mechanical equipment on the roof, which is a nicer way to do it than individual screens on each of the units which can start looking a little cluttered.

This is like a nice balanced layout, so that should look good. It's going to be a corrugated panel screening. The only thing that wasn't indicated is what the color of that is going to be, small detail. The Staff, we're recommending either matching the brick wall or the metal coping, I mean, it would be just a little detail that the Design Commission can cover.

Then, finally, the trash enclosure which is to the north of the building on the site, I'll get back to that site plan. Trash enclosure will sit over here adjacent to the new building, and the drawings of that look very nice, using stone and brick from the building. So, no comments about that, that looks nicely done.

Overall, Staff is recommending approval of the design, just with the comment about evaluating the mismatched two sides between the face brick and the painted brick, and then also to clarify what's the color of that rooftop screen going to be. Otherwise, we recommend approval.

COMMISSIONER KUBOW: Steve, can you possibly go to the site plan? I know north seems to be kind of the recommendation here. Is it just there?

MR. HAUTZINGER: What is it?

COMMISSIONER KUBOW: Or is it the south and west for the recommendation on determining if the painted brick wall in the north elevation is acceptable? Is it just north or are you saying south and --

MR. HAUTZINGER: They're proposing it on the north and then also on the west. Staff is not raising any concern about the back side of the building being a painted brick. We're just wondering if having a painted brick wall on the north and then a new face brick wall on the south, they're just going to have a little bit of a different appearance obviously with mortar joints in the new brick wall that would be painted over in the existing wall.

Does that clarify it?

COMMISSIONER KUBOW: Yes, it does. Thank you.

CHAIRPERSON KINGSLEY: Thank you.

Would the Petitioner like to come up and speak?

MR. BARAD: My name is Ben Barad; I'm with Core Acquisitions, the developer. On this kind of part of the project, I don't have too many comments, I'll just note we're dealing with the next three parts. I also I wanted to come up and introduce myself, I'm with the Developer. Here we have Jim, our Architect on this multi-tenant building. Liz is our Architect with the Dutch Bros that's coming up. Then, Ian, our Engineer, is here as well to kind of just help and answer any questions that you guys might have.

With the screening, I know there was some question about that. We have the, it's the metal curbing?

MR. HAUTZINGER: Yes, the screening for the RTU units. We would just recommend matching the metal coping with the building which is like a dark bronze.

MR. MIKULSKI: I think that's a good decision.

MR. HAUTZINGER: Yes.

CHAIRPERSON KINGSLEY: Okay, thank you. If you could just state your name.

MR. MIKULSKI: Yes, Jim Mikulski, PFDA Architects.

CHAIRPERSON KINGSLEY: Okay, thank you. It's just for our record. Thank you.

MR. MIKULSKI: Sure.

MR. BARAD: Thank you.

CHAIRPERSON KINGSLEY: All right, so is there anyone in the audience that would like to ask questions or be heard on this petition?

(No response.)

CHAIRPERSON KINGSLEY: No, there's no one. We'll start with the Commission.

Commissioner Eckhardt?

COMMISSIONER ECKHARDT: Thank you.

The wood grain material, is that a metal panel that's rendered to look like wood or is it; what is that?

MR. MIKULSKI: It is a composite wood, sort of like a lot of Starbucks that you see around the area, they're utilizing the same kind of material. So, it's just like a wood composite.

COMMISSIONER ECKHARDT: Wood composite material, okay.

MR. MIKULSKI: Yes, it's not metal.

MR. BARAD: We actually, we have a material board with the physical materials.

COMMISSIONER ECKHARDT: Generally we see those. Could you bring it over?

MR. BARAD: Yes.

COMMISSIONER ECKHARDT: That would be great, thanks.

MR. HAUTZINGER: Sorry for the interruption, but did you both sign in? I just want to make sure for the minutes. There's a sign-in sheet there, just before you begin, so --

MR. MIKULSKI: Yes, I can do that.

MR. HAUTZINGER: -- that we can get your names into the record. Thank you.

MR. BARAD: Yes.

COMMISSIONER ECKHARDT: So, the wood in that sample is coming off a little lighter and a little yellower than what this exhibit looks like. Maybe it's just me.

Okay, well, I don't, I mean, I think it's a nice design. I like the five elements. When I'm looking at the rendering, I see the paint sample is not bright white which I was concerned about, that it would really stand out if it were bright white, but is that EIFS between, on the upper band, that's the EIFS?

MR. MIKULSKI: That's right, yes.

COMMISSIONER ECKHARDT: Yes, the EIFS-1, okay. That was one of my concerns. I do believe that the north elevation does need to be fenestrated with a more novel material than just paint. It's really facing, you know,

the road. You've got two elevations, and so I think I'd like to hear my colleagues come in on that, but when we look at that elevation, right there, Steve, thank you. Hold that one. Something, that needs a little something, you know. I'm not sure what, but it needs something.

That's really all I have for the moment. I'm supporting the project, but that one elevation, per Staff's comments, needs something. That's all for now.

CHAIRPERSON KINGSLEY: Okay, thank you.

Commissioner Kubow?

COMMISSIONER KUBOW: I generally agree with what Staff has recommended, same with Commissioner Eckhardt, but I don't mind that north elevation. I think it's nice, it's clean. I don't know what I would recommend. I think generally I'm fine with it.

I also commend you guys for keeping the existing building and renovating it. I think it's a huge, huge improvement on what has been, like what has been a bit of an eyesore for the Village for a long time. So, to see some improvements there is going to be great for the community, but generally, I approve of what's been proposed.

CHAIRPERSON KINGSLEY: Thank you.

Commissioner Bondarowicz?

COMMISSIONER BONDAROWICZ: So, the brick walls that you're specifying Alpine Ridge, are those, where are those walls?

MR. MIKULSKI: So, you see the BRK-1?

COMMISSIONER BONDAROWICZ: Yes.

MR. MIKULSKI: So, that brick wall is going to be the new south facade behind the decorative corner as it wraps. Then the north is what we're essentially going to try to match that color with new paint over the existing wall.

COMMISSIONER BONDAROWICZ: Got it, because that Alpine Ridge is, that actually is not a solid color, right? That brick actually --

MR. MIKULSKI: Yes, it's kind of, yes, it's more of a textured, kind of like a velour.

COMMISSIONER BONDAROWICZ: So, because, but are you thinking that you're just going to paint like a solid paint or you're going to have a company do a finish on it where you're doing like a staining of the brick?

MR. MIKULSKI: It would just be like a Le Sourire paint over the existing brick, yes. That was our intention, yes.

COMMISSIONER BONDAROWICZ: So, one of the things that can be done with that is that you can use like a NOCO company, right? You guys have probably heard of them, where they can come out and actually stain the brick and get a little more texture to it instead of just being solid paint, and get it a little bit closer to that brick so that it doesn't look like there's just a painted wall in the back of it. I'm not thinking about the cost of that of course but, you know, it's just, it will look a little more consistent.

So, the wall panel product, the bamboo product, is that acting as a rain screen? Like what's it doing? Is that what you're waterproofing is, or is there something behind it?

MR. MIKULSKI: There's going to be something behind it, too, yes. Typically, they'll have, you know, a membrane behind that, and then we'll start framing behind it with the, you know, the moisture resistance barrier and that's attached to the outside of it. It's all weatherproof though, yes.

COMMISSIONER BONDAROWICZ: Yes, the other Commissioners, I don't know if you've noticed what's going on with these composite panels like on the Starbucks, they're shrinking, they're cracking, they're gapping. They actually don't look great after a fairly short period of time. There's the Starbucks, well, there's a couple of them and, you know, they did them vertically, they didn't do them horizontally, but what's happening in-between the boards is they're acting more of a rain screen instead of something solid. Then what's happening is that they're shrinking and they're just, I mean, they just don't look good after like five years. I'm not saying that that is that kind of a product, that I would strongly suggest that you find something premium to deal with that situation because that's a pretty important element then.

MR. MIKULSKI: Yes, that's surprising because, yes, Starbucks, I mean, they've been utilizing that for the last handful of years without any issues.

COMMISSIONER BONDAROWICZ: Not yet. Well, if you look at, like there's a Starbucks in Mount Prospect that's right on Rand Road that's not too far from here, if you go cruise the drive-through, it's gapping like crazy. But I think it's installed vertically so it's more of a rain screen and there's waterproofing behind it.

MR. MIKULSKI: Yes.

COMMISSIONER BONDAROWICZ: That's why I was wondering if that is more of a direct waterproofing because this is going to be up for the next 20-30 years. Yes, but that's more of a product detail. My only suggestion would be that that brick wall to the north is not just a painted brick, that it's addressed to try to look like the other brick as close as possible so that there's some consistency, because I think, I've actually used that Alpine Ridge product and it has more of a mottled finish. It's not just like a solid color, right?

MR. MIKULSKI: Right. Yes.

COMMISSIONER BONDAROWICZ: So, to try to achieve it so it just doesn't look like you just painted a wall on that side, right, because you're going to have the same thing on the back I believe, right?

MR. MIKULSKI: Yes, that's the northern and then the western, yes, we're going to, our intention was to have the same look. So, yes, whether we're painting or staining, we should keep that consistent.

COMMISSIONER BONDAROWICZ: That would just be, my only suggestion is that instead of a solid paint, is that we get as close to that brick as possible. If it means that it's a process of staining the brick and getting a more consistent look just so that it doesn't look you glued on a painted box.

MR. MIKULSKI: Sure.

CHAIRPERSON KINGSLEY: Okay, nothing else?

COMMISSIONER BONDAROWICZ: I don't have anything further.

CHAIRPERSON KINGSLEY: Okay, thank you very much.

Commissioner Fitzgerald?

COMMISSIONER FITZGERALD: Overall, I like the project. I like the idea of staining, and I'm also okay with the idea of painting. I will tell you that I am concerned of the lack of just architectural interest on the painted version for the right side of the north elevation. It just seems like it just stops.

Is there landscaping there at all or anything to give you some value or just a block of brick wall?

MR. MIKULSKI: That's going to be the sidewalk up against the building if I'm not mistaken. Yes.

COMMISSIONER FITZGERALD: Well, I do have a concern that there's just, it looks like the back of the building when you're pulling in. Then, going to the south elevation, is there anything to soften the left side of this wall where somebody near it will be, again that looks like it should be the back of the building when it's really going to be part of the front. That's the part that faces south, right? So, that faces Palatine Road? So, to me that's a front of the building and that needs something. That's all I have.

CHAIRPERSON KINGSLEY: Thank you.

So, I think I agree with most of the Commissioners. I think it's a really nice project. I'm delighted that you guys are using the existing building and going from there.

I do agree about the bamboo or the composite material for the wood. I have a little hesitation with that. Have you used this material before in other projects like this?

MR. MIKULSKI: Yes. Yes, we've used it on all of the Starbucks that we've done, about five or six of them. We haven't had any issues up to this point.

CHAIRPERSON KINGSLEY: So, it's a tongue and groove like this one?

MR. MIKULSKI: It's a tongue and groove just like that, yes.

CHAIRPERSON KINGSLEY: Are the corners mitered?

MR. MIKULSKI: Usually there's a finished piece, there's a finished piece at each corner for like an outside corner as you got them up.

CHAIRPERSON KINGSLEY: Yes, and --

MR. MIKULSKI: Yes, so it's --

CHAIRPERSON KINGSLEY: -- from what I can tell from the renderings anyway, it just looks like it might be mitered. Steve, if you could pull up the west elevation? You can see how the parapets when they return, you can see the wood turning there. So, you'd, say on the right and left side, you're going to have a little piece of return there, right?

MR. MIKULSKI: Yes, there's going to be a receiving channel, like a corner element for each one of those. That's usually how they turn the corners on those.

CHAIRPERSON KINGSLEY: Like aluminum?

MR. MIKULSKI: It will be the same material as that typically.

CHAIRPERSON KINGSLEY: Okay, and then what's going to be on the back of these? Is that just the roofing material?

MR. MIKULSKI: That's just the roofing membrane, yes, going up, yes, but those two on the sides are the return walls back to the roof. So, from the

side, you know, you won't be able to see that white membrane that's going up.

CHAIRPERSON KINGSLEY: Yes. I'm a little concerned with on the right side here, because on the right of the screen as we're looking at the west elevation, that is Rand Road, and you'll be able to see that edge. I'm thinking about at least returning that parapet, the thickness that you've returned the stone on the face.

MR. MIKULSKI: I see what you're saying.

CHAIRPERSON KINGSLEY: Just so that there's some depth to it. I understand the other ones are going to be far enough away, but on that one I think returning it. If you say that the corner is essentially, you know, it blends in, I'm okay with it and you've used it before. I'm just not familiar with it.

The way that it meets the stone, I guess it's this gray concrete? No. Is that the coping? No, this is the coping, a precast coping that it sits on, correct?

MR. MIKULSKI: The precast stone is at the base of the building, so we have the stone, so there's going to be that stone cap.

CHAIRPERSON KINGSLEY: Okay, so then what's the -- I'm sorry, could you go to the front elevation, Steve?

MR. HAUTZINGER: Sure.

CHAIRPERSON KINGSLEY: What's under the wood, what's the material there?

MR. MIKULSKI: That's just an EIFS material like a band, yes, underneath that.

CHAIRPERSON KINGSLEY: Okay, so there's two places, three places where the EIFS is. It's over the canopy where it says Exit. Then that's what I would call like the coping of the stone piers, and then also in the two panels, the signage.

MR. MIKULSKI: That's right, and the coping at the wood material at the top.

CHAIRPERSON KINGSLEY: So, that cornice is all EIFS?

MR. MIKULSKI: It's all EIFS, you have the projection, and then you have the metal coping over it.

CHAIRPERSON KINGSLEY: Okay. All right, I was hoping that that was, the stone just would I think dress it up a little bit.

Then, there's a comment in here about thin brick. So, this darker brick, the piers, the Black Forest, is that, is it thin brick all over, or is it --

MR. MIKULSKI: The stone on these piers, these are essentially going to be like plant-on piers. There's an existing masonry wall along that where the service bays were. So, we're going to have like plant-on piers at each one of those locations with the thin stone. Then the brick on the south facade, that's all going to be just a full utility size, because that's going to be a brand-new wall.

CHAIRPERSON KINGSLEY: Okay, so then those piers and the base and all that, okay.

MR. MIKULSKI: Yes.

CHAIRPERSON KINGSLEY: So, when you turn the corner and the thickness of those piers, are those going to be mitered or are those going to be a

unit where you can see so it looks like an actual full depth brick?

MR. MIKULSKI: No, those there, those are probably going to be either mitered or there's going to be kind of stepped in. There's an eight-inch or 12-inch return at each one of those piers.

CHAIRPERSON KINGSLEY: I think, for me, I have a hard time with that personally. I would really like that to be the, I know it gets a lot more expensive, but to get the units that make it look like it's full brick, especially since you're going to have full brick on the other side.

MR. MIKULSKI: Well, that particular material, they actually do have, certain pieces are cornered like you're saying.

CHAIRPERSON KINGSLEY: Yes.

MR. MIKULSKI: Then there's other underneath that will just be, you know, so it actually looks like an actual, you know, brick in the return corner there.

CHAIRPERSON KINGSLEY: Yes, it looks like it.

MR. MIKULSKI: Yes.

CHAIRPERSON KINGSLEY: As long as there's no mitering, I'm okay with it.

MR. MIKULSKI: Yes. No, there's not, their material and the typical way that they install that, it won't look mitered.

CHAIRPERSON KINGSLEY: Okay, well, we can put that in the minutes then.

MR. MIKULSKI: Sure.

CHAIRPERSON KINGSLEY: That will make me feel better if those returns will look like full depth masonry.

MR. MIKULSKI: They will.

CHAIRPERSON KINGSLEY: Thank you.

I guess my other comment that I have is the coloring of that. It would probably just be a recommendation, but I, too, feel like that wood color is a little bit light. I also pause a little bit about, you have almost like two different palettes going. You have a warm palette, the wood and the dark bronze in the storefront and the canopy, and then the brick walls, the stone, and the metal coping and other dark-colored gray, they're all a cool color. So, I don't really care which way you go, but I think they should all, the brown should become a gray, or the gray should become a brown. Then I would just consider making the wood a little bit darker.

MR. MIKULSKI: Yes. That particular manufacturer has quite a few different color options, so we can certainly look into that.

CHAIRPERSON KINGSLEY: Okay, thank you. So, those are my comments. One quick thing, I do agree with Commissioner Fitzgerald about the west side of the south elevation, that the portion that doesn't have a canopy over it, it seems like it needs a little attention where those meters are.

COMMISSIONER ECKHARDT: Madam Chairperson, may I have a round two?

CHAIRPERSON KINGSLEY: Yes. Yes, you may.

COMMISSIONER ECKHARDT: Thank you.

Correct me, I want to make sure I'm looking at the same

image. I have this on my screen which is the 3D. I think that's the side elevation north?

MR. HAUTZINGER: Yes.

COMMISSIONER ECKHARDT: Okay, so I'm looking at this rendering and I'm seeing, I did a doodle sketch here, so there seems to be a potential direction where you could colorize or treat the top part and the bottom part differently because I think that elevation is a key part of the corner of the building. So, one, you could paint the top similar to the light-colored wood, and the bottom, you know, you could paint just so it's two colors, or you can run some wood across the top and paint the bottom. But it looks like the side of a warehouse to me, and I understand it's a large-scale brick, economy brick or something, but you're in-filling the two holes there. I can't tell if the brick is being fingered, you know, so it looks like a monolithic wall.

I just think it's, as Commissioner Fitzgerald's concern about this elevation to the south, I'm concerned about the north one, they both face streets. I think there needs to be some design work done particularly on the north. It doesn't have to be the whole thing, it could be the first half, but it needs, there's substantially more exposed that's flat and monolithic and uninteresting and unremarkable than the portion that you've designed so nicely at the retail windows. So, I've got a problem with this.

MR. HAUTZINGER: I just want to, excuse me, clarify one thing. When you said that the north wall faces the street, and it's not that you won't be able to see it at all, but it is set back quite a distance from Rand Road and there will be a building between it and the road. I mean, the south elevation will definitely be highly visible from Palatine Road, and those meters are a concern. I actually overlooked that; I didn't notice that detail on there, but I wanted to make sure that you are oriented okay, and if you're concerned about the view back --

COMMISSIONER ECKHARDT: Well, I understand it's tucked around the corner, Steve, but I still think it's facing, you know, facing the other building, it's facing the parking lot.

MR. HAUTZINGER: It's facing the inside of the circulation of the overall property.

COMMISSIONER ECKHARDT: And if you go back to that elevation please for a moment?

MR. HAUTZINGER: Sure.

COMMISSIONER ECKHARDT: Please.

MR. HAUTZINGER: Yes.

COMMISSIONER ECKHARDT: There.

So, you've got three modules. You've got the finished end, and then you've got two modules, I don't know if it's broken up by an expansion joint maybe or what, I don't know what that line is, it's a gutter maybe. I don't know what it is.

MR. HAUTZINGER: It says reveal.

COMMISSIONER ECKHARDT: It's a reveal. So, there's three elements there. I think that middle element needs to be improved to look like it's a finished part of the building.

MR. MIKULSKI: Well, we could also, as we're showing on the south facade there, the stone base that goes the full depth of the building, we could go ahead and do that on the north side as well to kind of break it up a little bit. Steve, that stone base going all the way to the back, right. Then at the top adjacent to the wood paneling, we could also have just an EIFS, you know, just an inch-and-a-half EIFS over the existing brick that we have, yes, as well.

COMMISSIONER ECKHARDT: Okay, and what should the color, what is the paint color that's going to be on that from this guy here?

MR. MIKULSKI: Yes, that's going to be matching that Alpine Ridge brick sample.

COMMISSIONER ECKHARDT: Oh, that. Okay, so that's --

MR. MIKULSKI: Yes, kind of a grayish --

COMMISSIONER ECKHARDT: Okay, so that's going to be that kind of warm gray-brown color. So, you're proposing to tie this together running where it's going at the bottom similar to the south elevation and along the north?

MR. MIKULSKI: That's right.

COMMISSIONER ECKHARDT: Okay, I'm warming up.

MR. MIKULSKI: And then along with that, also we have the EIFS at the top of the building. We could have an EIFS band as well in line with the top of the canopy.

CHAIRPERSON KINGSLEY: And you would take that how far did you say?

MR. MIKULSKI: Well, I think if we did it that way, it would only, you would have to probably the entire depth of the building.

CHAIRPERSON KINGSLEY: So, you're, currently right now, you are talking about having a base, like the stone base and then having an EIFS upper and then painted brick in the middle?

MR. MIKULSKI: That's right.

CHAIRPERSON KINGSLEY: Yes.

COMMISSIONER FITZGERALD: Can you say that again? I kind of lost you there.

MR. MIKULSKI: Sure.

COMMISSIONER FITZGERALD: So, you're thinking the very top, or are you thinking of adding that where the line is in the middle? Is that what you said?

MR. MIKULSKI: At the top of the canopy above the storefront is the idea that the white --

COMMISSIONER FITZGERALD: This?

MR. MIKULSKI: Yes, right there. So, take that all the way back. Everything above there to the coping would just be an EIFS skin coat essentially that would match that color right there. Yes, that's right.

COMMISSIONER FITZGERALD: Okay, I think that's interesting. I was also wondering although there won't be any signage there, would it be ridiculous to put a couple of lights, gooseneck lights?

MR. MIKULSKI: Just like a decorative light you mean?

COMMISSIONER FITZGERALD: Just have decorative, and have

them operational, but --

MR. MIKULSKI: Because we are showing the wall pack lighting, but you're talking about something a little bit more decorative?

COMMISSIONER FITZGERALD: Well, so to me, the east elevation which does not face a street I really like. If we can just put any elements of that around to the sides or the front, I would like it, but --

MR. MIKULSKI: Okay.

COMMISSIONER FITZGERALD: -- what do the rest of you feel about it?

COMMISSIONER ECKHARDT: Agreed.

COMMISSIONER KUBOW: Right.

CHAIRPERSON KINGSLEY: I, too, but I think that it almost needs to go farther because most of the visual is going to be, you know, higher up. It's not going to be, I mean, I like the base that you're talking about, but I think most people wouldn't see, there'll be cars and stuff there. They're going to see, you know, three to five feet up on the wall. If you look at the east elevation, you've got complexity to it. On the south and the north, it's just on the corner, right?

So, I don't know if, you're not going to build a tower again on the right side of the north elevation because it's probably cost prohibitive and it's too much I think.

COMMISSIONER FITZGERALD: That's also existing brick you're painting, right? So, you are trying not to do anything there except fill it in and paint.

MR. MIKULSKI: That's right.

COMMISSIONER FITZGERALD: Do you have to fill it in? Do you have to fill it in with brick?

MR. MIKULSKI: The existing storefront openings?

COMMISSIONER FITZGERALD: Yes. Any idea there?

MR. MIKULSKI: Well, let's see, what tenant was that? What tenant is that? There's an opportunity, we'd have to have conversations with --

MR. BARAD: The tenant and see.

MR. MIKULSKI: And see what their interior layout will be and if that would be able to accommodate them.

COMMISSIONER KUBOW: You would just be losing a ton of square footage, right?

COMMISSIONER BONDAROWICZ: Well, there's, it might have windows and --

MR. MIKULSKI: Square footage wouldn't be impacted.

COMMISSIONER BONDAROWICZ: Windows where they don't want them.

MR. MIKULSKI: Right.

COMMISSIONER BONDAROWICZ: So, I have a question about what you're talking about applying. If you would apply, you know, essentially that wainscot, are you talking about something that is like the thin stone that goes right on the surface? Because you don't have any room.

MR. MIKULSKI: Right.

COMMISSIONER BONDAROWICZ: Obviously, you don't want to

tear down this wall.

MR. MIKULSKI: Yes.

COMMISSIONER BONDAROWICZ: And then build a wall, right?

MR. MIKULSKI: Right.

COMMISSIONER BONDAROWICZ: So, whatever you're going to do, you want to apply it over the wall, right?

MR. MIKULSKI: Sure.

COMMISSIONER BONDAROWICZ: So, you're going to have kind of a funky condition though if you apply something as a wainscot up to a certain point, right?

MR. MIKULSKI: It would have to be mortared directly to the existing brick.

COMMISSIONER BONDAROWICZ: Yes, I mean, you're going to have a joint, you know, you're going to have a maintenance potential thing, too, right? Is your, I'm going to ask the architects on a suggestion of what could be added to the wall or applied to the wall or like a metal trellis. I know we don't have any, there's no planting area in front of there to grow anything, right? Because the concrete goes right up against it. It does not appear, right, the sidewalk goes up against it. But even if it was, something that looked like anodized steel frames that gave you the visual to break up the wall, but painted behind it, you know, applying something to the base and having a mortar joint or a caulk joint and an EIFS, like you said, it may not be enough, but maybe something that would help break up the wall. I mean, you know, it's just got to go with the style.

CHAIRPERSON KINGSLEY: Yes, like even just putting awnings, two more sets of awnings on there --

COMMISSIONER BONDAROWICZ: Yes. Yes.

CHAIRPERSON KINGSLEY: -- and a painted square.

COMMISSIONER BONDAROWICZ: Yes.

CHAIRPERSON KINGSLEY: I don't know; that's probably a bad idea.

COMMISSIONER BONDAROWICZ: Well, you know, very often a metallic decorative frame would be attached to the wall with some sort of a stanchion, right, that would give you a trellis to grow something on. You don't have any planting area there, right?

MR. MIKULSKI: No. No, that's a sidewalk up against the building.

COMMISSIONER BONDAROWICZ: Yes.

MR. HAUTZINGER: Could I jump in?

CHAIRPERSON KINGSLEY: Yes.

MR. HAUTZINGER: You know, I appreciate all of the discussion and suggestions. Personally, I think just, you know, I am seeing now that the north elevation is really lacking compared to the south elevation. If that stone base could be added to the north, I think personally that would be a really nice move to enhance that north elevation.

Then, your comment about the EIFS, I wouldn't want to necessarily see the brick replaced with EIFS. I think that's a downgrade, especially the face brick on the south, because I also wouldn't want to see this become more

and more of a mismatch between the north and the south. I think it's important that these two, whatever you do on the north I think you'd want to do on the south. The goal is for it to be like a cohesive-looking building.

If you want to do something with a band, this thin gray band, if just that band continued through just as a trim piece and do the same on this side on the south, so then both sides are going to be a brick wall with a stone base, a thin kind of accent band, and then the NOCO would be a huge upgrade instead of just a monochromatic paint. I think you'd have a nice-looking design. It is the side of the building.

Of course, you can go further with false storefronts and awnings and gooseneck lightings and all that. I don't know that it's really warranted personally. But I guess I just wanted to reiterate, whatever you decide to do with the north, I think you can't forget about the south. I think it's important that those two stay relatively similar.

CHAIRPERSON KINGSLEY: I'm not sure about the EIFS coping that goes --

MR. HAUTZINGER: Trim piece?

CHAIRPERSON KINGSLEY: Trim piece.

MR. HAUTZINGER: Yes.

CHAIRPERSON KINGSLEY: How would that work?

MR. MIKULSKI: Well, I mean, it would just be attached directly to the masonry, it would be a detail. I mean, the stone base I don't think would be an issue at all, installing that directly to the masonry. It would just be like the thin stone detail that you see quite often. Maintenance might be a concern.

COMMISSIONER BONDAROWICZ: Sure, you could figure that out, right? We don't have to --

MR. MIKULSKI: Yes.

CHAIRPERSON KINGSLEY: What about stone instead of the EIFS on the storefronts? What if you do the stone around an upper instead of EIFS?

MR. MIKULSKI: Stone up above as well?

CHAIRPERSON KINGSLEY: Yes.

MR. MIKULSKI: I don't know, it might clash a little bit. I mean, just having stone, so essentially the same stone base and then the brick in the middle and then more stone on top?

CHAIRPERSON KINGSLEY: Just the stone coping. I'm not trying to mount, you know, instead of being an EIFS trim, be the cast stone trim.

MR. MIKULSKI: Oh, you're almost at the, well, the attachment would be the difficult part there because you actually have a solid precast stone material that you're going to be integrating to an existing masonry wall. So, that's a tricky detail.

CHAIRPERSON KINGSLEY: Okay.

MR. MIKULSKI: The south wall is not an issue because that's all new, so having that precast like you're saying as part of the wall assembly, that's fine. The north elevation though, that's an existing wall.

CHAIRPERSON KINGSLEY: Right.

MR. MIKULSKI: Which is a different situation.

COMMISSIONER FITZGERALD: And what did you think of the idea of the metal grid? I would be actually okay with just maybe two metal grids and no stone on the bottom. I don't think you need plants to make it look like there's a trellis or, just an architectural interesting metal work.

MR. MIKULSKI: So, you're just talking about a decorative metal vertical trellis and, you know, split --

COMMISSIONER FITZGERALD: Something that Staff has to be okay with.

COMMISSIONER BONDAROWICZ: As long as it matched the bronze anodized of the windows and have kind of a, you didn't change the vibe of the building, you're just creating sort of a false window look. It's probably less expensive than doing all this other work.

MR. MIKULSKI: True.

COMMISSIONER BONDAROWICZ: Right? And you could do three lights instead of two, right, for --

CHAIRPERSON KINGSLEY: And then how would you do that on the south with the meters? The south wall?

MR. MIKULSKI: Well, would we keep the stone on that base on the south elevation? Like, you know, he was saying, we kind of want the north elevation and the south elevation to kind of be the same. So, if we're not going to have the stone on the north which is this trellis element, I would almost rather have that on the south elevation as well and omit the stone base that runs the entire depth of the building.

CHAIRPERSON KINGSLEY: Okay, then if you did that, then where would the trellis or the metal panels go?

MR. MIKULSKI: Well, we would have to take a closer look at that --

CHAIRPERSON KINGSLEY: Okay.

MR. MIKULSKI: -- to see visually what makes the most sense.

COMMISSIONER FITZGERALD: On the north, is that gutter in the middle staying? The line of reveal, is that what it says?

MR. MIKULSKI: Yes, I think that's the existing control joint.

COMMISSIONER FITZGERALD: That's not a gutter, that's just -- okay, sorry. Well, I'd be in favor of the metal pieces approved by Staff.

CHAIRPERSON KINGSLEY: How do you feel about the base?

COMMISSIONER FITZGERALD: Well, on the north, for me, if there are cars there, it's going to be like you're not going to see it.

CHAIRPERSON KINGSLEY: But you want to keep it on the south?

COMMISSIONER FITZGERALD: I would be open to that, and I would be curious to hear what you guys say because you have the meters which the meters are not in our renderings, but you have the meters, they can play with those grids to kind of take the attention off of that.

CHAIRPERSON KINGSLEY: Anyone else?

COMMISSIONER ECKHARDT: Well, I like Petitioner's concession to add the stone wainscot on the north and maybe continue the EIFS banding to break up the height and paint it, and I would be okay with that direction. I think adding grillage is a little bit, you know, contrived. I mean, if we put grillage on there,

then you should put some little lights on it, I mean, it gets out of control.

But I like, I think the big palette needs something on it and I like the wainscot. I appreciate Commissioner Fitzgerald's thoughts that cars would hide it, but it's still going to be seen. I see it right now, you know. Sorry, you've sabotaged your own presentation with your rendering.

But I like adding, I hate to use this word, but I think it needs to be decorated and I like the idea of the stone coming like on the south so it's matching. The top part, if you feel like you want to continue the EIFS banding, that's easy to add, too. Really it's a simple detail, not very expensive. There's always, you know, then you can look at it later and come back and go, you know, we decided we really want to add EIFS on the top portion with some color to band the whole thing, but in a full-scale mockup, you can look at that later.

But I think to get you out of here, then that's more of --

CHAIRPERSON KINGSLEY: They're the same color, the EIFS and the paint for the brick, correct?

MR. MIKULSKI: That's right, yes.

CHAIRPERSON KINGSLEY: So, you're not going to see much difference other than texture.

MR. MIKULSKI: Yes.

COMMISSIONER ECKHARDT: I think the brick is, now the EIFS is that light color and then the brick is matching the brick, right?

CHAIRPERSON KINGSLEY: On the north elevation it's painted.

COMMISSIONER ECKHARDT: It's painted and that color is matching the brick I thought he said.

MR. MIKULSKI: The paint is supposed to be matching the brick.

COMMISSIONER ECKHARDT: I'm sorry, I think --

MR. MIKULSKI: You're right, yes.

MR. HAUTZINGER: The drawings call for the north existing brick wall to be painted to match the new brick wall on the south.

MR. MIKULSKI: That's right, the BRK-1.

COMMISSIONER ECKHARDT: Okay.

CHAIRPERSON KINGSLEY: So, it just, but the brick isn't all one color, so what paint are you painting it?

MR. MIKULSKI: A gray color that's --

COMMISSIONER ECKHARDT: That matches that --

CHAIRPERSON KINGSLEY: One of those grays that's the brick, okay. So, it's not white, it's a gray.

MR. MIKULSKI: That's right, yes.

CHAIRPERSON KINGSLEY: To match Alpine Ridge.

MR. MIKULSKI: Kind of a light gray, yes.

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER KUBOW: I agree with Commissioner Eckhardt. I think that's the simplest, most elegant approach. I like the idea of adding some type of like metal panel feature, but I agree that it could look a little tacked on. I think Commissioner Eckhardt's recommendation seems to be the most consistent north and south and the simplest. That could pretty much get to where we'd like

this to go.

CHAIRPERSON KINGSLEY: I have a quick question for you, Commissioner. So, the stone base on the north, the painted brick, painted or stained, and then a row of EIFS that lines up with the EIFS's on the main front of the building, and then on the south, there's no changes, or do you want a trim piece on the top that is either EIFS or stone that continues that line across, or are we not doing anything to that elevation?

COMMISSIONER KUBOW: Okay, does that continue above that awning, or that --

COMMISSIONER ECKHARDT: The canopy I think is a big element.

COMMISSIONER KUBOW: The canopy.

MR. MIKULSKI: I almost think that the south elevation, providing more EIFS at the top there would probably be a disservice because it is going to be a new, more decorative-looking brick that we're putting there because it's a brand-new wall essentially. So, why take away from the texture and color of that brick?

CHAIRPERSON KINGSLEY: Yes. Yes.

COMMISSIONER ECKHARDT: I agree with the architect of record.

CHAIRPERSON KINGSLEY: I would rather see, if you did it there, that it be the stone, and on the north if you did it, that it be EIFS. As you had said, it would be too hard to do the stone. That's all, but if you do one on the south, I think it has to be the precast.

COMMISSIONER FITZGERALD: Are you allowed to move the electric meters around the side to the west, or is there a problem with that? Are they gas meters?

MR. MIKULSKI: I think we are able to do that.

COMMISSIONER FITZGERALD: I just think it's strange that we're going to see all these electric meters as a frontage.

MR. MIKULSKI: Yes.

COMMISSIONER FITZGERALD: This is the front of the building when you're on Palatine Road. If you did that, I'd be okay with anything that anybody is saying.

CHAIRPERSON KINGSLEY: The gas meters are right around the corner.

MR. MIKULSKI: Yes, we are providing gas meters around the corner there. We do have limited sidewalk back there, so clearance, you know, is an issue for traffic going back and forth, but --

COMMISSIONER FITZGERALD: Okay.

MR. MIKULSKI: -- that's something that we could explore.

CHAIRPERSON KINGSLEY: I think we all would agree that that would be a huge move, to be able to move that off of the main elevation that you'll see.

MR. SPENCE: Can I make a comment and just state my name?

CHAIRPERSON KINGSLEY: Absolutely.

MR. SPENCE: Ian Spence, Kimley-Horn.

CHAIRPERSON KINGSLEY: Why don't you, or just talk a little louder. Ian Spence?

MR. SPENCE: Ian Spence, Kimley-Horn, Civil Engineer. I just wanted to note, it's not really shown in the specification, I don't disagree with, you know, seeing the meter on the south side. That's something that's not portrayed on this image. There's a decent enough landscape on the south side along Palatine Road. So, if the concern I guess are the cars, and it's about like 100 feet off of the road, so if the screening of those meters is I guess from the road, there is a good amount of landscaping, and the road is also about like three feet higher than the building. So, that's almost like eye-level.

I think there may be a little bit more screening than was being portrayed on the south side. That's not to say that they're wouldn't be- screening, I mean, I understand, but I just want to make that note that there's a good amount of landscaping on the south side.

CHAIRPERSON KINGSLEY: Thank you, and that's the easement or that's the parkway?

MR. SPENCE: Correct.

CHAIRPERSON KINGSLEY: That's not your property.

MR. SPENCE: Yes, we are likely to landscape that entire frontage.

CHAIRPERSON KINGSLEY: You will be?

MR. SPENCE: Yes.

CHAIRPERSON KINGSLEY: And what is your plan in general?

MR. SPENCE: My plan?

CHAIRPERSON KINGSLEY: Or the plan.

MR. SPENCE: We have worked with the Village Staff a good bit to try to fill that area with --

COMMISSIONER ECKHARDT: I think the Plan Commission will look at the landscaping on this rare instance, right?

MR. HAUTZINGER: Yes.

CHAIRPERSON KINGSLEY: Is it going to be trees like, you know, like mature, but --

MR. SPENCE: It's a mix of shrubs and trees. I think there's more -- I'm not a, sorry, I'm not a landscaper, but --

CHAIRPERSON KINGSLEY: -- it could change in other words? The density of the current landscaping could change and it could get either more diaphanous, is that right, where you could see through, or it could become more of a screen? I have a feeling the Plan Commission will want to be able to see this new building, no? Okay, thank you.

Can you comment about moving the meters?

MR. SPENCE: We've had contact with the dry utility companies. I think it's feasible to move it to the west side of the building, but don't hold me to that.

COMMISSIONER ECKHARDT: I think it will get in harm's way to me.

COMMISSIONER KUBOW: Yes, it's tight.

COMMISSIONER ECKHARDT: And you'll have bollards over there. You'll have, so people don't, people do goofy things in drive-throughs.

MR. SPENCE: I guess that's the other concern. We do have bollards placed at that corner, sort of protected by those.

COMMISSIONER ECKHARDT: And how many feet from the building to the lot line over there?
MR. SPENCE: On the west?
COMMISSIONER ECKHARDT: Yes.
MR. SPENCE: Maybe like 15 feet or so, it's pretty tight.
COMMISSIONER BONDAROWICZ: 15?
MR. MIKULSKI: Maybe about 16 feet or so.
MR. SPENCE: 16 feet. So, yes, I mean, from a safety perspective, it's probably better suited on the south. Just knowing NICOR may want a straight shot to the meter, so wrapping around the building property --
COMMISSIONER BONDAROWICZ: I don't think you're going to be able to move them because ComEd is going to have a requirement of a certain number of feet in front of it to actually service the panels --
MR. SPENCE: Yes.
COMMISSIONER BONDAROWICZ: -- which I don't think you're going to have on that back side. They're going to require a certain distance, and I don't see where else they would go. I think that may be why you guys actually curved the driveway also so that you have a place to work if someone had to service the meters because you cannot, from a life safety perspective, you can't be right in the driveway working on an electric meter.
COMMISSIONER ECKHARDT: What about your order boards on that drive-through?
MR. BARAD: It's a bank, there's no --
COMMISSIONER ECKHARDT: They're way at the top or are they down --
CHAIRPERSON KINGSLEY: It's a bank.
MR. BARAD: It's a bank. There's no, it's not --
COMMISSIONER ECKHARDT: Oh, it's a bank.
MR. BARAD: Yes.
COMMISSIONER ECKHARDT: Oh, okay.
COMMISSIONER BONDAROWICZ: There's just a couple of teller lanes.
COMMISSIONER ECKHARDT: People don't order up money.
MR. BARAD: Usually not, yes.
COMMISSIONER BONDAROWICZ: Have a cheeseburger or two.
COMMISSIONER ECKHARDT: Okay, sorry.
CHAIRPERSON KINGSLEY: Okay, I think we've had enough.
Do the Petitioners or anybody want to speak on this again?
(No response.)
CHAIRPERSON KINGSLEY: No, okay. I think we need to wrap this up.
So, does anyone have a motion or more questions?
COMMISSIONER ECKHARDT: I'll take a shot at it, Madam Chairman.
CHAIRPERSON KINGSLEY: Okay.
COMMISSIONER ECKHARDT: Okay, I would like to approve the

Petitioner's submittal this evening with the following requirement: that the north elevation be treated with a stone base wainscot similar to that detail on the south elevation; the brick will be painted a color to match Alpine Ridge brick, color samples to be submitted to Staff for review; at the developer's option, he could continue the EIFS accent strip banding across the north elevation at his option, but that is not a requirement.

Let's see, what else? What else have we missed? I know I veered a little bit, but we'll see what happens. That's my motion.

CHAIRPERSON KINGSLEY: Okay, there's a motion on the floor. Is there a second?

COMMISSIONER KUBOW: Second.

CHAIRPERSON KINGSLEY: There's a second. Any discussion?

COMMISSIONER BONDAROWICZ: I think I would just ask, however we would add to that motion, is that we would consider if there's not going to be some sort of decorative band up high, that maybe we add a third light fixture, maybe something that's more, a light fixture that's a little more decorative than just the wall pack, something that just helps break up that wall.

MR. MIKULSKI: Sure.

COMMISSIONER BONDAROWICZ: Wall packs are just boxes, right, it's just something.

MR. MIKULSKI: Yes.

CHAIRPERSON KINGSLEY: So, are you --

COMMISSIONER ECKHARDT: He can make another motion.

CHAIRPERSON KINGSLEY: Is this, are you talking about just on the north elevation, replacing the two wall packs or also on the south elevation?

COMMISSIONER BONDAROWICZ: Just this north elevation. I take that back; the north and south elevations should have more decorative light fixtures that are not simple wall packs. That would help break up the solid mass of the wall, with three being on the north elevation and, if the spacing is appropriate, to have two on the south elevation.

CHAIRPERSON KINGSLEY: Okay, so you're amending the motion to include that?

COMMISSIONER BONDAROWICZ: Yes.

CHAIRPERSON KINGSLEY: Okay, is there a second?

COMMISSIONER ECKHARDT: Second.

CHAIRPERSON KINGSLEY: Okay, so there's an amended motion.

MR. HAUTZINGER: I mean, I think we can vote on that amendment and then go back to the original if you want to do it that way, kind of a formal procedure.

COMMISSIONER KUBOW: Sure.

MR. HAUTZINGER: So, if you would like to take a vote on the proposed amendment?

CHAIRPERSON KINGSLEY: Okay, so the one that's on the table right now is a motion to add decorative lights on the north and the south elevation. There's been a motion and a second. Take roll call.

MR. HAUTZINGER: Commissioner Fitzgerald.
COMMISSIONER FITZGERALD: Yes.
MR. HAUTZINGER: Commissioner Kubow.
COMMISSIONER KUBOW: Yes.
MR. HAUTZINGER: Commissioner Eckhardt.
COMMISSIONER ECKHARDT: Yes.
MR. HAUTZINGER: Commissioner Bondarowicz.
COMMISSIONER BONDAROWICZ: Yes.
MR. HAUTZINGER: And Chair Kingsley.
CHAIRPERSON KINGSLEY: Yes.
MR. HAUTZINGER: Now, we have an amended motion; back to the original as amended.
CHAIRPERSON KINGSLEY: Okay, thank you.
I had one and it had to do with the parapet and making the parapet return the same distance that the pier was turning on the west elevation. I'm not sure how everyone felt about that, but because that's Palatine Road.
MR. HAUTZINGER: And I also have one comment before anybody changes anything else. Your comment, your motion on the north elevation with the recommendation for the optional EIFS band, I just want to clarify. You're talking about this band?
COMMISSIONER ECKHARDT: Yes.
MR. HAUTZINGER: The band only?
COMMISSIONER ECKHARDT: Correct.
MR. HAUTZINGER: Not the whole top portion of the wall?
COMMISSIONER ECKHARDT: No, just the band --
MR. HAUTZINGER: Just the band, okay.
COMMISSIONER ECKHARDT: -- and that's optional, it's not a requirement --
MR. HAUTZINGER: Yes. Got it.
COMMISSIONER ECKHARDT: -- because I think it might be attractive with or without it.
CHAIRPERSON KINGSLEY: Okay, so can I make a motion, amend the motion?
COMMISSIONER FITZGERALD: It's your --
CHAIRPERSON KINGSLEY: I guess I am. I'd like to amend the motion to make it a requirement that the south parapet wall return north along, I guess that would be the west elevation, the depth of the pier on the west elevation.
COMMISSIONER ECKHARDT: Yes, that's clear. Second.
CHAIRPERSON KINGSLEY: Okay, so there's an amended motion. There's a motion and a second.
COMMISSIONER ECKHARDT: We still haven't voted on my first motion.
CHAIRPERSON KINGSLEY: Right, but we're trying to follow it correctly, so now we're going to vote, it's the first time we've done this.
COMMISSIONER ECKHARDT: Keith, don't stare at us.
CHAIRPERSON KINGSLEY: Yes.

MR. MOENS: I'm not.
CHAIRPERSON KINGSLEY: He's our parliamentarian.
MR. HAUTZINGER: He's going to be jumping up and down.
CHAIRPERSON KINGSLEY: I know, he's going to be so happy. So, we're going to vote on the amended portion of the motion which is the parapet wall.
Roll call.
MR. HAUTZINGER: Commissioner Fitzgerald.
COMMISSIONER FITZGERALD: Yes.
MR. HAUTZINGER: Commissioner Eckhardt.
COMMISSIONER ECKHARDT: Yes.
MR. HAUTZINGER: Commissioner Kubow.
COMMISSIONER KUBOW: Yes.
MR. HAUTZINGER: Commissioner Bondarowicz.
COMMISSIONER BONDAROWICZ: Yes.
MR. HAUTZINGER: And Chair Kingsley.
CHAIRPERSON KINGSLEY: Yes.
So, that has passed as well.
Is there any other discussion or amendments?
(No response.)
CHAIRPERSON KINGSLEY: No? Then we will take roll call on our initial motion.
MR. HAUTZINGER: As amended.
CHAIRPERSON KINGSLEY: As amended.

Motion to <u>approve</u> DC #25-096, the proposed commercial remodel design located at 375 East Rand Road, subject to compliance with the plans received 11/25/25, compliance with all applicable Federal, State, and Village codes, regulations, and policies, the issuance of all required permits, and the following:

1. **The north elevation shall be treated with a stone base wainscot similar to that detail on the south elevation.**
2. **The brick will be painted a color to match Alpine Ridge brick, color samples to be submitted to Staff for review.**
3. **It is recommended, not a requirement, to continue the EIFS accent strip banding across the north elevation, at the Petitioner's option.**
4. **The north and south elevations should have more decorative light fixtures that are not simple wall packs to help break up the solid mass of the wall, with three being on the north elevation and, if the spacing is appropriate, to have two on the south elevation.**
5. **The south parapet wall should return north along the west elevation, the depth of the pier on the west elevation.**
6. **This approval deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from**

zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

7. **All signage must meet code, Chapter 30.**

MR. HAUTZINGER: Commissioner Fitzgerald.
COMMISSIONER FITZGERALD: Yes.
MR. HAUTZINGER: Commissioner Eckhardt.
COMMISSIONER ECKHARDT: Yes.
MR. HAUTZINGER: Commissioner Kubow.
COMMISSIONER KUBOW: Yes.
MR. HAUTZINGER: Commissioner Bondarowicz.
COMMISSIONER BONDAROWICZ: Yes.
MR. HAUTZINGER: And Chair Kingsley.
CHAIRPERSON KINGSLEY: Yes.

All right, it has passed in our new forum. All right, so that was DC #25-096.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 7:55 p.m.)

DESIGN

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

COMMISSION

RE: 411 EAST RAND ROAD, DUTCH BROS COFFEE - DC #26-007
COMMERCIAL

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Design Commission taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor, Community Room, Arlington Heights, Illinois on the 19th day of May, 2026 at the hour of 7:55 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson
JOHN FITZGERALD
TED ECKHARDT
JONATHAN KUBOW
RICH BONDAROWICZ

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: Now, we're on to 411 East Rand Road, DC #26-007, for Dutch Bros. Coffee. Again, Staff will give an overview and the Petitioner will come up. I'll just state, if you spoke or going to speak, just make sure you've signed in at the end of the night so we have your information. Thanks.

MR. HAUTZINGER: And, actually, if you wouldn't mind please coming up to the podium? I think everybody was clear enough, but we're reporting it to be transcribed and there's a microphone at the podium to pick up any comments. So, anybody who speaks should please come on up. So, okay.

Okay, so moving on, this is the Dutch Bros building, and again, we'll just focus on the architectural design of that new building. I think everybody is oriented by now, but I've got that highlighted on the site plan, the building that we're talking about here.

So, okay, and these are the four exterior elevations. So, the proposed new building, as Staff understands it, is based on Dutch Bros Coffee's standard brand prototype design. The design includes gray brick walls on all four sides, and there is a corner feature that's made of blue fiber cement panel siding.

One detail, interesting, kind of piggybacking on our previous conversation about the parapet return, notice on this one that this tower does return back across the roof on all four sides, which is really a nice detail. So, I kind of commend the architecture and/or the Dutch Bros Coffee's prototype, but that's nice to see. It alleviates any of those concerns that you have, that you start seeing the back side of a false parapet. This is a really nice way to do it.

The building also has dark gray canopies on three sides. The larger canopy is actually on the south side of the building where there's a walk-up order window. I should clarify, this restaurant does not have an interior for customers to go inside to order or to dine. So, this is drive-through only to pick up your order or there's an option to walk up to the window, place your order and get it from the outside. That would be under this canopy on the south, drive-through lane along the north under this canopy, and then there's just presumably a more decorative storefront window with a canopy above it on the short end which basically is on the northwest.

So, kind of acknowledging the all-brick exterior, that's a nice quality material of course on all four sides. It's a great starting point. I'm a little afraid to even bring this up now, but we had mentioned that this building, the back portion of the side walls seemed a little void on both, you know, the north, this is the side that really runs parallel to Rand Road, I'm calling that the north, and then the south, that is more internal to the site. You know, there's plenty of interest and detail going on where the tower anchors the corner of the building and the front. The canopies fill in some of the space with the signage. It all works really well together. You get towards the back and it's a bit lacking in detail.

What Staff had noted in our Staff report, you know, is there an option to enhance those portions of the building? Suggestions that we had made is just some potential, and again here we're working with a brand-new building, not a renovation, so some of the complexities of the previous conversation should not be a factor here. This building can be designed and built however it's determined.

So, we are suggesting potentially brick coursing, decorative

banding. There's an actually an option to do like a false window or two, picking up on some of the windows that are already there. If those are just black spandrel windows, it just looks like back of the house, the lights are off, but it would break up that wall, and/or decorative lighting. So, again, similar to the conversation we just had. I'll let the Design Commission take a look at those portions of the design.

This building does include six wall signs, so you can see two on the side facing Rand Road, there's two really on the architectural front which is the west side of the building, and then one on the other two sides. Per code, only one wall sign is allowed per street frontage. So, there are six here. This is really part of the next application which is the sign variation, but just a little heads up as it relates to the architecture. Keep that in the back of your mind, we'll talk about that with the next one.

Rooftop screening, this one includes full height parapet walls to fully screen all the mechanical equipment. So, that's always ideal. No concerns there.

Trash screening, similar to the other building, they have done a nice job designing the freestanding trash enclosure with the same materials as the building, which we always encourage and look for. So, no concerns there.

Aside from the back portion of those walls, Staff is recommending approval as submitted.

CHAIRPERSON KINGSLEY: Thank you.

Does the Petitioner want to come up?

MS. KIVLAND: Thank you. My name is Liz Kivland, I'm with Chipman Design Architecture. I'm one of the Architects working on this building.

Pretty straight-forward. It's an upgrade with the all brick from their standard prototype. We realize that that looks best in this market and they want to appease their customers visually and with good coffee. So, yes, it's pretty straight-forward.

Materials we think work well and blend nicely and we're open to suggestions. To break up the brick, we want to do a soldier course around the building. That is something that's easily changed and done. The false windows get a little difficult for us. There is a double wall there, so keeping them ventilated so we don't have issues with the windows later can be an issue. So, it's not a favored suggestion, but yes, we're open to any comments.

CHAIRPERSON KINGSLEY: Thank you. I do have a quick question. The wood that's on here, that's for the soffit?

MS. KIVLAND: It's the underside of the canopy at the walk-up window.

CHAIRPERSON KINGSLEY: But just at the walk-up?

MS. KIVLAND: Yes.

CHAIRPERSON KINGSLEY: Okay.

MS. KIVLAND: The other canopies are all prefabricated material.

CHAIRPERSON KINGSLEY: Okay, thank you, and then the soldier course you're talking about is the one at the base?

MS. KIVLAND: There is a soldier course that caps the base, but then we also have them above the windows.

CHAIRPERSON KINGSLEY: Oh, correct, I see that.
MS. KIVLAND: So, we can continue that line of the one above the windows.
CHAIRPERSON KINGSLEY: On the drive-through elevation?
MS. KIVLAND: Yes, but around the rest of the building.
CHAIRPERSON KINGSLEY: Okay, yes, all right. Thank you.
MR. HAUTZINGER: And this is a photo of the same design completed elsewhere --
MS. KIVLAND: Yes, correct.
MR. HAUTZINGER: -- for reference. Full scale mockup of the entire building, in case you haven't --
CHAIRPERSON KINGSLEY: Right, it's just, is that the right orientation?
MR. HAUTZINGER: It is.
CHAIRPERSON KINGSLEY: It is, okay. All right, so this would be the right side. Okay, all right. Thank you very much.
Commissioner Kubow?
COMMISSIONER KUBOW: Yes, I don't know if I'm easier going tonight, but I think just the simple design, I'm fine with it. I think it's a smaller building so you don't have too much, although I do agree with Staff's recommendation on having the lights because it will bring a little consistency to some of the surrounding buildings.
But I guess I want to get to signage because I think this is part of the whole encompassing approval.
MR. HAUTZINGER: Sure.
COMMISSIONER KUBOW: I think your recommendation, Staff's recommendation for signage is what specifically? Two signs versus the six?
MR. HAUTZINGER: We were recommending four maximum.
COMMISSIONER KUBOW: Right, and can you walk me through that, what you're recommending?
MR. HAUTZINGER: You know, we actually did not specify and we will get into this in the next review. But we compiled, you know, data, like permit history data of other signage for similar drive-through restaurants, and originally kind of seeing is there a way to justify all these signs or maybe five of the six. It really just was adding up to be somewhat excessive as compared to other businesses in terms of the quantity as well as the total square footage of signage.
So, we do always like to keep that in check in terms of a level playing field being, you know, and not giving unfair advantages to certain businesses. With that in mind, we just couldn't really justify recommending more than four wall signs. At the same time, I'm not sure which two to pull out, so we kind of wanted to leave that up to the Petitioner and Design Commission to maybe kick around and make that decision.
COMMISSIONER KUBOW: Okay, thank you. We'll get the sign plan I guess in the next review, but --
MR. HAUTZINGER: Yes.
COMMISSIONER KUBOW: -- overall, I approve the design. I would

likely require just take two gooseneck lights. We have two blank walls on the, one on the right elevation, the other on the left elevation, I think those would be good opportunities to have a little bit of decoration on.

CHAIRPERSON KINGSLEY: Okay, thank you.

Commissioner Bondarowicz?

COMMISSIONER BONDAROWICZ: So, I'm going to go back to the signs because I think it's hard to understand what the building looks like knowing how many signs we have or don't have, because if we get rid of a sign in one place, it's going to make it look more blank. So, we have a little bit of a chicken and the egg problem, right, of how many.

From the architect's perspective or the Applicant's perspective, which signs are the critical signs for signage and visibility from the street so we're not negatively impacting the business?

MS. KIVLAND: Sure. I would say on the blue tower, the front, the smaller elevation, keeping that window is quite important to the brand. That image is part of the brand identity for sure, and on the blue tower which is also a piece of their brand identity is important to them. So, on that one, I would say we would lose the Dutch Bros signage across the larger window. Then at the back elevation, the other small elevation there, we would keep that one as well. That way we're seeing the windmill from either side of how we're approaching from Rand Road. So, that is important for the brand.

So, we'd lose the window on the larger side of the blue tower, but keep the Dutch Bros there. Then, yes, it's interior to the site, but we would keep the Dutch Bros as well on the larger all brick elevation.

COMMISSIONER BONDAROWICZ: Because that's the, where you're walking up if you're doing a pickup, right, or ordering at the window?

MS. KIVLAND: Yes.

MR. HAUTZINGER: Or approaching in your car from Palatine Road.

MS. KIVLAND: Yes.

COMMISSIONER BONDAROWICZ: So, you need to see it.

MS. KIVLAND: Yes. So, that would be the choices that the brand would support.

COMMISSIONER BONDAROWICZ: Can you point out which ones you're getting rid of again?

MR. HAUTZINGER: I can review it.

COMMISSIONER BONDAROWICZ: Yes.

MR. HAUTZINGER: This windmill would be eliminated --

MS. KIVLAND: Yes.

MR. HAUTZINGER: -- and this Dutch Bros sign would be eliminated --

MS. KIVLAND: Yes.

MR. HAUTZINGER: -- and the other four would remain.

COMMISSIONER BONDAROWICZ: Okay, if we were going to suggest adding the soldier course and the rowlocks; where would it work best in your opinion?

MS. KIVLAND: I think if we kept it going from the top of the windows

all the way around the building, so we're just taking an element that's already there and working it in to the entire building. So, it would provide a little bit of visual relief from all of the brick. It's still brick but, you know, it's a slightly different geometry to just give it some interest, simple. I don't think it adds any cost; the mason is still laying up brick.

COMMISSIONER BONDAROWICZ: And then, Commissioner Kubow commented about adding some decorative lighting. Where would you see some decorative lighting?

MS. KIVLAND: We could probably do it on the two panels that kind of align that is in the center, not necessarily the center, but off center of the two larger elevations is actually a six-inch bump-out. So, it comes along, so there is a little bit of plane change along this elevation, so I would say we would add it to that bump-out piece. Now, maybe two on the larger one and we can shrink the bump-out and do one each elevation.

They do have lights on the, they're hard to see, but there are lights on each of the piers of the walk-up. So, we would ask to just repeat that light. It's an up and down --

CHAIRPERSON KINGSLEY: That's similar to the photograph that was submitted?

MS. KIVLAND: Yes. Yes.

COMMISSIONER BONDAROWICZ: So, the top of the windows, there's really just that. The walk-up, there's a consistent line for top of windows.

MS. KIVLAND: There is.

COMMISSIONER BONDAROWICZ: Where you can carry that soldier around.

MS. KIVLAND: Yes.

COMMISSIONER BONDAROWICZ: Now, the other white elements are these boards, right, the menu boards?

MS. KIVLAND: Yes, they are snap frames to allow, when they're near the order windows, there are menu boards. There's a couple of smaller ones, so we can do advertising, seasonal drinks, that type of thing to, you know, they change them out depending on what the menu changes are.

COMMISSIONER BONDAROWICZ: Okay.

MR. HAUTZINGER: I can sort of jump ahead on that topic just in terms of what Staff's comments are that we'll get to with the next item on the agenda, but all the snap frames on this north elevation Staff is not in support of. It really just, they seem to be just supplemental menu advertising, probably promotional of certain things. Just considering that this is facing Rand Road, there's also a menu board here at the pickup window that I guess maybe we don't understand how that's utilized, but it seems unnecessary and just kind of adding clutter to this north elevation.

That's going to be Staff's position, and again we can look at that a little closer when we get to it. But as far as your comment about thinking about how the building looks with or without signage; I just wanted to mention that's going to be Staff's recommendation. We're in support of the snap frames and the menu board at the walk-up window because obviously a customer is walking up

there to order. They don't have the benefit of seeing the drive-through signage from their car in advance of the pickup.

COMMISSIONER BONDAROWICZ: Can someone, are you able to explain why all those boards are necessary?

MS. KIVLAND: I'm sorry, what's that?

COMMISSIONER BONDAROWICZ: So, to answer the question about all the boards on this side, you know, you've got three of them, are they all necessary for the business operation?

MS. KIVLAND: On the drive-through side, there are other municipalities that have had an issue with them, so the brand is okay getting rid of the snap frames along the drive-through. It's not their favorite but, you know, they understand that there is a concern there from municipalities. But definitely along the walk-up window side, those are utilized by customers.

MR. HAUTZINGER: What about the wall-mounted, illuminated menu board next to the pickup window? What's the logic there?

MS. KIVLAND: Excuse me. They don't, their menu boards aren't -- let me back up here.

So, all of their ordering is with runners similar to what we see around here. Portillo's or Chipotle's have them as well. So, there is no audio at the menu boards, it's all runners. So, you're not necessarily consecutively in line.

So, the runners can get you at any point, so it may be that you could get to the drive-through window; if for some reason, you know, you got up there first, you could straight order from that menu board at the drive-through window. So, there are other menu boards along the way, but it's intended to move that line really quickly because they do quite a volume of business. So, without the, you know, kind of standard order, wait a minute, and then drive up to pick up your drink, they have runners doing orders on iPads, running into the building, running out your drink. If you go to the site plan, there's like a peel-off lane as part of the drive-through. So, they move cars out very quickly with that system.

So, it seems a little odd to have it so close to where you think you're done with your interaction, but it could very well be that someone gets up there and, you know, then it's their turn to order and they just happen to have to do it at the drive-through window.

CHAIRPERSON KINGSLEY: So, how many are there? There's the one at the drive-through, and then where's the other one? At the walk-up?

MS. KIVLAND: Yes, and --

CHAIRPERSON KINGSLEY: Okay.

MS. KIVLAND: -- then there's ones along the drive-through lanes as well.

CHAIRPERSON KINGSLEY: Right, that's the one that we're talking.

MS. KIVLAND: Yes.

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER BONDAROWICZ: Because there's three there, right, on the drive-through side?

MS. KIVLAND: So, those two that are farther back are more advertisement. So, there is drive-through, or there's menu boards at the drive-

through lanes, typical like you would see to order at different drive-through windows. Again, no audio. So, the one up at the drive-through window is actually usually a menu and the other ones tend to be advertisements. So, they're willing to lose the others one farther back because they have the menu boards in the drive-through lanes, but the one up at the window they'd like to keep though.

MR. BARAD: If I could expand on that real quick? Dutch Bros, they are really aware of the traffic management situation we get further along in the process and approval process. They came up with a traffic management plan and they've done studies and the way they've operated throughout the country. Every menu board where they place it is there for a specific reason and it helps just with operations flow and so there's not a huge stack of cars at the drive-through that it efficiently operates in. Every place where the true menu boards are is essential to their operations.

CHAIRPERSON KINGSLEY: Thank you.

Okay, I think we're back to Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Okay, I actually, as to the building, I like it. In fact, I like all four sides. I may have some comments about signage.

The area that is to the south, like near where the generator is or the transformer is in that, is that going to be a landscaped area or what is that area? So, it's kind of southwest of the building. It says that there's a transformer I think in there and it looks like it's where --

MS. KIVLAND: It will be a landscaped area.

COMMISSIONER FITZGERALD: Okay, so that's really your only greenery?

MS. KIVLAND: Correct, and a little bit along the parkway --

COMMISSIONER FITZGERALD: Okay, and then the Rand Road side, because you have a relief on the, I'm going to call it the left side or the southeast side, that wall, I think that's actually okay, for me. So, I'm okay with the building as presented.

CHAIRPERSON KINGSLEY: Okay, thank you. I agree with what everyone has said. I think it's a nicely designed building. I like some of the detailing, I like the wood soffit and things like that.

I agree with the lighting, having like maybe two in the base that you were talking, you know, keeping the bump-out where it is and adding the two lights, especially if they match. I think that'd be great.

Then, I would say the soldier course, I'm not so sure it needs it, but I think it would, for me, would be a recommendation unless you all think it would be a requirement. Then I guess we'll talk about the signage at the next motion.

Anybody else have comments or do we have a motion?

COMMISSIONER ECKHARDT: I'll make a motion. I think the motion is we are, I would move we accept the petition as submitted with a requirement to add some decorative lights, and then I need some help on which elevations we think that is. There's a couple of them, but I'm not sure.

CHAIRPERSON KINGSLEY: I think probably in the north and south, the long elevations.

COMMISSIONER ECKHARDT: North and south, a couple of decorative lights. The installation of a soldier course higher up would be at the option of the Petitioner, but this brick work on the very bottom is very attractive and I believe that's part of the submittal. That's it.

Motion to <u>approve</u> DC #26-007, the proposed architectural design for Dutch Bros Coffee to be located at 411 East Rand Road. This approval is subject to compliance with the plans received 1/15/26, compliance with all applicable Federal, State, and Village codes, regulations and policies, the issuance of all required permits, and the following:

1. **Some decorative light fixtures shall be added along the north and south elevations.**
2. **A recommendation to enhance the wall areas with soldier coursing above the windows around the building at the option of the Petitioner.**
3. **This approval deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.**
4. **All signage must meet code, Chapter 30.**

CHAIRPERSON KINGSLEY: Okay, there's a motion.
Is there a second?
COMMISSIONER KUBOW: Second.
CHAIRPERSON KINGSLEY: There's a motion and a second.
Any discussion?
(No response.)
CHAIRPERSON KINGSLEY: There is no discussion. So, I guess we can go for a roll call vote.
MR. HAUTZINGER: Commissioner Fitzgerald.
COMMISSIONER FITZGERALD: Yes.
MR. HAUTZINGER: Commissioner Eckhardt.
COMMISSIONER ECKHARDT: Yes.
MR. HAUTZINGER: Commissioner Kubow.
COMMISSIONER KUBOW: Yes.
MR. HAUTZINGER: Commissioner Bondarowicz.
COMMISSIONER BONDAROWICZ: Yes.
MR. HAUTZINGER: And Chair Kingsley.
CHAIRPERSON KINGSLEY: Yes.

All right, so that has passed, with just a couple of extra lights.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 8:18 p.m.)

DESIGN

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

COMMISSION

RE: 375-425 EAST RAND ROAD - DC #26-029
SIGN VARIATION

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Design Commission taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor, Community Room, Arlington Heights, Illinois on the 19th day of May, 2026 at the hour of 8:18 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson
JOHN FITZGERALD
TED ECKHARDT
JONATHAN KUBOW
RICH BONDAROWICZ

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: Then, last, we have the sign variation,

DC #26-029, for 375-425 East Rand Road.

MR. HAUTZINGER: Which basically covers the whole site, right.

CHAIRPERSON KINGSLEY: Okay.

MR. HAUTZINGER: Okay, I'm just going to pull up the site plan here for reference and just give a general summary of the variations that are being requested. They really have three categories: ground signs, wall signs, and drive-through signs.

So, the ground signs are, they are proposing two 116 square-foot ground signs where 66 square-foot is the maximum allowed. Those ground signs are located inside the red circles here on the site, one next to the driveway off of Rand Road and one in the southeast corner adjacent to the driveway entrance from Palatine. So, we've got these two monument signs, and this is an image of that sign.

So, I'll get into the Petitioner's hardship and then Staff's comments for each one of these, but first, I'll just kind of finish an overview. But they are proposing that these signs will be the only two ground signs. So, Dutch Bros won't have their own separate freestanding sign. The future other drive-through restaurant won't have a separate ground sign. They're going to have all their tenants just on these two signs. For the Pep Boys building as well, all the tenants in the site will be accommodated on these two signs.

In regards to wall signs, really I think we already kind of covered an introduction of that. The wall sign variations are associated with the Dutch Bros building and it's to allow the six wall signs proposed where only one wall sign is allowed per code. You get one wall sign per street frontage, there's just the one street frontage on Rand Road, so technically per code, there would only be one sign allowed.

That being said, and I will get into more detail, but it is not uncommon, in fact almost all of the drive-through restaurants in Arlington Heights have received some amount of variation for additional wall signage. In fact, we're in the process of amending code to allow two by right, and that's a separate issue, but just a little background there.

Then, finally is the drive-through signs. Let me zoom in on their site plan to explain that. So, if you can look past all the red arrows, here's the two drive-through lanes. At each drive-through lane, there are two freestanding menu board signs. There's one here and here for the inner drive-through lane, there's one here and here for the outer drive-through lane.

Per code, you're allowed to have a pre-sell menu board and a menu board at each drive-through lane. So, these first two menu boards are allowed by right. The second two menu boards are also allowed per code. So, where they're going over is now to have two additional wall-mounted menus for a total of six.

The variation that we have says for four menu boards where two are allowed by code. That's because we're putting these pre-sell into a separate category, even though they're really the same thing. So, if that gets confusing, feel free to ask questions, but essentially, they're going to end up with a total of six menu boards, four of them are freestanding in the drive-through lane,

one of them will be at the pickup window on the building, and the other one is wall-mounted at the walk-up window on the building, for a total of six.

Per code, drive-through menu boards are not supposed to face the street. The idea is they should be on the side or behind the building. Because the configuration of this building really kind of turned sideways, that the drive-through lane is parallel to the road, you end up with one of those menu boards facing the street. So, there's a separate variation for that alone.

Then, finally, the supplemental snap frame advertising signs that we were talking about, there is a total of eight of those proposed on the building, four on the north elevation and four at the pickup window on the south elevation. So, that's the total ask in terms of sign variations.

Let me skip ahead here. The Petitioner submitted a letter, part of requesting a sign variation, they need to clarify, you know, respond to the criteria for a sign variation including hardship, unique circumstance. You know, for the ground sign, the Petitioner feels that the additional size is needed to effectively serve all seven of the different businesses that they anticipate having in this site across the development. Again, because they're not going to have separate ground signs, they're asking for larger ground signs to accommodate all the businesses.

The wall signs for Dutch Bros, the Petitioner feels the six signs are necessary to be consistent with their national brand prototype, and that enhanced visibility is critical, particularly for southbound traffic to the primary point of access to the site. So, in general, they are asking for those signs to maintain brand consistency and ensure adequate visibility.

For the drive-through signs, they report that the proposed drive-through menu signs are a Dutch Bros standard prototype menu signage. Again, I guess that just speaks to the operation.

So, Staff's comments, starting first with the ground sign, you know, in general, this is a nicely designed sign. We've put in a rendering of the building that we just got done discussing in detail, and they are using the same, you know, stone materials and metal materials which is, you know, always encouraged. So, that's a nice design approach for the sign. However, we did review, again, like comparing to other businesses, specifically this Table 5 that was in the Staff report, this is a comparison of the subject property, the size of the property, the total square footage of the businesses on the property, and the size of the site area, and then how many signs and how large, as compared to the surrounding larger retail centers that we talked about earlier in the evening.

Town and Country, Arlington Plaza, NorthPoint, Arlington Heights Promenade, they all have code-compliant size ground signs and they're much larger retail centers with more businesses. So, I mean, Staff really has a hard time justifying, I mean, you guys will be welcome to, after I finish the review, you know, explain your point of view on it. But looking at the numbers, it just doesn't seem justifiable to support the oversized ground signs for this relatively small retail development as compared to these much larger ones that have code-compliant size signs.

By the way, the size of the ground signs is determined by code

on two factors, it's the width of the road and the speed limit on the road. So, in some cases, 66 square feet is the maximum allowed, in other cases 80 square-foot is the maximum allowed, and that just depends whether it's Arlington Heights Road and/or Palatine. They have slightly different factors that apply, you know, in most cases, and to be honest, I had to convince myself, I looked back and pulled some old permits on Town and Country. Are those really 66 square feet? I did find each of their tenant panels were about seven square feet each. There was seven or so, or six, seven or eight of them stacked. If there was eight of them, that's 56 square feet. They have the name of the retail center Town and Country above that. So, they were right there.

There's always additional square footage for the structure of the sign, kind of the decorative components of the sign. So, we really just measured the area of the sign based on the signage itself. There's a limit on how much additional structure could be added, but like for the base of your wall sign, we're not including that in the total area. It's just the size of the sign panels themselves, which by the way, I mean, so Staff's position on that sign is that we really do feel like it should just be redesigned to comply with code.

Really in a way, it's kind of an inefficient sign. I mean, it's a nice-looking sign, but it's just getting too large as compared to what code allows and what everyone else has. All this like 10 inches of space between each of the panels, it really just adds up. Then this overall rectangle here just gets kind of huge as compared to the other businesses. Really if you cut this about in half and stacked those tenants vertically, that's a more common approach that we're seeing in the other retail centers. Staff does feel you would be able, you should be able to accommodate all your businesses on a sign of that size.

Again, looking around at the surrounding, other large retail centers with their multi-tenant signs for examples, we'd encourage this should just be redesigned. So, unfortunately, Staff can't support that variation request.

For the wall signs, we already talked about. For Dutch Bros, you know, again, we in our Staff report provided a summary of wall signs at other drive-through restaurants. So, you can see the total number of wall signs at all these different drive-through restaurants. These are all in Arlington Heights, you know, ranging from two, two and three is the most common. There's one McDonald's that has four wall signs, and then the total square footage of those signs, again looking at the six proposed for the total 152 square feet, it's just way beyond.

This 212 for Raising Cane's is a little bit misleading because their giant No. 1, which is really part of the wall, that was considered to be a sign and it was approved by a variation. So, it seems like they have a huge amount of signage, but actually that was kind of a sign/architectural feature, so it's kind of a ginormous sign. So, based on this though, you know, like we said, Staff would recommend four and it sounds like hopefully that will be agreeable to the Petitioner and we'll see what the Design Commission thinks.

Drive-through signs, no objection to the wall-mounted menu board and the four snap frames that are adjacent to the walk-up window. Again, that's internal to the site. This is really speaking to people that are, or customers

that are already on the site, you're not really going to see it from the street. So, that's this elevation here.

This is the wall-mounted menu board that's illuminated, and that looks like this here, okay, in detail. Then, these other ones, these are two large and two small snap frames where they put in their, I guess rotating advertisements. So, these are just really like poster frames that are mounted to the wall. We just took to the internet, this is a completely for reference only image from the internet that shows, you know, how they've used these at some other locations so you get an idea of how those snap frames will work.

Again, so this will look really similar to what's being proposed at this site with one menu board and some snap frames. Staff is in support of that. No harm done. It looks nice. In fact, it's a whole lot nicer to have this than to slap a bunch of things up after the fact which you sometimes see at different drive-through restaurants, hanging off of the drive-through menu board or the building wall. This is really nice and neatly done, so Staff is in support of that.

However, we already talked about on the north face of the building where it's facing Rand Road, I guess our feeling was that the wall-mounted menu board, the small snap frames with the larger snap frames is just a little bit, it's nothing that we've seen at any other drive-through restaurants. So, we don't see the hardship or the unique circumstance that justifies it here. So, we're not in support of those including the wall-mounted menu board, although it sounds like there may be some good rationale for that, you can hear more from the Petitioner.

I think that's the summary of our comments. So, as submitted, the one, two, three, four, five variations, Staff is recommending denial, and this is at the end of the report, but instead we're recommending approval of sign variation No. 2. So, No. 1, we're just recommending denial and that's off the list. No. 2, we recommend approval, but for a total of four wall signs instead of six. Sign variation No. 3, we're in support of three of the four menu boards, but not this one. Then, for variation No. 5, we're in support of four of the snap frames at the walk-up window, but not the four snap frames at the drive-through lane. Hopefully that made sense.

CHAIRPERSON KINGSLEY: Thank you.

Petitioner, would you like to come up and speak on that?

MR. BARAD: So, for the monument sign, generally when we have three buildings there'd be three separate ground signs. We'll do our best to kind of shrink it up to kind of get it close enough to complying with the code. Especially on the multi-tenant buildings, they rely on these signs. They don't have visibility on the street, and that's the only visibility. They don't have any frontage, so it's essential to the operations and, but otherwise, they wouldn't have any visibility on Rand and Palatine.

With the Dutch Bros and the future user on the other pad, they only have frontage on Rand Road. They rely on these ground signs on Palatine, that's the only visibility on Palatine, and there is access of course to the site through Palatine to get there. This is their only visibility, so they rely on all of that traffic. That's how they have their visibility.

There is, I guess we could shrink it up and get it as close as possible to code compliant, but we do need to have space for all of these tenant

signs. That's really important to their visibility and to help drive customers.

CHAIRPERSON KINGSLEY: I have a quick question. So, as presented tonight, I know that this sign is 116 square feet. Approximately how many square feet are each one of those tenants, the six tenants?

MR. MIKULSKI: Well, like, are you talking about the square footage of the panels that are shown here?

MR. BARAD: Like the panels themselves?

CHAIRPERSON KINGSLEY: The tenants, yes. So, the --

MR. MIKULSKI: The actual tenant panels?

CHAIRPERSON KINGSLEY: Yes.

MR. MIKULSKI: On here. Yes, so they're at four-foot by two-foot, so approximately eight square feet.

CHAIRPERSON KINGSLEY: Okay, and what did you say the other ones were, Steve?

MR. HAUTZINGER: At Town and County, seven square-foot.

CHAIRPERSON KINGSLEY: So, they were seven, okay. So, these are just slightly bigger, each one of these tenants except for the bottom where it says Old National. That one is larger, and who is going to be in that one? Is that going to be --

MR. BARAD: The Old National Bank.

CHAIRPERSON KINGSLEY: Oh, okay.

MR. BARAD: Yes.

CHAIRPERSON KINGSLEY: Yes, right, but that one is twice as big?

MR. BARAD: Yes.

CHAIRPERSON KINGSLEY: Okay, got it. Thank you. It was probably a silly question, but thank you.

MS. KIVLAND: We kind of went through the Dutch Bros signage. So, the menu boards, we have to go back to Dutch Bros to see which ones are more efficacious for them. So, I'm thinking it's keeping the ones at the drive-through because that is the bulk of their business. They do a lot of mobile ordering through their app but, you know, keeping those ones at the drive-through lanes I think would be, so I'd request that we have four and that chances are we're going to keep them at the lanes. Then I'd have to ask about the others at the building.

Personally, I would request five. I know that's two more than what Staff is recommending, but the way they keep their operations moving and to keep that traffic flowing and not backing up is, you know, having those menu boards available.

CHAIRPERSON KINGSLEY: And when you say five, you mean the two --

MS. KIVLAND: Four at the drive-through lanes and then the one at the walk-up.

CHAIRPERSON KINGSLEY: Okay, and is that not what Staff was saying?

MR. HAUTZINGER: Yes, it is a little confusing. In order to kind of make these variations under code, because code will allow, like the four that are out here would all be allowed by code --

MS. KIVLAND: Okay.

MR. HAUTZINGER: -- because the first two are considered pre-sell menu boards.

MS. KIVLAND: Oh, okay, so you're saying get rid of one at the --

MR. HAUTZINGER: The only one that we were objecting to is the one at the pick-up window. That seemed unnecessary and it's facing the road which is not allowed and adding kind of just a visual clutter.

MS. KIVLAND: Yes.

MR. HAUTZINGER: So, yes. Otherwise, Staff was in support of the four that are in the drive-through lane.

MS. KIVLAND: Okay, sorry I mis-understood.

MR. HAUTZINGER: Plus the fifth that would be at the walk-up window.

MS. KIVLAND: Yes. So, I think that would be acceptable for Dutch Bros.

CHAIRPERSON KINGSLEY: Okay, and what about Staff's recommendation then to eliminate everything on the drive-through side because Staff has recommended to get rid of the menu board on that wall and then all the snap frames on that wall?

MS. KIVLAND: Yes. We'd like to keep something there. I think the menu board is probably the more important, the snap frames are less important to Dutch Bros because they do have a large online presence. They have a bit of a cult following, not around here yet, but very much so. So, I think those snap frames on the drive-through side we'd be willing to take away if we could keep the menu board on the drive-through side.

CHAIRPERSON KINGSLEY: Okay.

MR. HAUTZINGER: Can I also clarify one thing? Is it correct that customers can also mobile order?

MS. KIVLAND: They do.

MR. HAUTZINGER: And then this really just becomes a pickup lane?

MS. KIVLAND: Yes.

MR. HAUTZINGER: In which case they don't need a menu board at all, just saying.

CHAIRPERSON KINGSLEY: Also, in the image that Staff had provided on the snap frames and what was in the Dutch Bros' snap frame, one of them looked as if it was a menu.

MS. KIVLAND: Yes.

CHAIRPERSON KINGSLEY: Now, I know that's not the same as the menu board.

MS. KIVLAND: Right.

MR. HAUTZINGER: This here, yes.

CHAIRPERSON KINGSLEY: So, one is static and one is not.

MR. HAUTZINGER: It actually looks like the identical display. So, they're using one of those snap frames as an additional menu board which personally, I mean, Staff wasn't interpreting these as being, you know, mandating

exactly what's going to go in there. It's all menu board. If they want to have the same thing --

MS. KIVLAND: Yes. So, if we lose the illuminated menu board at the drive-through and have one of the larger snap frames, then that would satisfy. Because there is no dictating what they'd put in there at any given moment. They'll change it out and we have no --

CHAIRPERSON KINGSLEY: All right, thank you.

Is there anyone else in the audience or the public that would like to speak on this, or Petitioner? Yes? If you could just state your name.

MR. KATSIAMBIS: Yes, my name is Ioannis Katsiambis, I'm the Manager of Gatsby's Pizza Pub from up to seven years. We're there for a long time, we're trying to survive. It's very tough.

The building next to us, those two buildings, they lasted two and a half years. They're like a cancer to us, destroying the business because of the fence, and because of the garbage and the rats and the broken doors and the young kids go in there and jump the fence, they do rave parties. A lot of people that are homeless sleep there. The police is not enough. We did make complaints to the Health Department and the Police, they're still there.

I feel if it was Downtown Arlington Heights close to Alfresco, you guys would do something different. You'll tear the building down or clean something, but it's like a cancer to us. Nobody cares, like we're outside from Alfresco, nobody cares about our business or anything else.

So, I would appreciate if you help these people just develop this place. They're the second business that are trying to develop this place. The first one has run away because there's an issue with IDOT, you cannot make a left turn and you know that on Rand Road. I hope they succeed.

So, that's it. I'm begging you guys to try to help these people to clean this place up. That's my only concern; otherwise, if you can take those buildings down, it's unbearable to us. That's all. I appreciate it as a taxpayer and working for 20 years in the city, I would appreciate that. That's all.

CHAIRPERSON KINGSLEY: So, you're for everything.

MR. KATSIAMBIS: I appreciate it. Thank you.

COMMISSIONER ECKHARDT: Thank you for coming in.

MR. KATSIAMBIS: Thank you.

CHAIRPERSON KINGSLEY: Would you mind, did you sign in? Did you put your name in? That would be great.

MR. KATSIAMBIS: Yes, okay.

CHAIRPERSON KINGSLEY: Okay, thank you.

MR. KATSIAMBIS: Sorry.

CHAIRPERSON KINGSLEY: No, that's okay, thank you.

MR. HAUTZINGER: Thank you.

CHAIRPERSON KINGSLEY: While he's signing in, is there anyone else, anyone in the audience that wants to speak on this?

(No response.)

CHAIRPERSON KINGSLEY: No. Okay, then we'll go to Commissioners. Commissioner Bondarowicz?

COMMISSIONER BONDAROWICZ: It might be a little bit confusing what you said on the drive-through side.

COMMISSIONER ECKHARDT: He knows it's complicated.

COMMISSIONER BONDAROWICZ: Yes. Well, so could you bring up the drive-through side? You have two snap and one menu on the drive, attached to the building, right? I believe you just said that you don't need the menu one, but you want to keep the snap?

MS. KIVLAND: Yes, one larger frame, whether it's illuminated menu or the snap frame, I think it would be helpful to the customers and to their operation.

COMMISSIONER BONDAROWICZ: Okay, because, so how would they use it? When they come through the drive-through, they get to, you know, two cars before the window, historically have they ever placed an order?

MS. KIVLAND: Most likely, but not necessarily. If the line is moving very quickly, sorry, I'll stand. If the line is moving very quickly and the runners are very efficient and maybe they're getting to the back of the line first, you might get to that drive-through before your order is placed.

COMMISSIONER BONDAROWICZ: So, whether it's snap or digital, in either case there's no voice?

MS. KIVLAND: Correct.

COMMISSIONER BONDAROWICZ: So, you're looking at it, remembering what you're going to order?

MS. KIVLAND: Yes.

COMMISSIONER BONDAROWICZ: And hopefully you're such a cult follower that you remember your --

MS. KIVLAND: Yes, absolutely.

COMMISSIONER BONDAROWICZ: And then you get to the window and you ordering at the window?

MS. KIVLAND: Not necessarily. A runner could come to you at any moment or you can order from the window.

COMMISSIONER BONDAROWICZ: So, what if the, as Staff mentioned, the one that appears to be past the window seems odd to us.

MS. KIVLAND: Okay.

COMMISSIONER BONDAROWICZ: Right? I think that's what you said, Steve, right, is that --

MR. HAUTZINGER: Yes.

COMMISSIONER BONDAROWICZ: You're kind of like past the window, why would you need that one there? That's probably breaking up the blue facade.

MR. BARAD: Could I touch on that quickly?

COMMISSIONER BONDAROWICZ: Yes. Yes, yes.

MR. BARAD: So, that window, it's not always, you're not always picking every drink from the window. They a lot of times have runners, as Liz mentioned, to grab the drink from the window and bring it out to your car. So, you can order from any part of the line. You can pick up your drink from any part of the line. There's a bypass lane. This is part of their operations to have them move very quickly. So, sometimes you're getting up there and you're ordering there

because that's how quickly they operate and shuffling cars in and out through the drive-through. So, that pickup window, yes, sometimes you'll just go there like at a different drive-through and you pick up from there, but a lot of times there's a runner who will find your car in line wherever you are and bring it to you.

COMMISSIONER BONDAROWICZ: But if you bring up the site plan, if you ordered there, so where, you know, point out where that is. It's all the way at the end, you're leaving.

MR. BARAD: So, there's a bypass lane; it's just to the right.

COMMISSIONER BONDAROWICZ: Yes, but by the time you got to that window and you looked at that menu, you're the first in the queue, right? If you ordered from that, you would either be sitting there or you'd pull out.

MS. KIVLAND: No, you could sit there, they might tell you to like pull out, but like if it's not ready, but you could sit there and everyone else can bypass around you.

COMMISSIONER BONDAROWICZ: But you'll have already been at car No. 4 at some point because you've not been able, here's where I'm going with this. I'm trying to figure out where is the best spot to give you a digital board --

MS. KIVLAND: Sure, yes.

COMMISSIONER BONDAROWICZ: -- because if you could pick one, where would be the ideal spot?

MS. KIVLAND: If I could pick one spot, I think I would agree with you and have it be farther back --

COMMISSIONER BONDAROWICZ: Yes, so that you can look at it, right?

MS. KIVLAND: Yes.

MR. HAUTZINGER: There is one issue with that, it's that because of the setback of the building wall, is a menu with a small print mounted on the wall here readable from somewhere in the car? I mean, normally you're driving right up next to that menu.

MS. KIVLAND: Yes, absolutely not, but not this gal anyway.

MR. HAUTZINGER: You know what I'm saying?

MS. KIVLAND: Yes.

MR. HAUTZINGER: It might be okay for one of those folks like those poster advertisements which that doesn't support, but for a menu, that might be a little difficult.

COMMISSIONER BONDAROWICZ: So, can we go back to the elevation? So, does Dutch Bros do a digital sign that's on a pedestal that could be closer to the vehicle?

MS. KIVLAND: That is like the runners' way, so they do not want to impede, there is a door coming outside of that blue tower. So, with that in mind, I would say that the last place is the winner for having the illuminated sign. It is out of the way and it is readable by --

COMMISSIONER BONDAROWICZ: Because how many were there prior to getting to this point?

MS. KIVLAND: Say that again?

COMMISSIONER BONDAROWICZ: How many numbers were there

before you got to that last four-car queue?

MR. HAUTZINGER: In each drive-through lane, you would pass two of these. So, there's four of these here out in the drive-through, there's two in each lane. We're considering one of these a pre-sell. Usually, the pre-sell is smaller than the main menu. In this case, they're the same size and they're both relatively small.

By the way, each of these has a snap frame on each side as well. So, there's already four of these, each has two snap frames, that's eight snap frame advertisements in the drive-through lane which is part of again Staff's concern.

COMMISSIONER BONDAROWICZ: They really want you to memorize it.

MR. HAUTZINGER: They really want to get them out there, the images out there.

COMMISSIONER BONDAROWICZ: Is it a digital board that's just past there?

MR. HAUTZINGER: None of these are digital, by the way, sorry to interrupt.

MS. KIVLAND: No, they're just illuminated. They're not digital.

COMMISSIONER BONDAROWICZ: Oh, it's not. So, these are all, so it's not being used to tell a runner car No. 4, he's got three drinks?

MS. KIVLAND: Yes, I don't know their operation communications piece, but they're all iPad drive and, you know --

MR. BARAD: There's no speaker boxes on any of the menus.

MS. KIVLAND: Yes.

MR. HAUTZINGER: Yes, and they're not digital, changeable drive-through menu boards. These are just illuminated, printed cabinets basically with the printed menu inside and it's lit up.

COMMISSIONER BONDAROWICZ: The one at the end seemed odd if that's the case. You're there and you're not --

MR. HAUTZINGER: And that's this one here, and that's illuminated as well.

COMMISSIONER BONDAROWICZ: Yes, unless of course you get to that window and you're ordering at that window --

MR. HAUTZINGER: Right.

COMMISSIONER BONDAROWICZ: -- and you don't know what you're getting.

MR. HAUTZINGER: If they're as busy as you say, I don't know if anybody is going to be first in line, right?

MR. BARAD: Some of those could be first.

MS. KIVLAND: Yes. Yes. They have people lining up at 4:30 in the morning.

MR. HAUTZINGER: Yes, they waited a while to get there.

COMMISSIONER BONDAROWICZ: We don't want the business to fail because someone can't order obviously.

MS. KIVLAND: Yes. Yes.

COMMISSIONER BONDAROWICZ: We just need to find that middle ground on not having so many of these.

MS. KIVLAND: Yes. I would say that the four in the drive-through lane are of primary importance to ushering the cars through. This last one, it's important, but it's not nearly as important as the first four.

CHAIRPERSON KINGSLEY: Okay, anything else?

MS. KIVLAND: No.

CHAIRPERSON KINGSLEY: Commissioner Fitzgerald?

COMMISSIONER FITZGERALD: All right, I'm going to need help with this. Okay, so the first --

MR. HAUTZINGER: Just say sounds good.

COMMISSIONER FITZGERALD: The first ground sign one, I am going kind of lenient on anything within this whole corner because I think these angles are difficult. So, I would be open to increasing the signs a little bit, but not as big as you have. If you're coming on Rand Road and you're heading southeast, I mean, you will not even see the front of these buildings. You will not even know these buildings or businesses exist.

MR. BARAD: Yes.

COMMISSIONER FITZGERALD: So, I think there needs to be some give from us for that. The six wall signs on the building, can we go to that? To me, you have to have one on two sides of the tower, so you've got two on the tower, the windmill I think. This is Rand Road?

MR. HAUTZINGER: Yes.

COMMISSIONER FITZGERALD: I'm still thinking about that. Can we go to the one that's around the corner? To me, that is one that I would be more against than the one --

CHAIRPERSON KINGSLEY: On the Dutch Bros?

COMMISSIONER FITZGERALD: Yes, thank you. Thank you, the Dutch Bros I'd be against. By the way, are the windmills illuminated?

MS. KIVLAND: Yes.

COMMISSIONER FITZGERALD: Interior?

MS. KIVLAND: Yes.

COMMISSIONER FITZGERALD: White I assume?

MS. KIVLAND: Yes.

COMMISSIONER FITZGERALD: Okay, thank you. Then, all right, so this is the side. I think, okay, so the Dutch Bros written out would be harder for me to approve than the walk-up sign. So, the walk-up sign, is this the one that you would see from Palatine?

MS. KIVLAND: Yes.

COMMISSIONER FITZGERALD: Okay, so I almost think you have to have that one. Is that what you're hoping for?

MS. KIVLAND: I hope so.

COMMISSIONER FITZGERALD: I think you do, too, because otherwise you have no idea. Then the other sign which would be the southeast side, hmm, I'm drawn on that one. I mean, it looks cool and yet, I think it looks good on the tower as well. I'd like to hear what the other Commissioners say about

that.

Okay, for the menu board signs, I'm okay with the four within the drive. I would actually want to see a snap frame, I'm okay where you have it next to the window because if you're parked at the window and the window is here and the board is right there, I think you can read it and I think the lighting would be good enough from the building and the structure that you have. But the other, I don't want any, I would prefer not to see any illuminated signs along Rand Road because we haven't allowed that yet and I think that just gets busy.

I'm not in favor of the snap frames on the front. If they're on the sides and the back, I'm okay with that.

Did I get everything?

CHAIRPERSON KINGSLEY: Yes.

COMMISSIONER FITZGERALD: I think I did.

MR. HAUTZINGER: Yes.

COMMISSIONER FITZGERALD: I think the logo is great. I think it's going to say a lot, especially if this business takes off. Everybody is going to know just looking at the logo, they're not going to have to have the name, but I think you need the name on the Rand side. You need something to see from Palatine, and I don't want to see any illuminated signs on Rand. I just would be open to one snap to the right of --

MS. KIVLAND: So, if we kept both windows on each side of the tower, and then move the Dutch Bros sign to where this back window is, would that be acceptable?

COMMISSIONER FITZGERALD: Yes. I think this is a difficult site.

MS. KIVLAND: Yes.

COMMISSIONER FITZGERALD: I don't think we see sites like this very often.

MS. KIVLAND: So, two Dutch Bros and then the two windmills.

COMMISSIONER FITZGERALD: So, I am going a little further I guess than what Staff is. I think that's all I have --

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER FITZGERALD: -- and I may need a nap.

CHAIRPERSON KINGSLEY: Thank you.

Commissioner Eckhardt?

COMMISSIONER ECKHARDT: Thank you.

I concur with my colleague, Commissioner Fitzgerald. I think he logically went through each of the elements and, you know, it's a unique little building. The windmill is really a cool logo and if you had to add your name, I mean, it's kind of buried. So, again reiterating the ground signs, two are okay, but they've got to be scaled down to get closer to the 66 square feet each.

The wall signs, I know the code allows one, but you're showing four. Four is where we landed I believe. The snaps, I think we need to limit those. I can't remember what John said a minute ago, and that's where I am.

CHAIRPERSON KINGSLEY: Okay, Commissioner Kubow?

COMMISSIONER KUBOW: So, generally speaking, I'm in agreement with Staff's recommendations. I agree with Commissioner Fitzgerald on

finding a happy medium on the monument signs. I did notice in your comparison that we had 80 square feet for certain, whether it's speed determinations, I think that could be a potential goal if you want to try and find a metric that you want to go for. But I do think that we need to look beyond the 66 square feet because of the unique and challenging nature of this site. But overall, I'm in agreement with Staff's recommendations, just I think we should be a little bit more lenient with the ground signage square footage.

CHAIRPERSON KINGSLEY: Okay, thank you.

I just have a quick question for you, for Commissioner Fitzgerald. What did you say about, did you think he was specific about the monument sign? Because I didn't hear him --

COMMISSIONER FITZGERALD: I did not give a number.

CHAIRPERSON KINGSLEY: Yes.

COMMISSIONER KUBOW: No, there wasn't a specific number, but I think we should consider an increase potentially to Staff's discretion potentially on something beyond 66, the code-required 66 square feet.

CHAIRPERSON KINGSLEY: Okay, excellent. I concur with most everything. I like the signs, as Commissioner Fitzgerald had talked about, with two windmills, two Dutch Bros, and the Dutch Bros on the other one that goes on the back as we had talked about before. I'm in agreement with all menu signs except not the illuminated one on Rand.

But as you guys had indicated, they have done a lot of research on traffic, and if they need a menu sign at that last window, they need a menu sign there. Just give it to them and it's not illuminated, and then get rid of all the advertisement if we can. In my mind, better to have no snap frames anywhere, but that's just me. Like including on the four menu signs, but no one has talked about that, but I think it's just, I mean, we've got eight on the drive aisles and four on the walk-up aisles. So, we've got 12 advertisement snap panels. So, that would be my only issue with that.

Then, for the monument sign, I agree with everybody that we need to give them some leniency. I'm just a little perplexed about how we get to 116 square feet. Could you just tell me how this sign, if each tenant, I mean, I might just be going cuckoo, but if each tenant is approximately eight square feet and we've got six tenants that are eight and one at 16, that isn't 116, or are we doing both sides?

MR. HAUTZINGER: Excuse me. Basically, the area of the sign is calculated nine-foot three-inch wide by 12-foot six-inch tall. So, we're not, we don't normally make it down to the, I know I said signage area only and then there's additional structure. The additional structure is kind of this back bend in the stone base in this case, but otherwise, it's based on this whole rectangle here.

CHAIRPERSON KINGSLEY: Okay, so it's not my math. Okay, great, great. Then I'm totally in agreement with that. I think like closer to 80 is something that we could go towards, especially keeping the seven to eight square feet per sign. I think that is doable.

So, that's where I'm with this. The only thing that we didn't, that I brought up that no one else talked about was the snap signs and I don't know

how you guys feel about that.

MR. HAUTZINGER: One thing that I can say about the snap frames that are on the drive-through menu, we included this entire area as part of the menu board area, and whether they want, although I see what you're saying. These are more like posters of large-scale images most likely, instead of traditional menu.

CHAIRPERSON KINGSLEY: But is the size --

MR. HAUTZINGER: It's not, and that's why I was kind of making a case to not penalize them for these snap frames. It's more just like a different, changeable version, a non-illuminated portion of their drive-through menu board that they're allowed to have.

Do you know what I'm saying?

MR. BARAD: If I could kind of clarify and expand? Those portions are for, they have seasonal specials or seasonal drinks, so those are kind of part of the menu board, like you won't know about them unless they're there somewhere. So, that's just kind of part of the menu board when they order.

MR. HAUTZINGER: So, they keep the center portion probably the same?

MR. BARAD: Yes, and then depending on the specials, their seasonal drinks, those go under the snap frames.

MR. HAUTZINGER: And the side portions allow them to change those out a little more frequently.

MR. BARAD: Yes, it's not really advertising, it's part of the menu board for like their specials.

CHAIRPERSON KINGSLEY: And that doesn't push them over a size?

MR. HAUTZINGER: It does not, no.

CHAIRPERSON KINGSLEY: Okay.

MR. HAUTZINGER: The menu boards including those, those were all considered. The whole thing is considered a menu board, yes.

CHAIRPERSON KINGSLEY: Okay. All right, then I'll just go back on what I said and then I'll be fine with these. I'm probably the only one who doesn't want them on the building, but --

MR. HAUTZINGER: At the walk-up board?

CHAIRPERSON KINGSLEY: At the walk-up, but if that's what they do, I'd rather, as Staff said, I'd rather see them in frames, nicely put in there than kind of sporadically throughout.

MR. HAUTZINGER: Yes. If I could jump in and actually the comment about the 80 square-foot for the ground sign, I think that's a good idea. I mean, I know there's a lot of, we're figuring this out as we go here, and you said we can try to get it down, something closer to 66. You kind of echoed that, but what does that mean?

I think there is some logic to the 80 square-foot. In the code, depending on the size of the road and the speed limit of the road, you're either going to have a max 40, 60, 66 or 80. So, allowing them to go to 80 seems like a nice, there's a little logic behind that, basically giving them a little more signable area to work with based on the unique challenge, because the whole logic behind

the way the code is set up, size of the road, speed limit of the road is, you know, depending on how big and fast it is, you need a bigger sign. Smaller road, slower, you don't need such a big sign. In this case, we can give them a little more signable area just because it's a challenging site is what I'm hearing.

So, I think there's some logic to that. To exceed 80 might start becoming a bit arbitrary and a little harder to justify bigger than it's allowed anywhere.

COMMISSIONER BONDAROWICZ: So, we could add that into a motion.

MR. HAUTZINGER: Correct.

COMMISSIONER BONDAROWICZ: Okay, yes.

CHAIRPERSON KINGSLEY: Does the Petitioner want to say anything? Otherwise, I think we're going to be going to a vote.

(No response.)

CHAIRPERSON KINGSLEY: All right, any other discussion or can we go for a vote?

COMMISSIONER FITZGERALD: We have to have a motion.

CHAIRPERSON KINGSLEY: Or a motion?

COMMISSIONER FITZGERALD: Can I just say a few things and not say it's a motion?

CHAIRPERSON KINGSLEY: And then later say it's a motion?

COMMISSIONER FITZGERALD: And then later make a motion with these things said?

CHAIRPERSON KINGSLEY: Sure.

COMMISSIONER FITZGERALD: All right, so I would be, I personally would be open to 80 square feet for the monument signs, and that's 80 square feet each, right?

MR. HAUTZINGER: Correct.

COMMISSIONER FITZGERALD: Okay, I would be open to the three windmills that are presented, and then the two that say Dutch brand, one on the Rand sign and then one on the opposite side which to me would be the Palatine side.

CHAIRPERSON KINGSLEY: Can we just pause there for a sec?

COMMISSIONER FITZGERALD: Yes.

CHAIRPERSON KINGSLEY: Steve is just going to show what it is.

MR. HAUTZINGER: I'm looking for the sheet.

CHAIRPERSON KINGSLEY: So, in other words, you're eliminating just the one?

COMMISSIONER FITZGERALD: Yes, just the one on the bottom right corner that says Dutch Bros. That's what I'm again suggesting.

MR. HAUTZINGER: And sorry to interrupt, but like there was, somebody mentioned swapping out this windmill for the Dutch Bros name. Did you just say that?

COMMISSIONER FITZGERALD: I did not say that. I like the, I love the symbol on the blue corner and you have to have two. Then, I think you have to have something for the people going northwest on Rand and that gives us the other

Dutch, the other windmill.

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER FITZGERALD: I'm going to keep going.

MR. HAUTZINGER: Keep in mind that the Dutch Bros sign is larger than the windmill, so in terms of trying to balance quantity and total square footage.

COMMISSIONER FITZGERALD: Okay.

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER FITZGERALD: The four menu boards within the drive-through I'm okay with.

CHAIRPERSON KINGSLEY: Okay, got it.

COMMISSIONER FITZGERALD: Okay, the wall signs, I would like to take, get rid of all of the wall menu boards and allow one snap board next to, or to the right of the drive-through window. And then --

CHAIRPERSON KINGSLEY: Wait, wait. So, you're getting rid of the --

COMMISSIONER ECKHARDT: Wait, wait, wait. I didn't understand that, John.

CHAIRPERSON KINGSLEY: The illuminated one at the walk-up?

COMMISSIONER FITZGERALD: Oh, no, I'm okay with all of those. Okay, walk-up.

COMMISSIONER ECKHARDT: Can you clarify that last one? I didn't, you said I want to eliminate all of the --

CHAIRPERSON KINGSLEY: I think he just wants to eliminate --

COMMISSIONER FITZGERALD: On Rand Road, yes, I want to get rid of everything down there except for one snap board, to me it can be a menu that would be to the right of that. I think, is that, I think that's it. Do you think that's it, Steve, or at least what --

MR. HAUTZINGER: Yes, that's everything.

CHAIRPERSON KINGSLEY: So, how about if we have a discussion before it's a motion?

COMMISSIONER ECKHARDT: Why don't you just make a motion and then we can have a discussion?

CHAIRPERSON KINGSLEY: Because then we'd have to amend it, because he didn't make one yet and I have a question.

COMMISSIONER ECKHARDT: Okay, you're the boss.

CHAIRPERSON KINGSLEY: I'm the boss. So, I think that the snap frame on Rand Road, we should indicate that as a menu, just a non-illuminated menu. I would rather see a menu there than an advertisement.

COMMISSIONER FITZGERALD: That was my intention so I will say that. So, okay.

CHAIRPERSON KINGSLEY: Yes, so that's my only thing.

COMMISSIONER FITZGERALD: Okay, anybody else?

COMMISSIONER KUBOW: So, after that, I would just ask the Petitioner if that, what is the preferred location of the one snap frame menu on that side?

MS. KIVLAND: Yes, on the Rand Road side, I would say to the right

of the drive-through, because if it is going to be a menu, then I am not --

COMMISSIONER KUBOW: Okay, yes.

MS. KIVLAND: -- back on the wall. So, I think to help all the people with challenged vision, let's keep it really, really close.

COMMISSIONER KUBOW: That's consistent with John's.

CHAIRPERSON KINGSLEY: And it's also consistent with what they were saying --

MS. KIVLAND: Yes. Yes.

CHAIRPERSON KINGSLEY: -- your presentation. Okay, thank you.

Anybody else?

(No response.)

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER FITZGERALD: Okay, I would like to make a motion on DC #26-029, Sign Variation. I would like to allow a variation for the two ground signs that would be 80 square feet each. I would like to allow the wall signs on the Dutch Bros Coffee building. I would like the three windmills that were presented in the locations that were in the packet. I would like the two that's written out Dutch on the Rand Road side and the back of the building that would be towards Palatine. I would be okay with all the signage presented to the walk-up. I would be okay for one snap sign on Rand Road, it would be for menu only and that would be to the right of the window.

COMMISSIONER ECKHARDT: The message boards for the drive-through.

CHAIRPERSON KINGSLEY: The menu boards.

COMMISSIONER FITZGERALD: The four menu boards, I'm okay with those.

COMMISSIONER ECKHARDT: Okay, as presented?

COMMISSIONER FITZGERALD: As presented, right.

CHAIRPERSON KINGSLEY: So, there's a motion.

COMMISSIONER ECKHARDT: Second.

CHAIRPERSON KINGSLEY: There's a second.

Any discussion, questions?

(No response.)

CHAIRPERSON KINGSLEY: Steve, did you get that?

MR. HAUTZINGER: I did, but for the record, I want to make one clarification. When you said you're okay with the four menu boards, you're talking about the four freestanding menu boards in the drive-through lanes?

COMMISSIONER FITZGERALD: Correct.

MR. HAUTZINGER: And then one menu board at the walk-up window, that one under the umbrella of you're okay with all of those, right?

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Okay, yes, I have it. We'll have to kind of reword the variations as we package this up to go to the Village Board, but otherwise, I have that.

CHAIRPERSON KINGSLEY: But you did do a good job.

MR. HAUTZINGER: You did.

COMMISSIONER FITZGERALD: Thanks.

Motion to recommend <u>approval</u> to the Village Board of DC #26-029, sign variations for 375-425 East Rand:

1. **A variation from Chapter 30, Section 30-303(c), *Dimensions*, to allow two 80 sf ground signs, where 66 sf is the maximum allowed size.**
2. **A variation from Chapter 30, Section 30-402(a), *Number*, to allow five wall signs for Dutch Bros Coffee, where only one wall sign is allowed.**
3. **A variation from Chapter 30, Section 30-208(b) to allow four menu board signs for Dutch Bros Coffee, where only two menu board signs are allowed.**
4. **A variation from Chapter 30, Section 30-208(a)(4)(c) to allow one wall-mounted menu board to face Rand Road for Dutch Bros Coffee, where menu boards are required to be located in the side or rear yards, away from the primary street frontage.**
5. **A variation from Chapter 30, Section 30-208(a)(3) to allow four supplemental "snap frame" menu advertisement signs totaling 19.26 sf for Dutch Bros Coffee, where additional advertising signage is not allowed.**

This recommendation is based on the plans received 4/27/26, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. **Omit the "Dutch Bros" wall sign on the west wall.**
2. **The wall-mounted menu board located next to the drive-through pick-up window shall be a non-illuminated "snap-frame".**
3. **Omit the four "snap frames" on the north wall.**
4. **This recommendation deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/ builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.**

CHAIRPERSON KINGSLEY: All right, there's a motion and there's a second. No more discussion.

Let's vote, roll call.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Yes.
MR. HAUTZINGER: Commissioner Kubow.
COMMISSIONER KUBOW: Yes.
MR. HAUTZINGER: Commissioner Bondarowicz.
COMMISSIONER BONDAROWICZ: Yes.
MR. HAUTZINGER: And Chair Kingsley.
CHAIRPERSON KINGSLEY: Yes.
It's passed.
MS. KIVLAND: Thank you.
CHAIRPERSON KINGSLEY: Thanks, it's been a long night.
MR. BARAD: Thank you.
MR. HAUTZINGER: And as I said earlier, and I'll just mention here, this will need to go to the Village Board. So, I'll be in touch with you guys, although this one we're going to be pulling all of this information until you complete your Plan Commission review, and then everything will go to the Village Board at the time for their final consideration.
MR. BARAD: Awesome. Thank you so much.
CHAIRPERSON KINGSLEY: Do you guys want to take this?
MR. BARAD: Yes.
MR. KATSIAMBIS: I have one question. So, there will be a Plan Commission before it goes to Village Board?
MR. HAUTZINGER: Yes.
MR. KATSIAMBIS: Okay, thank you.
MR. HAUTZINGER: Yes.
CHAIRPERSON KINGSLEY: And if you spoke, just make sure that you signed in tonight. Thank you.
All right, the only other item on our agenda is other business and public comment.
Do we have any public comment? Of course.
MR. MOENS: Why not? Keith Moens, Arlington Heights. Chair Kingsley, I just want to thank you for following procedure on that one. You really did great. So, now I know why they called this a special meeting tonight, so you made it all worthwhile now.
No, I think it was simple. It was very straightforward. It was a complicated subject, that letter B, and I know nothing about it. I knew nothing about what was going on, but I could follow exactly what you were doing, so when it got done, it was very clear to me. So, everybody understands. So, I think following that helps protect the Design Commission, knowing that in the end, everybody knows what's happening and there is no confusion on that.
So, I would encourage you to keep that up, move on to the next level on this stuff, but anyway. So, anyway, that's my comment. So, thank you for the opportunity.
CHAIRPERSON KINGSLEY: Thank you, okay.
There's no one else in the audience that want to be heard?
(No response.)
CHAIRPERSON KINGSLEY: Is there a motion to adjourn?

COMMISSIONER KUBOW: I'd like to make a motion to adjourn to the next Design Commission meeting.
CHAIRPERSON KINGSLEY: Is there a second?
COMMISSIONER BONDAROWICZ: Second.
CHAIRPERSON KINGSLEY: And there's a second.
All those in favor say aye?
(Chorus of ayes.)
CHAIRPERSON KINGSLEY: No roll call needed for that one, okay.
(Whereupon, the meeting on the above-mentioned petition was adjourned at 9:10 p.m.)

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RONALD LeGRAND, JR., 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.

_____
RONALD LeGRAND, JR.

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF

_____, A.D. 2026.

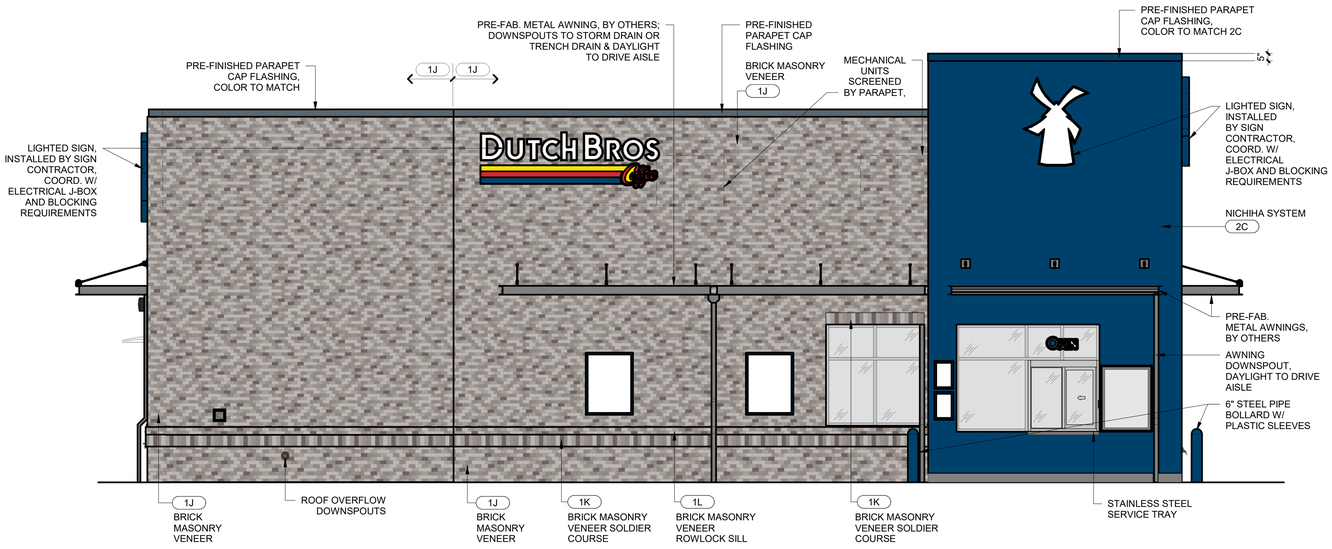
_____
NOTARY PUBLIC

"The name DUTCH BROS, and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patents, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws."

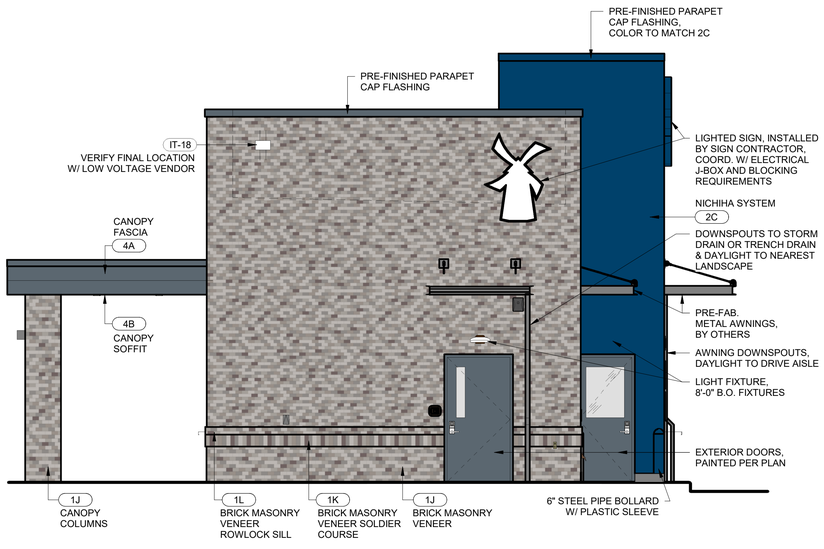
EXTERIOR FINISH SCHEDULE - PROTOTYPICAL w/ CANOPY

NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATION; COLOR: BLDG DB DARK GRAY

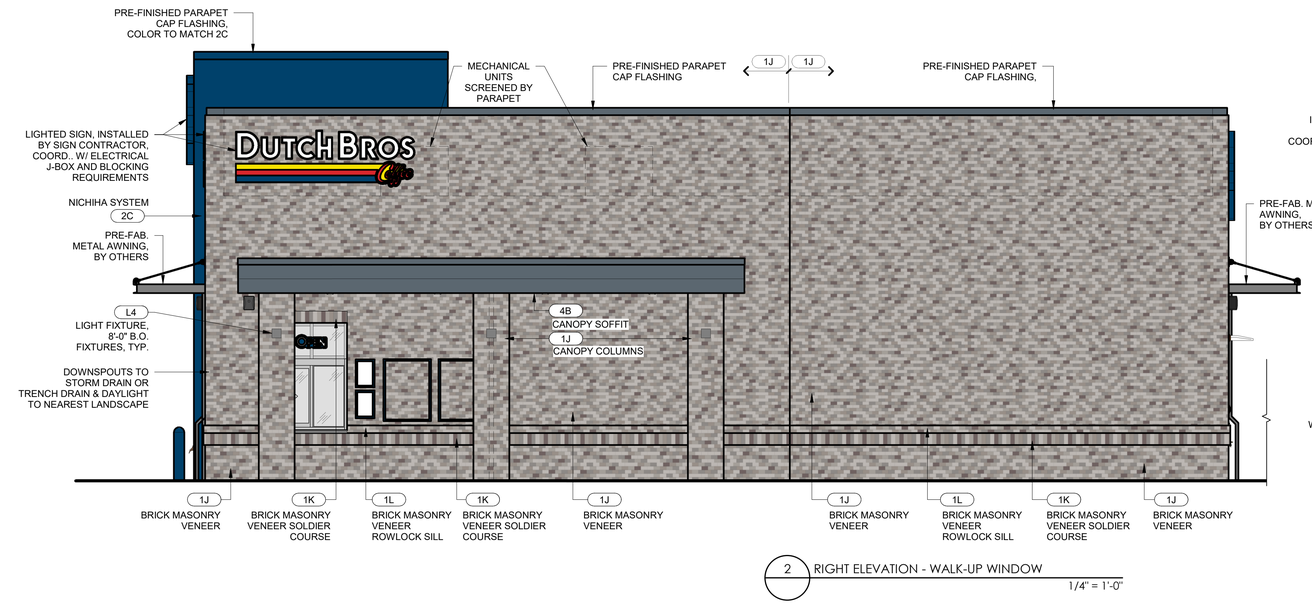
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS	Material: Exterior Finish Zone
ZONE 1 (BODY)					
1J	BRICK VENEER	GENERAL SHALE BRICK	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8"W X 7-5/8"L)	COLOR: NIAGRA MIST INSTALL: RUNNING BOND PATTERN	ZONE 1 (BODY)
1K	BRICK VENEER	GENERAL SHALE BRICK	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8"W X 7-5/8"L)	COLOR: NIAGRA MIST INSTALL: SOLDIER COURSE	ZONE 1 (BODY)
1L	BRICK VENEER	GENERAL SHALE BRICK	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8"W X 7-5/8"L)	COLOR: NIAGRA MIST INSTALL: ROWLOCK SILL	ZONE 1 (BODY)
ZONE 2 (TOWER)					
2C	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 W/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE	ZONE 2 (TOWER)
ZONE 4 (FRAMED CANOPY)					
4A	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY	ZONE 4 (FRAMED CANOPY)
4B	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED	ZONE 4 (FRAMED CANOPY)



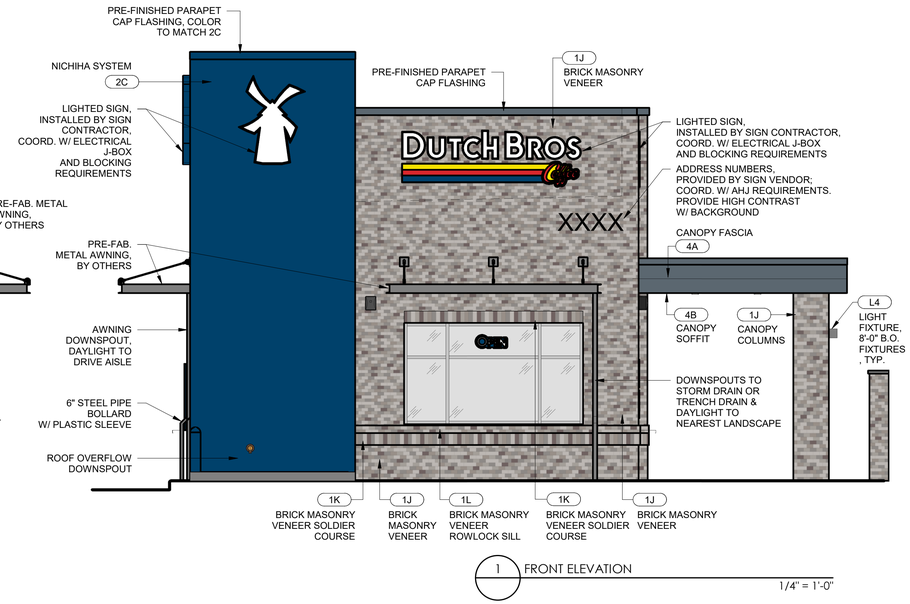
4 LEFT ELEVATION - DRIVE-THRU WINDOW
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION - WALK-UP WINDOW
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

DUTCH BROS

CHIPMAN DESIGN ARCHITECTURE INC
1350 E TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018
TEL:847.298.6900

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

Project No: IL0402
Dutch Bros Coffee - New Freestanding Store
411 E. Rand Rd. Arlington Heights, IL 60004

For: Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281

DB2550-A1

A1 PROTOTYPE 6/27/25

ISSUED FOR REVIEW

10.01.2025

REV:	DATE:	DESCRIPTION:

SHEET NAME:
BUILDING ELEVATIONS - COLOR

DRAWN BY: CB	CHECKED BY: EK

SHEET NUMBER:
A6.1

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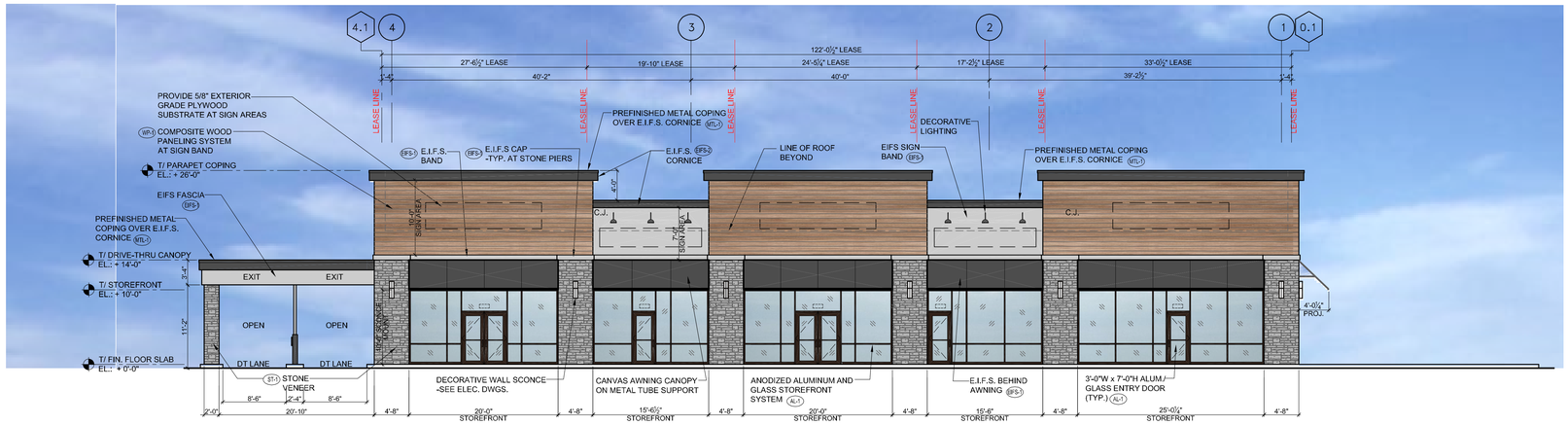
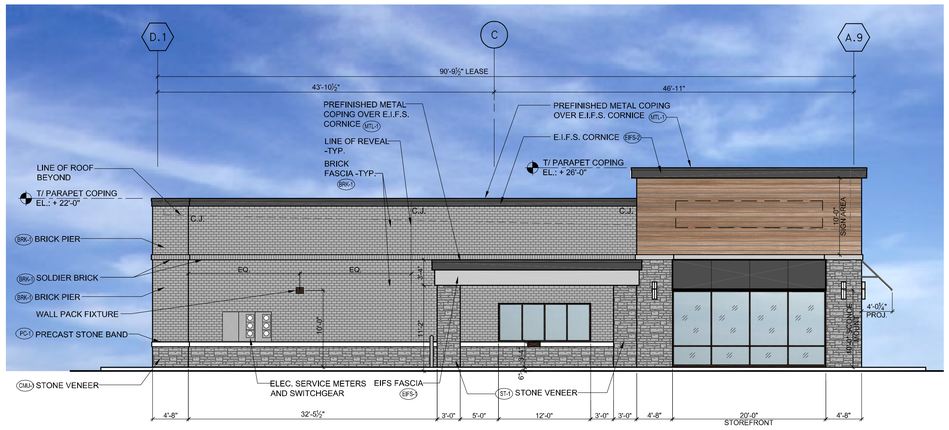


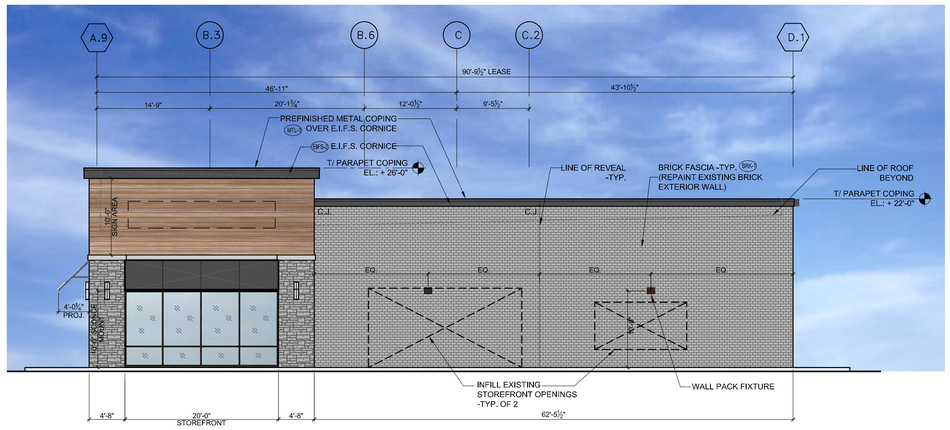
1 EL-1 **FRONT ELEVATION (EAST)**

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



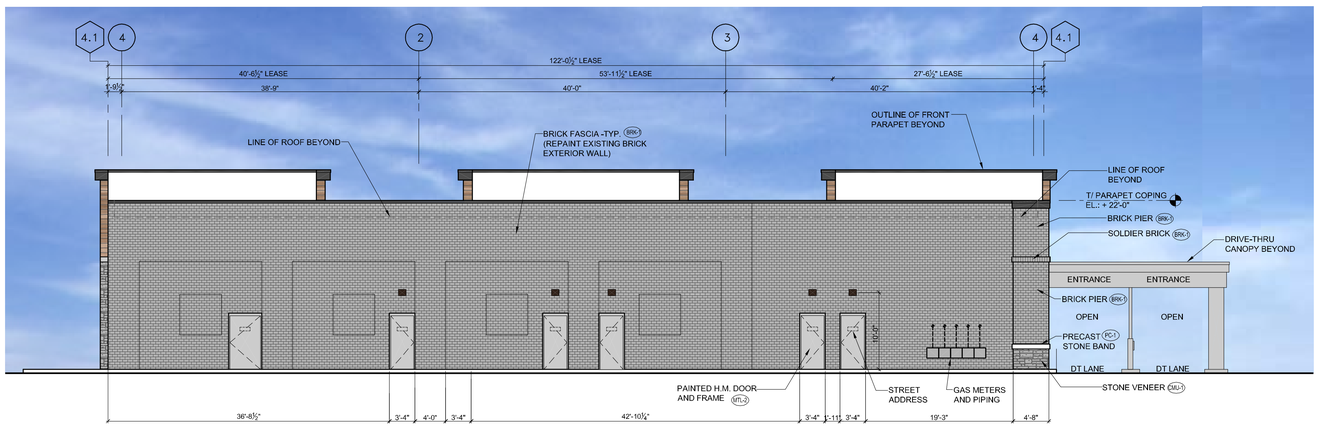
2 EL-1 **SIDE ELEVATION (SOUTH)**

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



3 EL-1 **SIDE ELEVATION (NORTH)**

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



4 EL-1 **REAR ELEVATION (WEST)**

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

MATERIAL LEGEND

DESIGNATION	MATERIAL/COLOR/TEXTURE	MANUFACTURER
EIFS-1	EXTERIOR INSULATION AND FINISH SYSTEM COLOR : 7648 "FIRST STAR" NOTE : FIELD COLOR	DRYVIT OR APPROVED EQUAL
EIFS-2	EXTERIOR INSULATION AND FINISH SYSTEM COLOR : 7069 "IRON ORE" NOTE : FIELD COLOR	DRYVIT OR APPROVED EQUAL
BRK-1	UTILITY SIZE FACE BRICK NOTE: THIN BRICK TO BE USED ABOVE ALL STOREFRONT LOCATIONS COLOR : ALPINE RIDGE (SMOOTH FINISH) - PROVIDE INTEGRAL WATER REPELLENT	ENDICOTT CLAY PRODUCTS OR APPROVED EQUAL
ST-1	STRIP STONE VENEER (LIGHT GRAY VARIATION) COLOR: BLACK FOREST - PROVIDE INTEGRAL WATER REPELLENT IN BLOCK AND MORTAR ("DRY-BLOCK")	CORONADO STONE PRODUCTS OR APPROVED EQUAL
MTL-1	PREFINISHED METAL COPING COLOR: CHARCOAL GREY	BERRIDGE ALUM CORP OR APPROVED EQUAL
MTL-2	INSULATED HOLLOW METAL DOOR AND FRAME - COLOR : PRIMED AND PAINTED TO MATCH ADJACENT MATERIAL COLOR	BENJAMIN MOORE OR APPROVED EQUAL
S-1	STEEL CANOPY SYSTEM COLOR: "DARK GRAY" TEXTURE: POWDERCOAT	BENJAMIN MOORE OR APPROVED EQUAL
WP-1	ARCHITECTURAL WALL PANELING SYSTEM COLOR: WILDWOOD TEXTURE: BAMBOO	FIBERON COMPOSITE CLADDING OR APPROVED EQUAL
AL-1	"DARK BRONZE" ANODIZED ALUMINUM STOREFRONT SYSTEM WITH LOW E DOUBLE INSULATED CLEAR GLASS (NON-TINTED) - WIDE STILE, TEMPERED AS REQUIRED NOTE: NO TEMPORARY HARDWARE	KAWNEER COMPANY, INC. OR APPROVED EQUAL

GENERAL NOTE:

GENERAL CONTRACTOR TO VERIFY W/ OWNER FOR ALL FINISHES. COLORS & MANUFACTURERS TO BE SUBMITTED FOR FINAL APPROVAL PRIOR TO ORDERING PRODUCT & WORK COMMENCING.

PFDA ARCHITECTS, INC.

2803 BUTTERFIELD RD.
SUITE 340
OAK BROOK, IL 60523
TEL: (312) 795-1245
FAX: (312) 795-6123

PROJECT:

CORE ACQUISITIONS

CORE ACQUISITIONS
200 S. WACKER DR.
SUITE 1325
OAK BROOK, IL 60606

PROJECT:

PROPOSED
BUILDING REMODEL

375-425 EAST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

SHEET TITLE:

EXTERIOR ELEVATIONS

NO.	DATE	DESCRIPTION
	11.26.25	DESIGN REVIEW
	10.28.25	PLAN / ELEVATION UPDATE
	10.08.25	FOR REVIEW

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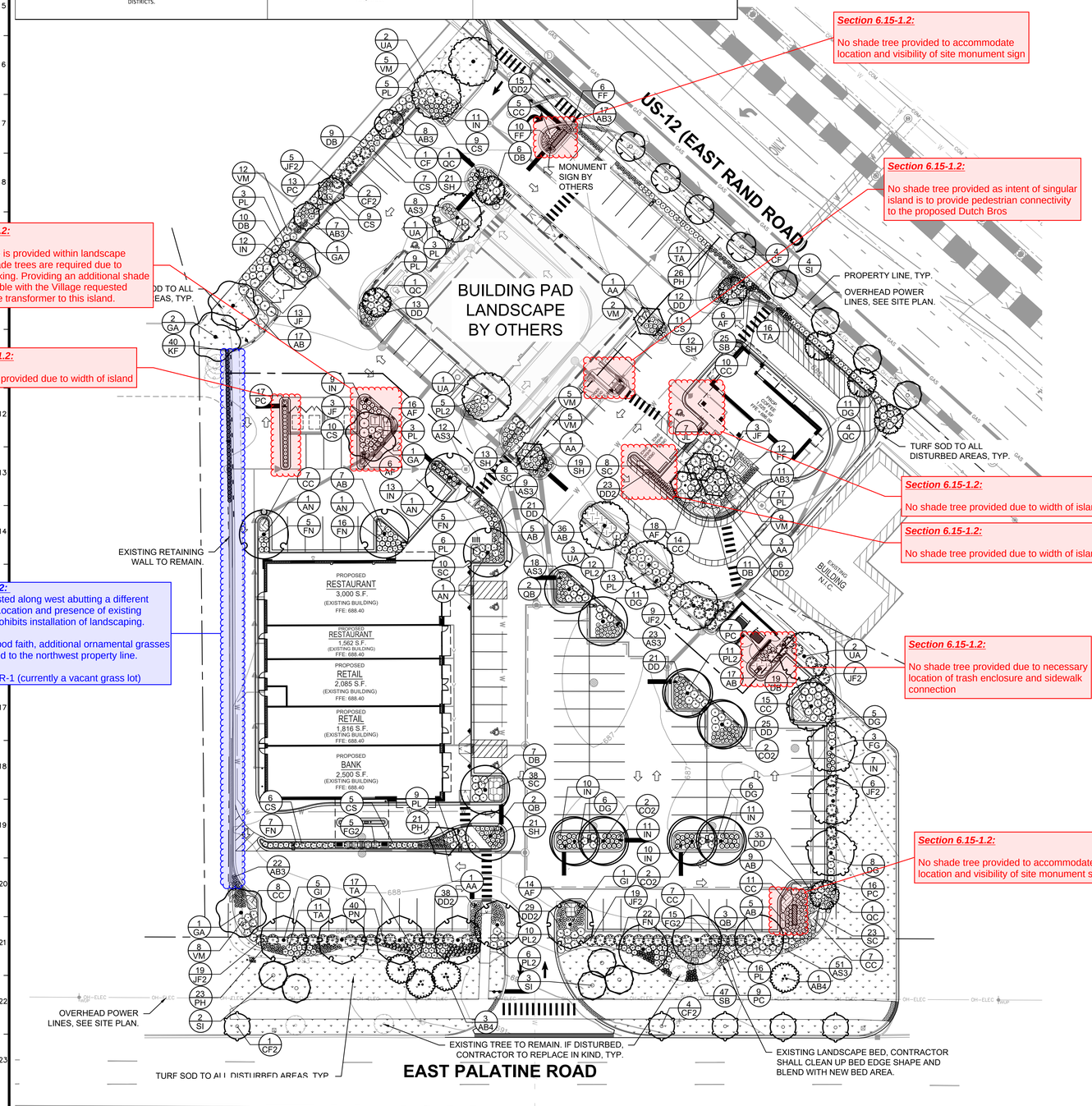
DRAWN BY: | CHECKED BY:

SHEET:

EL-1

JOB NO. xxxxx

ARLINGTON HEIGHTS, IL LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	**REQUIRED**	**PROVIDED**
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT		
THERE SHALL BE AN ABUNDANCE OF LANDSCAPING ALONG RAND ROAD AND PALATINE ROAD WITH A GENEROUS AMOUNT OF GREEN SPACE.	AN ABUNDANCE OF LANDSCAPE ALONG RAND ROAD AND PALATINE ROAD IS REQUIRED.	AN ABUNDANCE OF LANDSCAPE AND GREENSPACE ALONG RAND ROAD AND PALATIINE ROAD, INCLUDING PARKING LOT SCREENING, CANOPY TREES, AND ORNAMENTAL TREES PROVIDED.
PROVIDE LANDSCAPING ADJACENT TO THE TRASH ENCLOSURE FOR A LAYERED SCREEN/BUFFER.	LANDSCAPE SCREENING ADJACENT TO THE TRASH ENCLOSURE IS REQUIRED.	EVERGREEN SCREENING AND LAYERED PLANTINGS PROVIDED ADJACENT TO TRASH ENCLOSURES.
ALL MECHANICAL UNITS MUST BE SCREENED.	ALL MECHANICAL UNITS ARE REQUIRED TO BE SCREENED.	ALL MECHANICAL UNITS WITHOUT CONFLICTS ARE SCREENED.
SECTION 20-6.11 - TREE PLANTING		
TREES SHALL BE PLANTED IN THE PARKWAY AREA AND SHALL BE SPACED NOT LESS THAN 40 FEET NOR MORE THAN 60 FEET APART.	E PALATINE ROAD: 286.4 LINEAR FT 286.4 / 40 = 7.2 = **7 PARKWAY TREES REQUIRED ALONG E PALATINE ROAD** E RAND ROAD: 283.1 LINEAR FT 283.1 / 40 = **7 PARKWAY TREES REQUIRED ALONG E RAND ROAD**	**7 PARKWAY TREES PROVIDED ALONG E PALATINE ROAD** **8 PARKWAY TREES PROVIDED ALONG E RAND ROAD**
SECTION 28-6.15-1.2 - LANDSCAPING REQUIREMENTS		
LANDSCAPED ISLANDS EQUAL IN AREA TO AT LEAST ONE PARKING SPACE AND CONTAIN AT LEAST ONE LIVE SHADE TREE AT A MINIMUM OF 4 INCHES IN DIAMETER SHALL BE LOCATED AT THE END OF EVERY 20 PARKING SPACES OR BENEATH EVERY LIGHT POLE.	**ONE SHADE TREE REQUIRED IN EVERY PARKING ISLAND.**	ONE SHADE TREE PROVIDED IN EVERY PARKING ISLAND WHEN FEASIBLE
SECTION 6.15-2.2 - LANDSCAPE REQUIREMENTS BETWEEN ZONING DISTRICTS		
SCREENING CONSISTING OF A MASONRY WALL, SOLID WOOD FENCE, OFFSET DOUBLE ROW OF DENSLEY PLANTED LANDSCAPE MATERIAL, OR A LANDSCAPE BERM IS REQUIRED BETWEEN ZONING DISTRICTS.	**SCREENING ALONG WEST SIDE OF PROPERTY BETWEEN ZONING DISTRICTS REQUIRED.**	NOT PROVIDED, SEE PLAN.



Section 6.15-1.2:

No shade tree provided to accommodate location and visibility of site monument sign

Section 6.15-1.2:

No shade tree provided as intent of singular island is to provide pedestrian connectivity to the proposed Dutch Bros

Section 6.15-1.2:

One shade tree is provided within landscape island. Two shade trees are required due to double row parking. Providing an additional shade tree is not feasible with the Village requested relocation of the transformer to this island.

Section 6.15-1.2:

No shade tree provided due to width of island

Section 6.15-1.2:

No shade tree provided due to width of island

Section 6.15-1.2:

No shade tree provided due to necessary location of trash enclosure and sidewalk connection

Section 6.15-1.2:

No shade tree provided due to width of island

Section 6.15-1.2:

No shade tree provided to accommodate location and visibility of site monument sign

Section 6.15-2.2:

Variance requested along west abutting a different zoning district. Location and presence of existing retaining wall prohibits installation of landscaping.

In an effort of good faith, additional ornamental grasses have been added to the northwest property line.

B-2 adjacent to R-1 (currently a vacant grass lot)

NOTE: SITE FURNISHING PACKAGE IDENTIFYING DECORATIVE LIGHTING, RAISED PLANTERS, TRASH CANS AND SEATING BY OTHERS.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

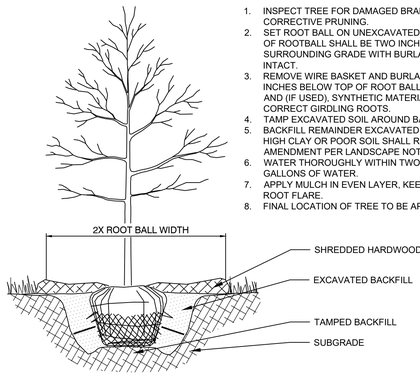
Call Before You Dig
JULIE 1-800-892-0123

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES						
	AN	4	ACER X FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE	B & B	4" CAL. MIN.	
	AA	6	ACER X FREEMANII 'ARMSTRONG' / ARMSTRONG FREEMAN MAPLE	B & B	4" CAL. MIN.	
	CO2	6	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	4" CAL. MIN.	
	FG	3	FAGUS GRANDIFOLIA / AMERICAN BEECH	B & B	4" CAL. MIN.	
	GA	5	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE MALE ONLY	B & B	4" CAL. MIN.	
	GI	6	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST	B & B	4" CAL. MIN.	
	QB	7	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	4" CAL. MIN.	
	QC	7	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK	B & B	4" CAL. MIN.	
	UA	9	ULMUS X `MORTON` / ACCOLADE™ ELM	B & B	4" CAL. MIN.	
ORNAMENTAL TREES						
	AB4	4	AMELANCHIER CANADENSIS `AUTUMN BRILLIANCE` / CANADIAN SERVICEBERRY MULTI-STEM	B & B		6` HT. MIN.
	CF2	7	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD SINGLE STEM	B & B	2.5" CAL. MIN.	
	CF	5	CORNUS FLORIDA / FLOWERING DOGWOOD SINGLE STEM	B & B	2.5" CAL. MIN.	
	SI	9	SYRINGA RETICULATA `IVORY SILK` / IVORY SILK JAPANESE TREE LILAC SINGLE STEM	B & B	2.5" CAL. MIN.	
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
SHRUBS						
	AS3	121	ARONIA MELANOCARPA `UCONNAM165` / LOW SCAPE MOUND CHOKEBERRY	-	SEE PLAN	6" HT. MIN.
	CS	57	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES' / SIXTEEN CANDLES SUMMERSWEET	-	SEE PLAN	24" HT. MIN.
	DD2	111	DEUTZIA X `NCDX1` / YUKI SNOWFLAKE® DEUTZIA	-	SEE PLAN	6" HT. MIN.
	DD	125	DEUTZIA X `NCDX2` / YUKI CHERRY BLOSSOM® DEUTZIA	-	SEE PLAN	6" HT. MIN.
	DB	62	DIERVILLA SESSILIFOLIA 'BUTTERFLY' / BUTTERFLY BUSH-HONEYSUCKLE	-	SEE PLAN	24" HT MIN
	DG	47	DIERVILLA X `G2X885411` / KODIAK RED BUSH HONEYSUCKLE	-	SEE PLAN	24" HT. MIN.
	FN	55	FORSYTHIA X INTERMEDIA `NIMBUS` / SHOW OFF® SUGAR BABY® DWARF FORSYTHIA	-	SEE PLAN	6" HT. MIN.
	FG2	20	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	-	SEE PLAN	24" HT. MIN.
	IN	94	ITEA VIRGINICA `SMNIVDFC` / SCENTLANDIA® SWEETSPIRE	-	SEE PLAN	6" HT. MIN.
	PL	84	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK	-	SEE PLAN	24" HT MIN
	PL2	44	POTENTILLA FRUTICOSA `LUNDY` / HAPPY FACE® YELLOW BUSH CINQUEFOIL	-	SEE PLAN	24" HT. MIN.
	SH	86	SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET SPIRAEA	-	SEE PLAN	6" HT. MIN.
	VM	46	VIBURNUM CARLESII `SMVCB` / SPICE BABY™ KOREANSPICE VIBURNUM	-	SEE PLAN	24" HT MIN
EVERGREEN SHRUBS						
	JF	19	JUNIPERUS CHINENSIS `FAIRVIEW` / FAIRVIEW JUNIPER	B & B	SEE PLAN	6` HT. MIN.
	JL	7	JUNIPERUS CHINENSIS 'GOLD LACE' / GOLD LACE JUNIPER	B & B	SEE PLAN	24" HT. MIN.
	JF2	65	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	SEE PLAN	36" HT. MIN.
	TA	61	THUJA OCCIDENTALIS 'HOLMSTRUP' / HOLMSTRUP EASTERN ARBORVITAE	B & B	SEE PLAN	36" HT. MIN.
ORNAMENTAL GRASSES						
	AB3	65	ANDROPOGON GERARDII `BLACKHAWKS` / BLACKHAWKS BIG BLUESTEM	2 GAL.	SEE PLAN	
	KF	40	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	2 GAL.	SEE PLAN	
	FF	28	FESTUCA X `COOL AS ICE` / COOL AS ICE BLUE FESCUE	2 GAL.	SEE PLAN	
	PH	70	PANICUM VIRGATUM `HEAVY METAL` / HEAVY METAL SWITCH GRASS	2 GAL.	SEE PLAN	
	PC	62	PANICUM VIRGATUM 'CAPE BREEZE' / CAPE BREEZE SWITCH GRASS	2 GAL.	SEE PLAN	
	PN	40	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS	2 GAL.	SEE PLAN	
	SB	72	SCHIZACHYRIUM SCOPARIUM `BLAZE` / BLAZE LITTLE BLUESTEM	2 GAL.	SEE PLAN	
PERENNIALS						
	AF	60	AGASTACHE X `BLUE FORTUNE` / BLUE FORTUNE ANISE HYSSOP	1 GAL.	24" OC	
	AB	96	AMSONIA TABERNAEMONTANA `BLUE ICE` / BLUE ICE EASTERN BLUESTAR	1 GAL.	24" OC	
	CC	84	COREOPSIS X `CREME BRULEE` / CREME BRULEE TICKSEED	1 GAL.	24" OC	
	SC	87	SEDUM X `CARL` / CARL SEDUM	1 GAL.	24" OC	
SYMBOL			**BOTANICAL / COMMON NAME**			
GROUND COVERS						
			TURF SOD			

NOTES:
1. SEE SHEET L3.0 FOR LANDSCAPE NOTES & DETAILS
2. SEE SHEET L3.1 FOR LANDSCAPE SPECIFICATIONS

No.	DATE	BY
1	12/17/25	INS
	REVISIONS	
1	REVISED PER VILLAGE COMMENTS	INS
2	ISSUED FOR PERMIT – LOT 3	INS
3	REVISED PER IDOT & VILLAGE COMMENTS	INS
4	REVISED PER VILLAGE COMMENTS	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	INS
6	ISSUED FOR PERMIT – LOT 3	INS
7	REVISED PER VILLAGE COMMENTS	INS
8	REVISED PER VILLAGE COMMENTS	JTA
9	ISSUED FOR PERMIT – LOT 3	JTA
10	REVISED PER IDOT & VILLAGE COMMENTS	JTA
11	REVISED PER VILLAGE COMMENTS	JTA
12	REVISED PER IDOT AND VILLAGE COMMENT	INS
13	ISSUED FOR PERMIT – LOT 3	INS
14	REVISED PER VILLAGE COMMENTS	INS
15	REVISED PER VILLAGE COMMENTS	JTA
16	ISSUED FOR PERMIT – LOT 3	JTA
17	REVISED PER VILLAGE COMMENTS	JTA
18	REVISED PER VILLAGE COMMENTS	INS
19	ISSUED FOR PERMIT – LOT 3	INS
20	REVISED PER VILLAGE COMMENTS	INS
21	REVISED PER IDOT AND VILLAGE COMMENT	INS
22	ISSUED FOR PERMIT – LOT 3	INS
23	REVISED PER VILLAGE COMMENTS	INS
24	REVISED PER VILLAGE COMMENTS	INS
25	REVISED PER VILLAGE COMMENTS	INS
26	REVISED PER VILLAGE COMMENTS	INS

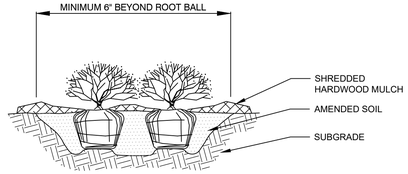


NOTES:

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.

1 TREE PLANTING

NTS

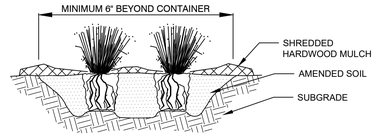


NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

3 SHRUB PLANTING

NTS



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF CONTAINER SHALL BE ONE INCH ABOVE SURROUNDING GRADE.
3. SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN GRASSES, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR GRASS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 ORNAMENTAL GRASS PLANTING

NTS

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.

4 PERENNIAL PLANTING

NTS

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

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

No.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
3	REVSED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

Kimley»Horn

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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

LANDSCAPE NOTES AND DETAILS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
L3.0

Drawing name: K:\CHI_LDD\A268959000_Core Acquisitions-Arlington Heights_ALL\2 Design\Cad\PlanSheets\L3.0 LANDSCAPE NOTES AND DETAILS.dwg Jun 12, 2026 - 2:01pm by JakeAnkey
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MAINTENANCE REQUIREMENTS

MAINTENANCE PROGRAMS SHALL BE SITE SPECIFIC AND COORDINATED WITH THE LANDSCAPE CONTRACTOR AND COUNTY FOR ADEQUATE MAINTENANCE PROCEDURES. A THREE YEAR STEWARDSHIP PROGRAM IS NECESSARY TO ENSURE PROPER ESTABLISHMENT AND HEALTH OF GROUND COVER, TO CONTROL INVASIVE SPECIES, AND TO PREVENT OVERGROWTH AND SHADING OF EQUIPMENT. AFTER THE THIRD GROWING SEASON, PROGRAM MAY BE REDUCED TO TWO VISITS PER YEAR AS NEEDED, DEPENDENT UPON SITE CONDITIONS AND REQUIRED STRATEGIES TO MAINTAIN GOOD HEALTH OF THE SITE SUCH AS DETHACHING, ADDITIONAL MOWING, OR HERBICIDE TREATMENTS.

FIRST YEAR

SPRING:
-EARLIEST POSSIBLE INSTALLATION MAY OCCUR IN THE SPRING OF THE FIRST YEAR. NO ACTIONS ARE REQUIRED TO BE PERFORMED DURING THE FIRST SEASON OF INSTALL. IF SEED APPLICATION TAKES PLACE IN SUMMER OR FALL OF THE FIRST YEAR, MAINTENANCE AND MONITORING SHOULD START THE FOLLOWING SEASON.

SUMMER:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SUMMER, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE SUMMER IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES AND DOMINATED BY DESIRABLE SPECIES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. NEWLY SEEDED AREAS SHOULD BE CUT BACK TO 10 INCHES IN HEIGHT.

FALL:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE FALL, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE FALL IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES AND DOMINATED BY DESIRABLE SPECIES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. NEWLY SEEDED AREAS SHOULD BE CUT BACK TO 10 INCHES IN HEIGHT.

SECOND YEAR

SPRING:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SPRING, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-DURING FIRST VISIT, MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE SPRING IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES AND DOMINATED BY DESIRABLE SPECIES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-PLANT SUPPLEMENTAL SEED AS NEEDED TO ADDRESS AREAS OF POOR COVERAGE AND TO INCREASE COMPETITION AND BIO-DIVERSITY.

SUMMER:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SUMMER, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE SUMMER IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES AND DOMINATED BY DESIRABLE SPECIES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.

FALL:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE FALL, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE FALL IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES AND DOMINATED BY DESIRABLE SPECIES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.

THIRD YEAR

SPRING:
-SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE EARLY SPRING, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.
-MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

SUMMER:
-SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE SUMMER, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.
-MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

FALL:
-SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE FALL, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.
-MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 24 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 24 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

FOLLOWING THE THIRD YEAR

-SITE VISITS ARE TO BE PERFORMED TWICE A YEAR, DURING THE EARLY SPRING AND LATE SUMMER, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-DURING THE SPRING, MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON.
-DURING THE FALL, MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 24 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 24 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

*ALL HERBICIDES ARE TO BE ANIMAL FRIENDLY AND APPLIED BY A TRAINED PERSONNEL.

PERFORMANCE STANDARDS

SATISFACTORY LANDSCAPE DEVELOPMENT ASSOCIATED WITH NATURALIZED VEGETATION WILL BE BASED ON THE FOLLOWING ITEMS.

FIRST YEAR:

WITHIN THREE MONTHS OF SEED INSTALLATION (OR THREE MONTHS AFTER THE START OF THE GROWING SEASON FOLLOWING DORMANT SEEDING), APPROXIMATELY 90 PERCENT OF THE SEEDED AREA, AS MEASURED BY AERIAL COVER, WILL BE VEGETATED OR OTHERWISE STABILIZED AGAINST EROSION. THE COVER CROP MAY BE INCLUDED IN THIS MEASUREMENT. IF MINIMUM IS NOT MET, ADDITIONAL SEEDING IS REQUIRED IN AREAS WITH POOR COVER.

SECOND YEAR:

BY THE END OF THE SECOND GROWING SEASON, THE PLANTED AREAS ARE DESIGNED TO HAVE A MINIMUM OF 50 PERCENT GROUND COVER BY SPECIES IN FINAL SEED MIX (NOT TO INCLUDE TEMPORARY COVER CROP OR UNDESIRABLE / INVASIVE SPECIES).

THIRD YEAR:

BY THE END OF THE THIRD GROWING SEASON, THE PLANTED AREAS ARE DESIGNED TO HAVE A MINIMUM OF 75 PERCENT GROUND COVER BY SPECIES IN FINAL SEED MIX (NOT TO INCLUDE TEMPORARY COVER CROP OR UNDESIRABLE / INVASIVE SPECIES).

ESTABLISHMENT NOTES AND STANDARDS

TREE / SHRUB ESTABLISHMENT

PREPARATION

HOLES DUG FOR TREES AND SHRUBS SHALL BE NO DEEPER THAN THE ROOTBALL OR CONTAINER, MEASURED TO THE TRUNK FLARE. DIAMETER OF HOLES SHALL BE TWICE THE DIAMETER OF THE ROOT BALL FOR TREES, AND AT MINIMUM 6 INCHES BEYOND THE DIAMETER OF CONTAINERS FOR SHRUBS.

INSTALLATION

INSTALL TREES AND SHRUBS SO THAT THE TRUNK FLARE IS AT A MAXIMUM 2 INCHES ABOVE GRADE, AND AT MINIMUM, AT GRADE. REMOVE CONTAINER AND REMOVE ANY BURLAP 6 INCHES FROM THE HEIGHT OF THE ROOT BALL, THEN BACKFILL TO FINISHED GRADE USING EXCAVATED SOIL FROM THE DUG HOLE.

SEED AREA ESTABLISHMENT

PREPARATION

SOIL PH IS TO BE TESTED PRIOR TO AMENDMENT AND FINAL GRADING. LIME OR SULFUR IS TO BE ADDED IN APPROPRIATE QUANTITY TO BRING PH TO ACCEPTABLE LEVELS FOR SEED APPLICATION AS NEEDED. IN AREAS OF SOIL AMENDMENT OR EXISTING AGRICULTURAL LAND, SOIL IS RECOMMENDED TO BE DISKED, CULTIVATED, AND PLANED / ROLLED AS NEEDED. SOILS SHALL BE UNIFORM, WITHOUT EXCESSIVE FURROWS, RUTS, OR RIDGES, AND LOW AREAS WHERE WATER MAY COLLECT. SOIL PREPARATION SHALL OCCUR WHEN WEATHER PERMITS AND TIMING ALLOWS FOR AT LEAST A FOLLOWING 48 HOURS WHERE SEEDING AND STABILIZATION METHODS MAY TAKE PLACE.

TIMING

IN ORDER TO MINIMIZE INITIAL USES OF BROAD APPLICATION HERBICIDE TREATMENT, AND PROMOTE EARLY AND STRONG ESTABLISHMENT OF SPECIFIED SEED MIXES WITH MINIMAL UNDESIRABLE WEED COMPETITION, DORMANT SEEDING SHOULD BE UTILIZED AS SITE CONDITIONS AND CONSTRUCTION TIMELINE PERMITS. IF ACTIVE SEASON SEEDING SHOULD BE REQUIRED, IT IS RECOMMENDED TO DO SO BETWEEN APRIL 1ST AND MAY 30TH, AFTER RISK OF MAJOR FREEZING CONDITIONS IS MINIMIZED. COVER CROPS MAY BE SEEDED AT ANY TIME IN THE EVENT THAT STABILIZATION IS REQUIRED OUTSIDE OF RECOMMENDED PLANTING TIMES. COVER CROPS MAY BE REQUIRED TO BE IRRIGATED IF APPLIED DURING WARM SEASONS AND IF ADEQUATE SOIL MOISTURE IS NOT PRESENT.

APPLICATION

SEED MIXTURES SHALL BE MECHANICALLY DRILLED, BROADCAST, OR HYDROSEEDED WITH STRAW MULCH PER SUPPLIER'S RECOMMENDATION (IF APPLICABLE). NO STRAW MULCH IS REQUIRED IF DRILL APPLIED, UNLESS NEEDED FOR STEEP SLOPES, SOIL STABILIZATION, OR OTHER AREAS THAT ARE IDENTIFIED FOR EROSION PREVENTION. SEED SHALL BE APPLIED AT INDICATED RATES WITH COVER CROP OATS, JAPANESE MILLET, WINTER PEA, OR ANNUAL RYE DEPENDENT ON SEASON AND SOIL CONDITIONS. SEED SPECIES SHALL BE LOCALLY SOURCED WHEN FEASIBLE. FINAL SEED MIX MAY VARY DEPENDENT UPON SPECIFIC SPECIES AVAILABILITY AND TIME OF INSTALLATION. FINAL SEED MIX SHALL BE APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR LANDSCAPE ARCHITECT. IF SEEDING IS PERFORMED PRIOR TO FINAL SITE INSTALLATION, ADDITIONAL SEED MAY BE APPLIED BY A LOW SPREADER IN AREAS THAT WERE DISTURBED. SITE SHOULD BE MONITORED FOLLOWING INSTALLATION FOR AREAS IDENTIFIED FOR ADDITIONAL RESEEDING UNTIL SEED MIX IS SUFFICIENTLY ESTABLISHED.

INVASIVE WEED CONTROL, MONITORING, & MANAGEMENT

A WORK PLAN SHOULD BE DEVELOPED TO AVOID THE SPREAD OF INVASIVE PLANTS FROM THESE AREAS. IF SUBSTANTIAL AREAS OF INVASIVE HERBACEOUS SPECIES ARE FOUND PRIOR TO OR AFTER PROJECT DEVELOPMENT, FOLIAR OR BROADCAST HERBICIDE APPLICATIONS MAY BE REQUIRED. FOR INVASIVE TREES, SHRUBS, AND VINES, MANAGEMENT MAY REQUIRE CUT-STEM HERBICIDE TREATMENTS.
ALL INVASIVE SPECIES MANAGEMENT SHOULD BE CONDUCTED DURING THE SUMMER MONTHS WHILE THE TARGET PLANTS ARE ACTIVELY GROWING.
TREATMENTS SHOULD BE CONDUCTED BETWEEN JULY AND AUGUST OF EACH YEAR AND SHOULD BE SEPARATED BY AT LEAST TWO WEEKS. APPROXIMATELY TWO HERBICIDE TREATMENTS SHOULD BE SCHEDULED PER SEASON FOR AT LEAST TWO YEARS FOLLOWING INITIATION OF PROJECT WORK. HERBICIDE USE REPORTING WILL ADHERE TO ALL APPLICATOR LICENSING REQUIREMENTS.

LANDSCAPE SPECIFICATIONS

Part 1.00 General

1.01 SCOPE OF WORK
A. This section covers furnishing and installing all landscape plants and non-plant 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 their 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. Quantities shown on plant list and schedules are for the convenience of the Owner and jurisdictional review agencies. The Contractor is responsible for verifying all quantities as drawn.

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 also conform to American Standard for Nursery Stock, ANSI (American National Standards Institute, Inc.) Z60.1-2014 (or most current version).
B. The Owner, Owner's representative, or Landscape Architect shall have the right, at any stage of the operations, to reject any and all work and materials which, in their 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 the 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 from 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.
C. Soil amendments shall be added to the soil in the amount and manner prescribed by soil analysis to obtain a pH of 5.5 to 6.5. 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 expenses.
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 excavated to a depth of 18" and 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 all non-turf seed mix areas, shrub, ornamental grass, perennial, and annual beds.

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 Princap (Simazine) as manufactured by Gelgy Agricultural Chemicals, Ardsley, New York 10502, or an approved equal.

2.04 ANTIDESICCANT
A. Antidesiccant 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 Nursery Specialty Products, Inc., or an acceptable equal. The antidesiccant shall be delivered in the manufacturer's fully identified containers and shall be mixed in accordance with manufacturer's instructions.

2.05 BORICIDE
A. Boricide shall be Lindane as manufactured by Platt, or an approved equal.

2.06 MULCH
A. Wood Mulch shall be shredded hardwood mulch at 3" in. depth. Furnish and install mulch to all trees, shrubs, perennial, and groundcover areas. Trees placed in area covered by turf shall receive a 4' wide tree ring with 3" depth shredded hardwood mulch. If requested, Contractor must submit a mulch sample to Owner, Owner's representative, and Landscape Architect for review and approval.

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 their 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 their 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 default method of measuring sizes of trees unless otherwise noted on plans. Diameter at breast height (DBH) shall be taken 4.5' above the ground level.
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, Owner's representative, or Landscape Architect; 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 (or will 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 of the project. All collected plants shall 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 than 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 hold the soil 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 tree does 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 or Owner's representative so they may agree on a time to mutually inspect the selected plants. The Owner or Owner's representative 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 after the Owner is convinced that all means of purchasing 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, they shall, after the award of the contract, make written application to the Owner or Owner's representative 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 all 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 plans where size, soil 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 antidesiccant. Antidesiccant shall be applied to all collected pines and oaks. Two weeks after planting or as specified by the product manufacturer; the material shall be sprayed again with the antidesiccant. The antidesiccant 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 winch or crane shall be thoroughly protected from chain marks, girdling or other bark slippage by means of burlap, wood battens or other acceptable method.

4.02 NON-PLANT 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 or Owner's representative, and the Contractor shall not proceed with this work until the unsatisfactory 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, for acceptance by the Owner or Owner's representative, before planting operations begin. The Contractor shall stake the location of the center of each tree and paint the outline of each shrub and groundcover bed. The stakes shall be oriented in a vertical manner so that they can be viewed and read from one direction. The Contractor shall give the Owner notice 24 hours prior to the completion staking described herein.
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 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 conditions 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 grade.
G. Immediately after each tree pit 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 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.

5.07 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 superfluous 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.

5.08 CLEANUP
A. During the course of planting, excess and waste materials shall be continuously and promptly removed daily, lawns 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 soils, 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.

5.09 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 natural disaster. 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 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 or Owner's representative 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 reinspection 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 ac

PLAN COMMISSION REVIEW
ENGINEERING DIVISION

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:	**PCA00022-2025**
Project:	**CW Arlington Holdings, 375-425 E Rand Rd**
Review Round:	**Round 6**
Date:	**June 19, 2026**

Round 6 FINAL COMMENTS

1. **Updated Drainage Report.** The following comments shall be addressed at permit:
   a. **Infiltration testing.** Provide **site-specific infiltration testing** at the proposed vault depth to confirm that the design infiltration rate of **0.04 in/hr** is accurate. Testing should be conducted in accordance with accepted geotechnical or stormwater standards.
   b. **Exfiltration joints of the Contech System.** Provide a written construction plan including the following specific components to ensure that the exfiltration joints will function as designed:
      i. Step-by-step procedures for aligning and securing the pipe sections and joints.
      ii. Lift-by-Lift compaction specifications for the surround stone envelope. Demonstrate how uniform soil density will be achieved under and around the system to prevent uneven shifting.
      iii. Clear specifications for the wrap, overlap, and protection of the geotechnical filter fabric. Outline field inspection procedures to verify the fabric remains entirely tear-free during stone placement to ensure fine particles cannot migrant into the exfiltration joints.
   c. **Maintenance and Monitoring Plan (Sheet C8.0).**
      i. Provide an inspection frequency for the internal baffle sumps aligned with the catch basin maintenance schedule.
      ii. Identify specific protocols for monitoring the exfiltration joins and internal underdrains.
      iii. Review inspection procedures that account for the permanent 9” pool.

Illinois Department of Transportation
Office of Highways Project Implementation / Region 1 / District 1
201 West Center Court / Schaumburg, Illinois 60196-1096

PERMITS
Location: 375 & 425 East Arlington Heights Road
Municipality: Village of Arlington Heights, Cook County
Re: Redevelopment of Lot for Wendy's Restaurant, Guzman Y Gomez Restaurant, multi-tenant building, Immediate Care Medical Building, and Fast Casual Restaurant
Reference No: 016-123798

April 10, 2026

Mr. Ian Spence, P.E.
Kimley Horn
570 Lake Cook Road, Suite 200
Deerfield, IL 60015

Dear Mr. Spence:

IDOT has completed its review of your engineering plans for the subject location. Our comments are detailed below:

Programming – Geometrics comments:

1. Please submit a completed ADA Project Alert Form (D1 PD0038) with the next submittal and include eschall@se3.us on the distribution.
2. Please provide AutoTURN exhibits for the design vehicle(s) expected to use the site, including delivery truck movements. The current submittal only includes a fire truck; revise to demonstrate all applicable ingress and egress movements in accordance with BDE and IDOT Access to State Highways requirements.
3. Please indicate on the plans that depressed curb ramps will be used at all access drives and at the median, as applicable.

Programming – Hydraulics comments:

1. No further comments
2. Hydraulic will issue a Conditional Approval letter once items are received, those items will be outline when the Items Required Letter is sent

Please revise your plans in accordance with the above comments with a written disposition to comments and resubmit via **one of the following methods** to continue the review process:

- Hard copies of two (2) revised 11x17 size copies of engineering plans, one (1) USB drive(s) containing electronic copies, or
- Electronically via email or through the SharePoint, OneDrive, or other file-sharing website.

If you have any questions regarding this matter, please contact Arif Shaikh at (847) 705-4541.

Very truly yours,

Jose Rios, P.E.
Region One Engineer

By:
Jonathan E. Karabowicz, P.E.
Traffic Permits Engineer

Cc: Village of Arlington Heights

Traffic Management Plan

IL0402
411 E Rand Road
Arlington Heights, IL 60004

Operator
TBD

Business Coach
TBD

Regional Activation Coach:
TBD

Kyle Dallas
Site & Traffic Plan Administrator
Dutch Bros. HQ | Tempe, AZ
C: 602.525.8737
E: Kyle.Dallas @DutchBros.com

Who We Are

Dutch Bros Inc. (NYSE: BROS) is a high-growth operator and franchisor of drive-thru shops that focus on serving high QUALITY, hand-crafted beverages with unparalleled SPEED and superior SERVICE.

Founded in 1992 by brothers Dane and Travis Boersma, Dutch Bros began with a double-head espresso machine and a pushcart in Grants Pass, Oregon. While espresso-based beverages are still at the core of what we do, Dutch Bros now offers a wide variety of unique, customizable cold and hot beverages that delight a broad array of customers.

We believe Dutch Bros is more than just the products we serve—we are dedicated to making a massive difference in the lives of our employees, customers and communities. This combination of hand-crafted and high-quality beverages, our unique drive-thru experience and our community-driven, people-first culture has allowed us to successfully open new shops and continue to share the “Dutch Luv” at 1,043 locations across 19 states as of June 30, 2025.

Traffic Management Plan Overview

1

The Site & Traffic Plan Administrator creates a custom traffic management plan that is tailored to each unique site.

Each plan identifies paths of travel for customers, points of ingress/egress, crew parking, directional sign placement, and suggested staffing placement.

City ordinances, CC&Rs, easements agreements, etc., are reviewed when a traffic management plan is created to ensure compliance.

2

Once the plan is completed, it is then shared with the field leadership team for the subject shop and market area (i.e. Regional Operator, Business Coach, and Regional Activation Coach).

Field leadership provides feedback on the traffic management plan and can request revisions, if needed.

Once the plan is approved, directional a-frame/cone topper signs are ordered to be sent to the shop.

3

Field leadership and crew setup the traffic management plan by placing temporary signs, cones, and readying staff for placement.

All cones and temporary signs are removed at the end of each business day.

If third party traffic control is needed, the field leadership team will identify dates, times, and number of controllers needed approximately one (1) to two (2) weeks prior to the grand opening date.

*All traffic management plans are subject to change depending on operational need and external factors as determined by Dutch Bros. HQ and the regional field leadership team.

Spence, Ian

From: Kyle Dallas <kyle.dallas@dutchbros.com>
Sent: Tuesday, March 10, 2026 11:43 AM
To: Adam Bell
Cc: Ryan DePasquale; Luay Aboona; Spence, Ian; Adam Firsel; Brad Joseph; Ben Barad
Subject: Re: Traffic Impact - Arlington Heights
Attachments: New Traffic Management Plan_IL0402.pdf; IL0301 Average Guests Per Hour.xlsx; MO0501 Average Guests Per Hour.xlsx

Categories: External

You don't often get email from kyle.dallas@dutchbros.com. Learn why this is important

Hey Team!

I have attached the Traffic Management Plan for IL0402 and provided the below notes to be included with the plan.

Please let me know if you have any questions!

- The Traffic Management Plan provided would be used for Grand Opening and any promo days that are expected to drive higher than usual volumes of customers.
- Day-to-Day operations, once the protected queue is at capacity, customers will be instructed to park and utilize the walk-up window to order.
- Customers will be directed via a-frame signs to begin overflow queueing near the trash enclosure/southwest side of the protected queue.
- Overflow queue would be a single lane to still allow traffic flow.
- TC1 will manage the entrance of the overflow queue and will cut off the line and direct customers to park and utilize the walk-up window once both the protected and overflow queues reach capacity.
- TC2 will manage the area where the overflow queue ends and the protected queue begins.
- TC2 will direct cars to exit the overflow queue and enter the protected queue once space in the protected queue becomes available.
- TC2 will direct customers where to enter the overflow queue if customers attempt to enter the protected queue prematurely (cut the line).
- DBTC1 will help customers egress out of the protected queue by alternating between exiting straight or left depending on the traffic flow within the development.

Cheers!
KYLE

Traffic Management Positions

Line Buster

Dutch Bros. Crew Member

This position primarily obtains drink orders from customers that are lined up in the queue behind the ordering window. They are equipped with iPad's, card readers, and some with cash bags for cash transactions. Their objective is to quickly and accurately obtain customer orders down the line to expedite time spent at the window. In some cases, a Line Buster may also run drinks out to cars as orders are completed.

Drink Runner

Dutch Bros. Crew Member

More commonly staffed during the grand opening period; this position's responsibility is to run completed drink orders out to cars in the queue. They may also help customers coordinate exiting the line using the escape lane and allowing customers to pull forward and shorten the queue.

DB Traffic Controller

Dutch Bros. Crew Member

Dutch Bros. crew members may also direct on-site traffic to ensure traffic flow remains unhindered at key points within drive aisles. Traffic Controllers are briefed on the traffic plan to ensure properly coordinated execution. They also will setup and take down cones and a-frame signs as needed.

Third Party Traffic Controller

Third Party Contracted

Described on page 5

Third Party Traffic Control

Hired by Third Party Broker

Dutch Bros. works with a national broker that recruits off-duty police officers from city, county, and state jurisdictions.

Off-Site Traffic Management

Third party traffic controllers work primarily off-site to manage overflow traffic. They provide direction to customers and keep public roadways and primary drive aisles clear.

Order Time-frame

Dutch Bros. HQ and the regional field leadership team determine the need for third party traffic control (dates, times, and number of officers). An order is submitted to our broker one to two weeks prior to the grand opening date. Traffic controllers orders are usually submitted in one to two week blocks.

Alternative

If there are not any available off-duty officers to fill the traffic control roles, our broker then reaches out to national security companies (i.e. Securitas, GardaWorld) to obtain security guards to fill the vacant positions.

Consistent Coverage Evaluation

The regional field leadership team evaluates toward the end of each order period if the need for third party traffic control is still existent or if it can be adjusted or eliminated. Queue times, number of customer visits, and additional data are gathered regularly to determine coverage needs.

Special Occasions

From time-to-time, Dutch Bros. has community giveback days (i.e. Dutch Luv, Drink one for Dane) or other marketing campaigns that cause an influx of customers to visit their local shop. Regional leadership teams plan ahead for these days and can request third party traffic control as needed based on historical, shop specific trends.

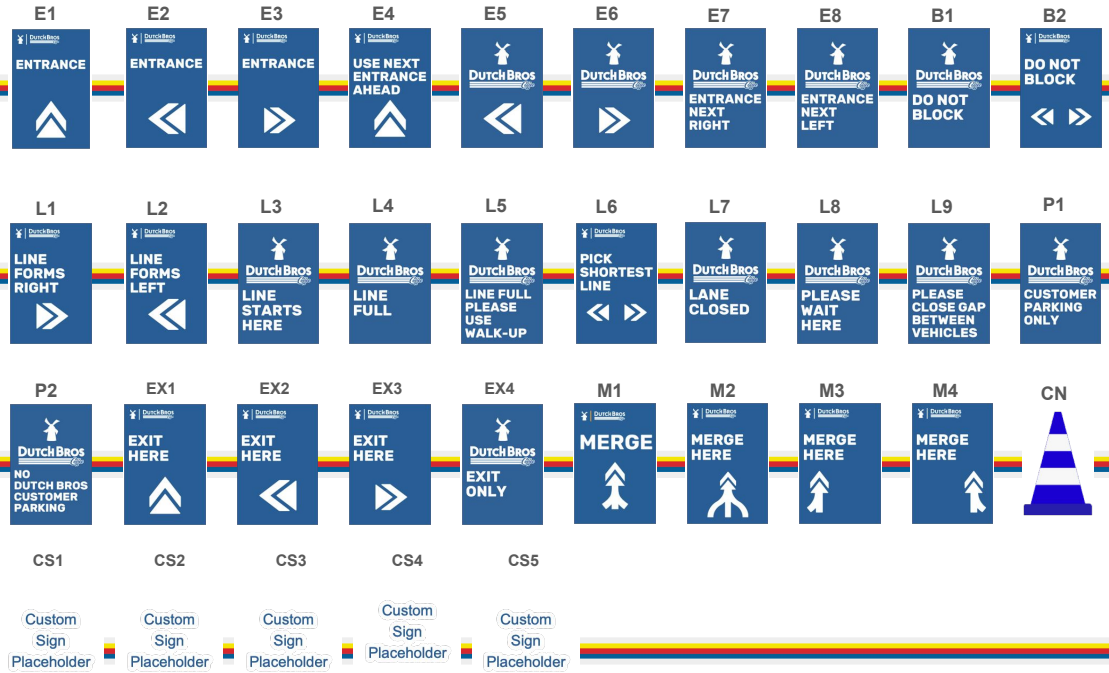
A-Frame Directional Sign Example

A-Frame Dimensions:
"Sandwich Board"
24 Inches Wide
36 Inches Tall

Signs shown are only examples. Custom a-frames and cone-toppers can be made upon request.

Traffic Management Plan

Sign Key



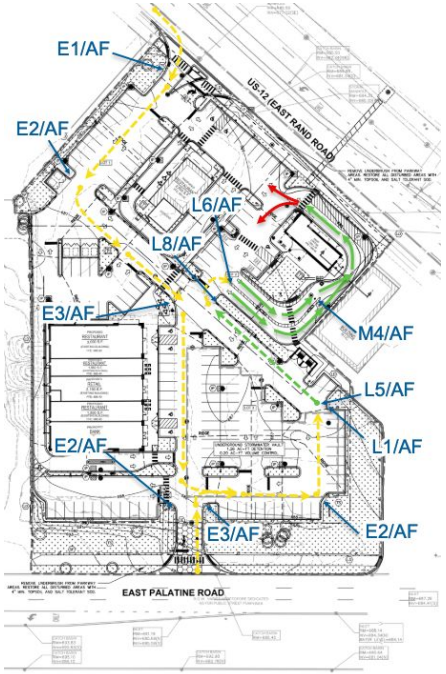
Examples as Portrayed on Plan

E2/AF

1. ***Letter(s)/Number*** identifies specific sign placed (i.e. ***E2*** would be an entrance sign with a left arrow.
2. ***AF*** stands for ***A-Frame***.
3. ***CT*** stands for ***Cone-Topper***.
4. ***Custom Signs*** will be marked as ***CS*** (i.e. ***CS1/AF***) and will have specific verbiage notated directly on the plan.

Traffic Management Plan

Sign Placement



Map Key

- Ingress/Queue *Stopped Cars*
- Egress
- Overflow Queue *Stopped Cars*
- Path of Travel *No Stopped Cars*

Traffic Management Plan

Staffing Placement

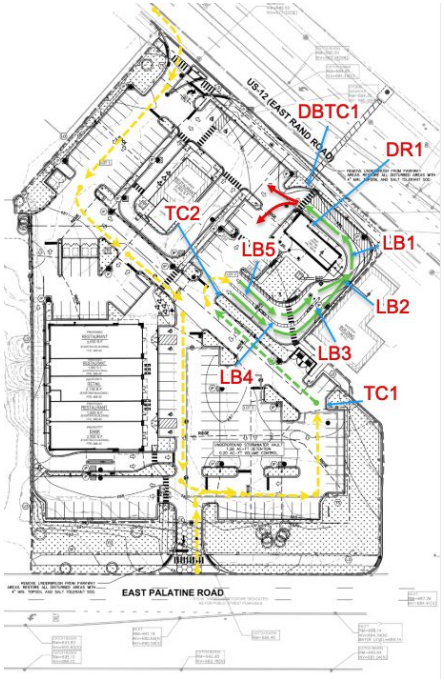
Staffing Key

LB
Line Buster

DR
Drink Runner

DBTC
Dutch Bros. Traffic Controller

TC
Third Party Traffic Controller
(Off-Duty Officer/Security Guard)



Map Key

- Ingress/Queue *Stopped Cars*
- Egress
- Overflow Queue *Stopped Cars*
- Path of Travel *No Stopped Cars*

CW Arlington Holdings, LLC - Parking Summary

Lot 1	
Wendy's / QSR	
(1 parking stall for every 45 SF dining area)	
Building SF	2500
Building SF attributed to dining area (~35%)	875
Parking Required	**20**
	20

Lot 2	
Dutch Brothers	
(1 parking stall for every 300 SF)	
Building SF	1025
Parking Required	**4**
	4

Lot 3	
A-1: Bank - Old National	
(1 parking stall for every 300 SF gross floor area)	
Building SF	2500
Parking Required	**9**
A-2: Restaurant / Retail / Commercial - Placeholder*	
*The more conservative *Restaurant, Sit Down* parking requirement has been assumed. This middle suite, however, is noted as "Retail" on plans	
(1 parking stall for every 45 SF dining area)	
Building SF	1816
Building SF attributed to dining area (~35%)	635.6
Parking Required	**15**
A-3: Restaurant / Retail / Commercial - Placeholder*	
*The more conservative *Restaurant, Sit Down* parking requirement has been assumed. This middle suite, however, is noted as "Retail" on plans	
(1 parking stall for every 45 SF dining area)	
Building SF	2085
Building SF attributed to dining area (~35%)	729.75
Parking Required	**17**
A-4: Restaurant - Menchie's	
(1 parking stall for every 45 SF dining area)	
Building SF	1562
Building SF attributed to dining area (~20%)	312
Parking Required	**7**
A-5: Restaurant - Paris Baguette	
(1 parking stall for every 45 SF dining area)	
Building SF	3000
Building SF attributed to dining area (~35%)	1050
Parking Required	**24**
	72

Lot 3	
Total Parking Spaces Required (Lot 1, 2, 3)	***96***
Total Parking Spaces Required + 10% outdoor seating	***106***

FINAL PLAT
CORE-ARLINGTON RAND SUBDIVISION

BEING A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 42 NORTH,
RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

Tax PINs:
03-17-303-007
03-17-303-008
03-17-303-017
03-17-303-020
03-17-303-019

SITE ADDRESS:

375 & 425 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

SURVEY NOTES:

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
2. COMPARE THIS MAP, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THIS MAP IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN
4. BOUNDARY LINES HAVE BEEN SHOWN HEREON BASED ON A BOUNDARY SURVEY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. COMPLETED SEPTEMBER 29TH, 2025.
5. THERE IS A BLANKET INGRESS-EGRESS AND CROSS ACCESS EASEMENT OVER ALL OF LOTS 1, 2 AND 3. HEREBY GRANTED

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- ADJOINING LOT LINE / RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTER LINE
- SECTION LINE
- FOUND BOUNDARY MONUMENT
- SET CONCRETE MONUMENT
- EXISTING EASEMENT
- 7 FEET PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOC. 95068512 HEREBY VACATED (AREA 3,410 SQ. FT., 0.078 AC.)
- 10 FEET SANITARY EASEMENT PER DOC. 95068512 HEREBY VACATED (AREA 2,771 SQ. FT. , 0.064 AC.)
- 10 FEET UTILITY EASEMENT PER DOC. 95068512 HEREBY VACATED (AREA 400 SQ. FT. , 0.009 AC.)
- INGRESS & EGRESS EASEMENT PER DOC. 95068512 HEREBY VACATED (AREA 6,259 SQ. FT. , 0.144 AC.)

POC - POINT OF COMMENCING
POB - POINT OF BEGINNING

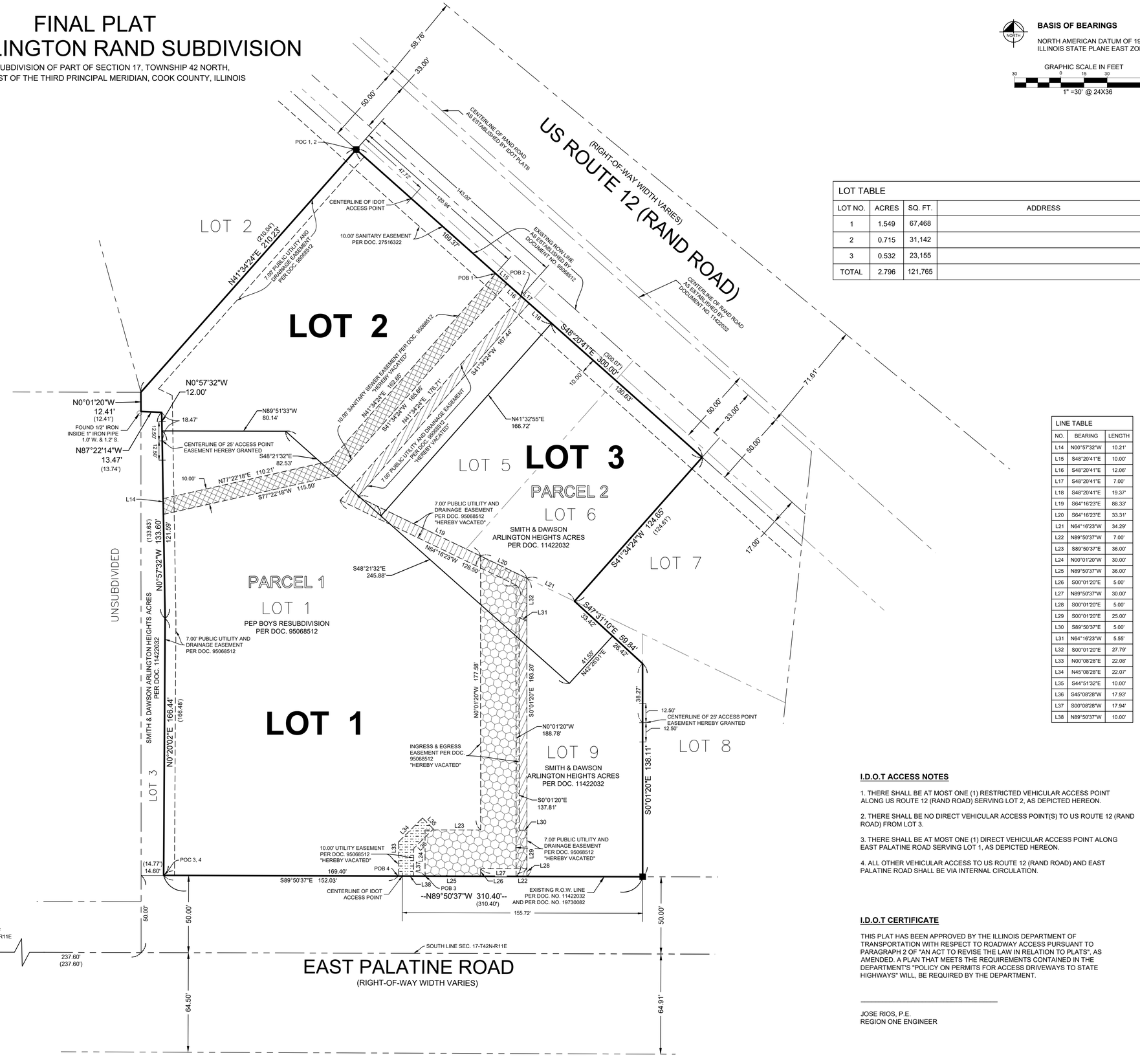
MAP PREPARED FOR:

CW ARLINGTON HOLDINGS, LLC
10 PARKWAY NORTH, SUITE 120
DEERFIELD, IL 60015

SEND TAX BILL TO

NAME: CW ARLINGTON HOLDINGS, LLC

ADDRESS: 10 PARKWAY NORTH, SUITE 120
DEERFIELD, IL, 60015



BASIS OF BEARINGS

NORTH AMERICAN DATUM OF 1983 (2011)
ILLINOIS STATE PLANE EAST ZONE (1201)

GRAPHIC SCALE IN FEET
30 0 15 30 60
1" =30' @ 24X36

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	ADDRESS
1	1.549	67,468	
2	0.715	31,142	
3	0.532	23,155	
TOTAL	2.796	121,765	

LINE TABLE		
NO.	BEARING	LENGTH
L14	N00°57'32"W	10.21'
L15	S48°20'41"E	10.00'
L16	S48°20'41"E	12.06'
L17	S48°20'41"E	7.00'
L18	S48°20'41"E	19.37'
L19	S64°16'23"E	88.33'
L20	S64°16'23"E	33.31'
L21	N64°16'23"W	34.29'
L22	N89°50'37"W	7.00'
L23	S89°50'37"E	36.00'
L24	N00°01'20"W	30.00'
L25	N89°50'37"W	36.00'
L26	S00°01'20"E	5.00'
L27	N89°50'37"W	30.00'
L28	S00°01'20"E	5.00'
L29	S00°01'20"E	25.00'
L30	S89°50'37"E	5.00'
L31	N64°16'23"W	5.55'
L32	S00°01'20"E	27.79'
L33	N00°08'28"E	22.08'
L34	N45°08'28"E	22.07'
L35	S44°51'32"E	10.00'
L36	S45°08'28"W	17.93'
L37	S00°08'28"W	17.94'
L38	N89°50'37"W	10.00'

I.D.O.T ACCESS NOTES

1. THERE SHALL BE AT MOST ONE (1) RESTRICTED VEHICULAR ACCESS POINT ALONG US ROUTE 12 (RAND ROAD) SERVING LOT 2, AS DEPICTED HEREON.
2. THERE SHALL BE NO DIRECT VEHICULAR ACCESS POINT(S) TO US ROUTE 12 (RAND ROAD) FROM LOT 3.
3. THERE SHALL BE AT MOST ONE (1) DIRECT VEHICULAR ACCESS POINT ALONG EAST PALATINE ROAD SERVING LOT 1, AS DEPICTED HEREON.
4. ALL OTHER VEHICULAR ACCESS TO US ROUTE 12 (RAND ROAD) AND EAST PALATINE ROAD SHALL BE VIA INTERNAL CIRCULATION.

I.D.O.T CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL, BE REQUIRED BY THE DEPARTMENT.

JOSE RIOS, P.E.
REGION ONE ENGINEER

No.	REVISIONS	DATE	BY
6	VILLAGE COMMENTS	05/05/26	AJ
5	VILLAGE COMMENTS	04/28/26	AJ
4	VILLAGE COMMENTS	03/09/26	AJ
3	VILLAGE COMMENTS	01/26/26	AJ
2	REVISED EASEMENTS	12/17/25	BAS
1	VILLAGE COMMENTS	10/25/25	AJ

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: IS
DRAWN BY: BAS
CHECKED BY: BAS

FINAL PLAT

CORE ARLINGTON-RAND SUBDIVISION

ORIGINAL ISSUE: 10/03/2025
KHA PROJECT NO. 268959000
SHEET NUMBER
1 OF 4

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\References\Alt. Survey\Survey Design\268959000 Final Plat.dwg 01 May 13, 2026 3:47pm by: Brad.Strohl
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FINAL PLAT
CORE-ARLINGTON RAND SUBDIVISION

BEING A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 42 NORTH,
RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

Tax PINs:
03-17-303-007
03-17-303-008
03-17-303-017
03-17-303-020
03-17-303-019

SITE ADDRESS:
375 & 425 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

BASIS OF BEARINGS
NORTH AMERICAN DATUM OF 1983 (2011)
ILLINOIS STATE PLANE EAST ZONE (1201)

GRAPHIC SCALE IN FEET
30 0 15 30 60
1" =30' @ 24X36

SURVEY NOTES:

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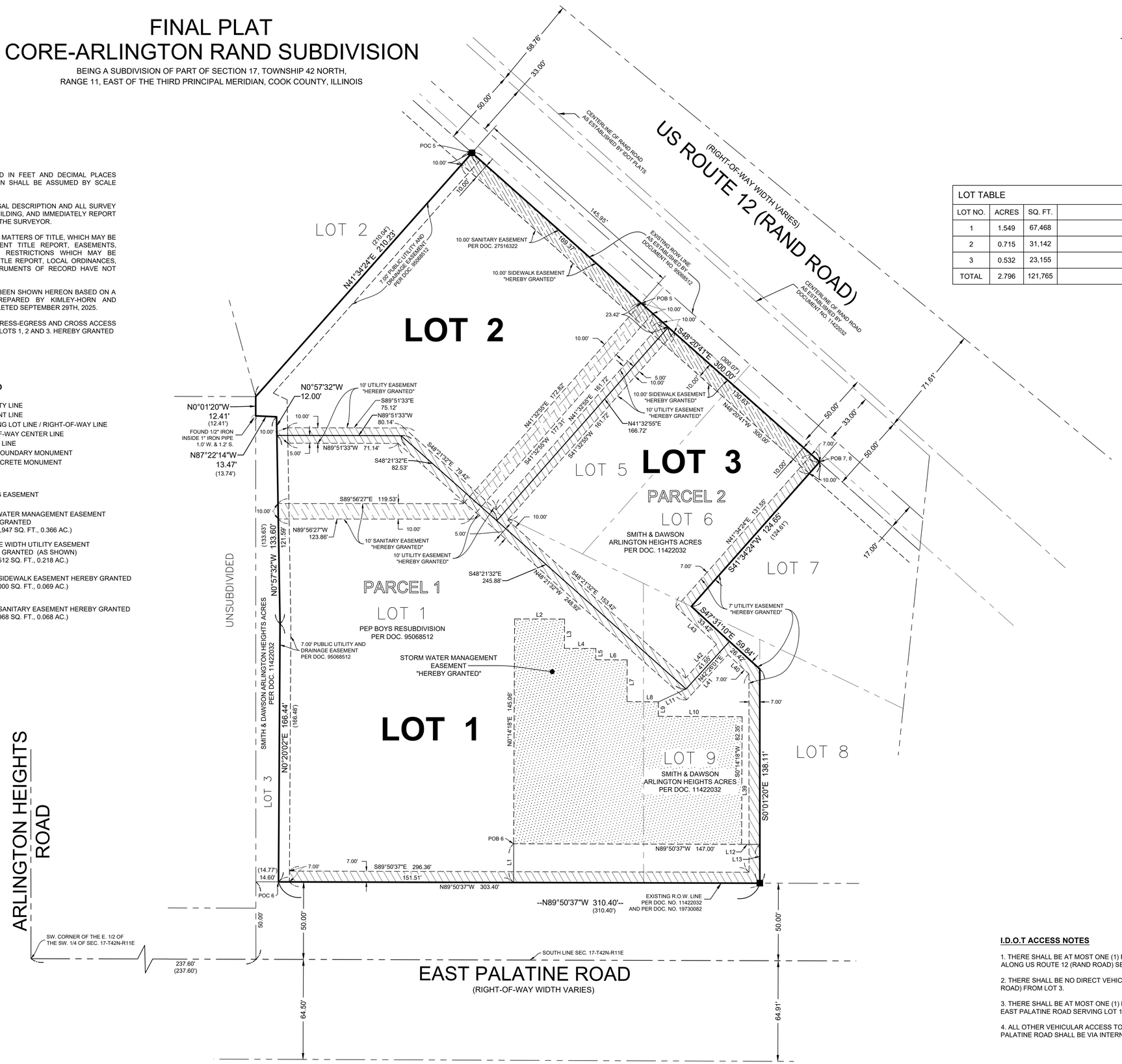
5. THERE IS A BLANKET INGRESS-EGRESS AND CROSS ACCESS EASEMENT OVER ALL OF LOTS 1, 2 AND 3. HEREBY GRANTED

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- ADJOINING LOT LINE / RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTER LINE
- SECTION LINE
- FOUND BOUNDARY MONUMENT
- SET CONCRETE MONUMENT
- EXISTING EASEMENT
- STORM WATER MANAGEMENT EASEMENT HEREBY GRANTED (AREA 15,947 SQ. FT., 0.366 AC.)
- VARIABLE WIDTH UTILITY EASEMENT HEREBY GRANTED (AS SHOWN) (AREA 9,512 SQ. FT., 0.218 AC.)
- 10 FEET SIDEWALK EASEMENT HEREBY GRANTED (AREA 3,000 SQ. FT., 0.069 AC.)
- 10 FEET SANITARY EASEMENT HEREBY GRANTED (AREA 2,968 SQ. FT., 0.068 AC.)

POC - POINT OF COMMENCING
POB - POINT OF BEGINNING



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3	0.532	23,155	
TOTAL	2.796	121,765	

LINE TABLE		
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L2	S89°45'42"E	32.25'
L3	S00°14'18"W	18.87'
L4	S89°45'42"E	20.25'
L5	S00°14'18"W	7.25'
L6	S89°45'42"E	20.25'
L7	S00°14'18"W	27.00'
L8	S89°45'42"E	20.25'
L9	S00°14'18"W	9.38'
L10	S89°45'42"E	54.00'
L11	N65°02'59"E	19.66'
L12	N89°58'40"E	11.77'
L13	S00°01'20"E	25.04'
L39	N00°01'20"W	128.01'
L40	N47°31'10"W	18.33'
L41	S42°26'01"W	39.48'
L42	N42°26'01"E	29.63'
L43	N47°31'10"W	35.31'

MAP PREPARED FOR:
CW ARLINGTON HOLDINGS, LLC
10 PARKWAY NORTH, SUITE 120
DEERFIELD, IL 60015

SEND TAX BILL TO

NAME: CW ARLINGTON HOLDINGS, LLC

ADDRESS: 10 PARKWAY NORTH, SUITE 120
DEERFIELD, IL, 60015

I.D.O.T ACCESS NOTES

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No.	REVISIONS	DATE	BY
6	VILLAGE COMMENTS	05/05/26	AJ
5	VILLAGE COMMENTS	04/28/26	AJ
4	VILLAGE COMMENTS	03/09/26	AJ
3	VILLAGE COMMENTS	01/26/26	AJ
2	REVISED EASEMENTS	12/17/25	BAS
1	VILLAGE COMMENTS	10/25/25	AJ

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: IS
DRAWN BY: BAS
CHECKED BY: BAS

FINAL PLAT

CORE ARLINGTON-RAND SUBDIVISION

ORIGINAL ISSUE: 10/03/2025
KHA PROJECT NO. 268959000
SHEET NUMBER
2 OF 4

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\References\Kh Survey\Survey Design\268959000 Final Plat.dwg 02 May 13, 2026 3:47pm byf. Brad.Strohl
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Tax PINs:
03-17-303-007
03-17-303-008
03-17-303-017
03-17-303-020
03-17-303-019

MAP PREPARED FOR:
CW ARLINGTON HOLDINGS, LLC
10 PARKWAY NORTH, SUITE 120
DEERFIELD, IL 60015

SITE ADDRESS:
375 & 425 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

FINAL PLAT
CORE-ARLINGTON RAND SUBDIVISION

BEING A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

LEGAL DESCRIPTION PREPARED BY THIS SURVEY

10 FEET WIDE SANITARY EASEMENT HEREBY VACATED

BEING A SANITARY EASEMENT IN THAT PART OF LOT 1 IN THE PEP BOYS RESUBDIVISION, BEING A RESUBDIVISION OF PART SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT NUMBER 95068512 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING (POC 1) AT THE MOST NORTHERLY CORNER OF LOT 1 OF SAID PEP BOYS RESUBDIVISION; THENCE SOUTH 48 DEGREES 20 MINUTES 41 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID LOT 1 FOR A DISTANCE OF 120.94 FEET TO THE NORTH LINE OF SAID SANITARY EASEMENT, FOR THE POINT OF BEGINNING (POB 1);

THENCE CONTINUING SOUTH 48 DEGREES 20 MINUTES 41 SECONDS EAST ALONG SAID NORTHEAST LINE 10.00 FEET TO THE SOUTH LINE OF SAID SANITARY EASEMENT;THENCE SOUTH 41 DEGREES 34 MINUTES 24 SECONDS WEST 165.86 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 77 DEGREES 22 MINUTES 18 SECONDS WEST ALONG SAID SOUTH LINE 115.50 FEET TO WEST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 57 MINUTES 32 SECONDS WEST ALONG SAID WEST LINE 10.21 FEET TO THE NORTH LINE OF SAID SANITARY EASEMENT; THENCE NORTH 77 DEGREES 22 MINUTES 18 SECONDS EAST ALONG SAID NORTH LINE 110.21 FEET; THENCE NORTH 41 DEGREES 34 MINUTES 24 SECONDS EAST ALONG SAID NORTH LINE 162.65 FEET TO SAID POINT OF BEGINNING (POB 1).

CONTAINING 2,771 SQUARE FEET OR 0.064 ACRES MORE OR LESS.

7 FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY VACATED

BEING A PUBLIC UTILITY AND DRAINAGE EASEMENT IN THAT PART OF LOT 1 IN THE PEP BOYS RESUBDIVISION, BEING A RESUBDIVISION OF PART SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT NUMBER 95068512 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING (POC 2) AT THE MOST NORTHERLY CORNER OF LOT 1 OF SAID PEP BOYS RESUBDIVISION THENCE SOUTH 48 DEGREES 20 MINUTES 41 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID LOT 1 FOR A DISTANCE OF 143.00 FEET TO NORTH LINE OF SAID PUBLIC UTILITY AND DRAINAGE EASEMENT FOR THE POINT OF BEGINNING (POB 2);

THENCE CONTINUING SOUTH 48 DEGREES 20 MINUTES 41 SECONDS EAST ALONG SAID NORTHEAST LINE 7.00 FEET TO THE EASTERLY LINE OF AFORESAID LOT 1; THENCE ALONG SAID EASTERLY LINE FOR THE NEXT THREE (3) COURSES;

1) THENCE SOUTH 41 DEGREES 34 MINUTES 24 SECONDS WEST 167.44 FEET;
2) THENCE SOUTH 64 DEGREES 16 MINUTES 23 SECONDS EAST 121.64;
3) THENCE SOUTH 00 DEGREES 01 MINUTES 20 SECONDS EAST 193.20 FEET TO THE SOUTH LINE OF SAID LOT 1;

THENCE NORTH 89 DEGREES 50 MINUTES 37 SECONDS WEST ALONG SAID SOUTH LINE 7.00 FEET TO THE WEST LINE OF SAID PUBLIC UTILITY AND DRAINAGE EASEMENT; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID WEST LINE;

1) THENCE NORTH 00 DEGREES 01 MINUTES 20 SECONDS WEST 188.78 FEET;
2) THENCE NORTH 64 DEGREES 16 MINUTES 23 SECONDS WEST 126.50 FEET;
3) THENCE NORTH 41 DEGREES 34 MINUTES 24 SECONDS EAST 176.71 TO SAID POINT OF BEGINNING (POB 2).

CONTAINING 3,410 SQUARE FEET OR 0.078 ACRES MORE OR LESS

INGRESS & EGRESS EASEMENT HEREBY VACATED

BEING AN INGRESS & EGRESS EASEMENT IN THAT PART OF LOT 1 IN THE PEP BOYS RESUBDIVISION, BEING A RESUBDIVISION OF PART SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT NUMBER 95068512 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING (POC 3) AT THE SOUTHWEST CORNER OF LOT 1 OF SAID PEP BOYS RESUBDIVISION; THENCE SOUTH 89 DEGREES 50 MINUTES 37 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 169.40 FEET TO THE WEST LINE OF SAID INGRESS & EGRESS EASEMENT FOR THE POINT OF BEGINNING (POB 3);

THENCE FOLLOWING TWELVE (12) COURSES ALONG THE PERIMETER OF SAID INGRESS & EGRESS EASEMENT;

1) THENCE NORTH 00 DEGREES 01 MINUTES 20 SECONDS WEST 30.00 FEET;
2) THENCE SOUTH 89 DEGREES 50 MINUTES 37 SECONDS EAST 36.00 FEET;
3) THENCE NORTH 00 DEGREES 01 MINUTES 20 SECONDS WEST 177.58 FEET TO THE NORTH LINE OF SAID LOT 1;
4) THENCE SOUTH 64 DEGREES 16 MINUTES 23 SECONDS EAST ALONG SAID NORTH LINE 33.31 FEET TO THE EAST LINE OF LOT 1;
5) THENCE SOUTH 00 DEGREES 01 MINUTES 20 SECONDS EAST ALONG SAID EAST LINE 27.79 FEET;
6) THENCE NORTH 64 DEGREES 16 MINUTES 23 SECONDS WEST 5.55 FEET;
7) THENCE SOUTH 00 DEGREES 01 MINUTES 20 SECONDS EAST 137.81 FEET;
8) THENCE SOUTH 89 DEGREES 50 MINUTES 37 SECONDS EAST 5.00 FEET TO THE EAST LINE OF SAID LOT 1;
9) THENCE SOUTH 00 DEGREES 01 MINUTES 20 SECONDS EAST 25.00 FEET;
10) THENCE NORTH 89 DEGREES 50 MINUTES 37 SECONDS WEST 30.00 FEET;
11) THENCE SOUTH 00 DEGREES 01 MINUTES 20 SECONDS EAST 5.00 FEET TO SOUTH LINE OF SAID LOT 1;
12) THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89 DEGREES 50 MINUTES 37 SECONDS WEST 36.00 FEET TO THE SAID POINT OF BEGINNING (POB 3).

CONTAINING 6,259 SQUARE FEET OR 0.144 ACRES MORE OR LESS.

10 FEET UTILITY EASEMENT HEREBY VACATED

BEING AN UTILITY EASEMENT IN THAT PART OF LOT 1 IN THE PEP BOYS RESUBDIVISION, BEING A RESUBDIVISION OF PART SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT NUMBER 95068512 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING (POC 4) AT THE SOUTHWEST CORNER OF LOT 1 OF SAID PEP BOYS RESUBDIVISION; THENCE SOUTH 89 DEGREES 50 MINUTES 37 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 152.03 FEET TO THE SOUTHWEST CORNER OF SAID UTILITY EASEMENT, FOR THE POINT OF BEGINNING (POB 4);

THENCE, NORTH 00 DEGREES 08 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 22.08 FEET; THENCE, NORTH 45 DEGREES 08 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 22.07 FEET; THENCE, SOUTH 44 DEGREES 51 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 10.00 FEET; THENCE, SOUTH 45 DEGREES 08 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 17.93 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 28 SECONDS WEST A DISTANCE OF 17.94 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE CONTINUING NORTH 89 DEGREES 50 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 10.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING (POB 4).

CONTAINING 400 SQUARE FEET OR 0.009 ACRES MORE OR LESS.

10 FEET WIDE SANITARY EASEMENT HEREBY GRANTED

BEING A SANITARY EASEMENT IN THAT PART OF LOT 1 AND LOT 2 IN FINAL PLAT CORE-ARLINGTON RAND SUBDIVISION BEING A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING (POC 5) AT THE MOST NORTHERLY CORNER OF SAID LOT 2; THENCE SOUTH 48 DEGREES 20 MINUTES 41 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 2 FOR A DISTANCE OF 145.95 FEET TO THE POINT OF BEGINNING (POB 5);

THENCE CONTINUING SOUTH 48 DEGREES 20 MINUTES 41 SECONDS EAST ALONG SAID NORTH LINE 10.00 FEET; THENCE SOUTH 41 DEGREES 32 MINUTES 55 SECONDS WEST 177.31 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 27 SECONDS WEST 123.86 FEET TO WEST LINE OF AFORESAID LOT 1; THENCE NORTH 00 DEGREES 57 MINUTES 32 SECONDS WEST 10.00 FEET ALONG THE SAID WEST LINE; THENCE SOUTH 89 DEGREES 56 MINUTES 27 SECONDS EAST 119.53 FEET; THENCE NORTH 41 DEGREES 32 MINUTES 55 SECONDS EAST 172.82 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2 ALSO BEING THE POINT OF BEGINNING (POB 5).

CONTAINING 2,968 SQUARE FEET OR 0.068 ACRES MORE OR LESS.

STORM WATER MANAGEMENT EASEMENT HEREBY GRANTED

BEING A STORM WATER MANAGEMENT EASEMENT IN LOT 1 IN FINAL PLAT CORE-ARLINGTON RAND SUBDIVISION BEING A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING (POC 6) AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 89 DEGREES 50 MINUTES 37 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 151.51 FEET; THENCE NORTH 00 DEGREES 14 MINUTES 18 SECONDS EAST 25.00 FEET TO THE POINT OF BEGINNING (POB 6);

THENCE NORTH 00 DEGREES 14 MINUTES 18 SECONDS EAST 145.06 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 42 SECONDS EAST 32.25 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 18 SECONDS WEST 18.87 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 42 SECONDS EAST 20.25 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 18 SECONDS WEST 7.25 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 42 SECONDS EAST 20.25 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 18 SECONDS WEST 27.00 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 42 SECONDS EAST 20.25 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 18 SECONDS WEST 9.38 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 42 SECONDS EAST 54.00 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 18 SECONDS WEST 82.35 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 37 SECONDS WEST 147.00 FEET TO SAID POINT OF BEGINNING (POB 6).

CONTAINING 15,947 SQUARE FEET OR 0.366 ACRES MORE OR LESS.

10 FEET UTILITY EASEMENT HEREBY GRANTED

BEING AN EASEMENT IN LOT 1, LOT 2 AND LOT 3 IN FINAL PLAT CORE-ARLINGTON RAND SUBDIVISION BEING A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING (POB 7) AT THE MOST EASTERLY CORNER OF SAID LOT 3; THENCE SOUTH 41 DEGREES 34 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 124.65 FEET; THENCE SOUTH 47 DEGREES 31 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3 AND THE EAST LINE OF SAID LOT 1, 59.84 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 20 SECONDS EAST ALONG SAID EAST LINE 138.11 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 50 MINUTES 37 SECONDS WEST ALONG SAID SOUTH LINE 303.40 FEET TO THE EAST LINE OF A 7.00 FEET PUBLIC UTILITY AND DRAINAGE EASEMENT GRANTED PER DOCUMENT NUMBER 95068512; THENCE NORTH 00 DEGREES 20 MINUTES 02 SECONDS EAST 7.00 FEET ALONG SAID EAST LINE TO A LINE 7.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT, AS MEASURED PERPENDICULARLY; THENCE SOUTH 89 DEGREES 50 MINUTES 37 SECONDS EAST ALONG SAID PARALLEL LINE 296.36 FEET TO A LINE 7.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT, AS MEASURED PERPENDICULARLY; THENCE NORTH 00 DEGREES 01 MINUTES 20 SECONDS WEST ALONG SAID PARALLEL LINE 128.01 FEET TO A LINE 7.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT, AS MEASURED PERPENDICULARLY; THENCE NORTH 47 DEGREES 31 MINUTES 10 SECONDS WEST ALONG SAID PARALLEL LINE 18.33 FEET TO A LINE 5.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 3, AS MEASURED PERPENDICULARLY; THENCE SOUTH 42 DEGREES 26 MINUTES 01 SECONDS WEST ALONG SAID PARALLEL LINE 39.48 FEET TO A LINE 5.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT, AS MEASURED PERPENDICULARLY; THENCE NORTH 48 DEGREES 21 MINUTES 32 SECONDS WEST ALONG SAID PARALLEL LINE 248.92 FEET TO A LINE 5.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT, AS MEASURED PERPENDICULARLY; THENCE NORTH 89 DEGREES 51 MINUTES 33 SECONDS WEST ALONG SAID PARALLEL LINE 71.14 FEET TO EAST LINE OF A 7.00 FEET PUBLIC UTILITY AND DRAINAGE EASEMENT GRANTED PER DOCUMENT NUMBER 95068512; THENCE NORTH 00 DEGREES 57 MINUTES 32 SECONDS WEST 10.00 FEET ALONG SAID EAST LINE TO A LINE 5.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 2 AS MEASURED PERPENDICULARLY; THENCE SOUTH 89 DEGREES 51 MINUTES 33 SECONDS EAST ALONG SAID PARALLEL LINE 75.12 FEET TO A LINE 5.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 2 AS MEASURED PERPENDICULARLY; THENCE SOUTH 48 DEGREES 21 MINUTES 32 SECONDS EAST ALONG SAID PARALLEL LINE 79.42 FEET TO A LINE 5.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 2 AS MEASURED PERPENDICULARLY; THENCE NORTH 41 DEGREES 32 MINUTES 55 SECONDS EAST ALONG SAID PARALLEL LINE 161.72 FEET TO NORTH LINE OF SAID LOT 2; THENCE CONTINUING SOUTH 48 DEGREES 20 MINUTES 41 SECONDS EAST ALONG SAID NORTH LINE AND THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 10.00 FEET TO A LINE 5.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 3 AS MEASURED PERPENDICULARLY; THENCE SOUTH 41 DEGREES 32 MINUTES 55 SECONDS WEST ALONG SAID PARALLEL LINE 161.72 FEET TO A LINE 5.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 3 AS MEASURED PERPENDICULARLY; THENCE SOUTH 48 DEGREES 21 MINUTES 32 SECONDS EAST ALONG SAID PARALLEL LINE 153.42 FEET TO A LINE 5.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 3 AS MEASURED PERPENDICULARLY; THENCE NORTH 42 DEGREES 26 MINUTES 01 SECONDS EAST ALONG SAID PARALLEL LINE 29.63 FEET TO A LINE 7.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 3 AS MEASURED PERPENDICULARLY; THENCE NORTH 47 DEGREES 31 MINUTES 10 SECONDS WEST ALONG SAID PARALLEL LINE 35.31 FEET TO A LINE 7.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 3 AS MEASURED PERPENDICULARLY; THENCE NORTH 41 DEGREES 34 MINUTES 24 SECONDS EAST ALONG SAID PARALLEL LINE 131.55 FEET TO NORTH LINE OF SAID LOT 3; THENCE ALONG SAID NORTH LINE SOUTH 48 DEGREES 20 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 7.00 FEET TO SAID POINT OF BEGINNING (POB 7).

CONTAINING 9,512 SQUARE FEET OR 0.218 ACRES MORE OR LESS.

10 FEET SIDEWALK EASEMENT HEREBY GRANTED

BEING A SIDEWALK EASEMENT IN LOT 2, LOT 3 IN FINAL PLAT CORE-ARLINGTON RAND SUBDIVISION BEING A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING (POB 8) AT THE MOST EASTERLY CORNER OF SAID LOT 3, THENCE SOUTH 41 DEGREES 34 MINUTES 24 SECONDS WEST 10.00 FEET ALONG SOUTH LINE OF LOT 3; THENCE NORTH 48 DEGREES 20 MINUTES 41 SECONDS WEST 300.00 FEET ALONG A LINE 10.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF AFORESAID LOT 2 AND LOT 3; THENCE NORTH 41 DEGREES 34 MINUTES 24 SECONDS EAST, 10.00 FEET ALONG WEST LINE OF SAID LOT 2; THENCE SOUTH 48 DEGREES 20 MINUTES 41 SECONDS EAST ALONG US ROUTE 12 BEING ALSO NORTH LINE OF LOT 3 AND LOT 2, FOR A DISTANCE OF 300.00 FEET TO SAID POINT OF BEGINNING (POB 8).

CONTAINING 3,000 SQUARE FEET OR 0.069 ACRES MORE OR LESS.

No.	DATE	BY
6	05/05/26	AJ
5	04/28/26	AJ
4	03/09/26	AJ
3	01/26/26	AJ
2	12/17/25	BAS
1	10/25/25	AJ

REVISIONS: 6 VILLAGE COMMENTS; 5 VILLAGE COMMENTS; 4 VILLAGE COMMENTS; 3 VILLAGE COMMENTS; 2 REVISED EASEMENTS; 1 VILLAGE COMMENTS

SCALE: AS NOTED
DESIGNED BY: IS
DRAWN BY: BAS
CHECKED BY: BAS

Kimley»Horn
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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-6500
WWW.KIMLEY-HORN.COM

FINAL PLAT

CORE ARLINGTON-RAND SUBDIVISION

ORIGINAL ISSUE: 10/03/2025
KHA PROJECT NO. 268959000
SHEET NUMBER
3 OF 4

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\References\Xtl Survey\Survey Design\268959000 Final Plat.dwg 03 May 13, 2026 3:47pm by: Brad.Strohl
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FINAL PLAT
CORE-ARLINGTON RAND SUBDIVISION

BEING A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

Tax PINs:
03-17-303-007
03-17-303-008
03-17-303-017
03-17-303-020
03-17-303-019

MAP PREPARED FOR:
CW ARLINGTON HOLDINGS, LLC
10 PARKWAY NORTH, SUITE 120
DEERFIELD, IL 60015

SITE ADDRESS:
375 & 425 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

WE, THE UNDERSIGNED, CW ARLINGTON HOLDINGS, LLC, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS CORE-ARLINGTON RAND SUBDIVISION, AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY. ALL STREETS AND ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, 7 AND 10 FEET IN WIDTH, AS SHOWN ON THIS PLAT AND MARKED "EASEMENT" RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

THE FOREGOING COVENANTS (OR RESTRICTIONS), ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2050, AT WHICH TIME SAID COVENANTS (OR RESTRICTIONS) SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS INDICATED OTHERWISE BY NEGATIVE VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS (OR RESTRICTIONS), IN WHOLE OR IN PART, WHICH SAID VOTE WILL BE EVIDENCED BY A PETITION IN WRITING SIGNED BY THE OWNERS AND DULY RECORDED. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS (OR RESTRICTIONS) BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER VARIOUS COVENANTS (OR RESTRICTIONS), WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED OR MAINTAINED IN VIOLATION, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

ADDITIONALLY, WE HEREBY CERTIFY THAT THE PROPERTY HEREON DESCRIBED IS LOCATED WITHIN THE BOUNDARIES OF THE FOLLOWING SCHOOL DISTRICTS:

LOT NUMBER(S)	SCHOOL DISTRICT	
ALL	GRADE SCHOOL DISTRICT NO.	25 (ARLINGTON HEIGHTS)
	HIGH SCHOOL DISTRICT NO.	214 (ARLINGTON HEIGHTS TWP.)
	JUNIOR COLLEGE DISTRICT NO.	CO512 (HARPER COLLEGE)

DATED THIS ____ DAY OF _____ , 20___ .

CW ARLINGTON HOLDINGS, LLC

_____

PRINT NAME:_____

ITS:_____

_____
VILLAGE COLLECTOR

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

I, _____ , A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____ , 20___ .

_____
NOTARY PUBLIC

CLERK/RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF
COOK COUNTY AFORESAID ON THE ____ DAY OF _____ , A.D., 20___ , AT ___ O'CLOCK __.M., AND RECORDED AS INSTRUMENT NUMBER _____ .

_____
COOK COUNTY CLERK/RECORDER

VILLAGE OFFICIALS' CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

"UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12 AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD _____

_____
CHAIRMAN

_____
SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD _____

_____
PRESIDENT

_____
VILLAGE CLERK

APPROVED BY THE VILLAGE ENGINEER

_____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, _____ , VILLAGE COLLECTOR OF THE VILLAGE OF ARLINGTON HEIGHTS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT HEREON. DATED AT ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS

THIS ____ DAY OF _____ , 20___ .

_____
APPROVED BY THE VILLAGE COLLECTOR

_____
VILLAGE COLLECTOR

DRAINAGE OVERLAY CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OF ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

ADDRESS: 375 & 425 E. RAND ROAD, ARLINGTON HEIGHTS, IL 60004

DATED THIS ____ DAY OF _____ , 20___ .

_____
ENGINEER

_____
OWNER OR ATTORNEY

SIDEWALK EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO VILLAGE OF ARLINGTON HEIGHTS, ITS HEIRS, SUCCESSORS AND ASSIGNS OVER ALL AREAS HEREON PLATTED AND DESIGNATED "SIDEWALK EASEMENT" FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, REPLACE AND MAINTAIN A PATHWAY WITHIN THE SUBJECT EASEMENT AREA, TOGETHER WITH THE RIGHT OF ACCESS FOR THE NECESSARY PERSONS AND OR EQUIPMENT TO COMPLETE ANY OF THE ABOVE WORK, TOGETHER WITH THE RIGHT OF TRANSFER FOR PEDESTRIAN AND NON-MOTORIZED VEHICULAR TRAFFIC ALONG THE EASEMENT. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES OR SHRUBS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE PUBLIC PATHWAYS NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR DRIVEWAYS CROSSING THE EASEMENT AREA, LAWNS AND LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

STORM WATER MANAGEMENT EASEMENT PROVISIONS

AN EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE PROPERTY OWNERS' ASSOCIATION AS MAY BE FURTHER DEFINED IN THE PROPERTY OWNERS' ASSOCIATION BYLAWS AND DECLARATIONS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS SO DESIGNATED ON THE PLAT AND MARKED STORM WATER MANAGEMENT EASEMENT (SWME) OVER THOSE AREAS WHERE THE SUBDIVISION IS TRAVERSED BY A WATER COURSE, DRAINAGE WAY, OVERLAND FLOW PATH, CHANNEL OR STREAM. THE DRAINAGE EASEMENT CONFORMS SUBSTANTIALLY TO THE LINES OF SUCH WATER COURSE AND INCLUDES FURTHER WIDTH AS WILL BE NECESSARY FOR THE PURPOSE OF ADEQUATELY MAINTAINING OR IMPROVING THE WATER COURSE. TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. NO PERMANENT BUILDINGS, STRUCTURES OR FENCES SHALL BE CONSTRUCTED OR MAINTAINED ON, ACROSS OVER OR THROUGH SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE AND THE VILLAGE OF ARLINGTON HEIGHTS.SAID EASEMENTS SHALL NOT BE USED FOR ANY OTHER PURPOSES EXCEPT THAT UTILITIES MAY CROSS THIS EASEMENT, PROVIDED THAT THE CROSSING DOES NOT ALTER THE INTENDED USE OF THE EASEMENT. THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER WITH PERSONNEL AND EQUIPMENT UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE DRAINAGE WAYS, CHANNELS AND STREAMS LOCATED WITHIN SAID EASEMENT. IF THE OWNER FAILS TO MAINTAIN SAID FACILITIES AND, AFTER RECEIPT OF NOTICE FROM THE VILLAGE OF SAID FAILURE, THE OWNER FAILS TO MAKE REQUIRED REPAIRS IN A REASONABLE PERIOD OF TIME, THE VILLAGE MAY MAKE THE REQUIRED REPAIRS AND SEEK REIMBURSEMENT FROM THE OWNER FOR THE COSTS INCURRED BY THE VILLAGE TO MAKE THE REPAIR AND/OR FILE A LIEN ON THE PROPERTY.

COMMONWEALTH EDISON COMPANY

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE:_____, 20_____

TITLE: _____

AT&T ILLINOIS

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE:_____, 20_____

TITLE: _____

NICOR GAS

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE:_____, 20_____

TITLE: _____

COMCAST CABLE

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE:_____, 20_____

TITLE: _____

ASTOUND

EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE:_____, 20_____

TITLE: _____

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY, AT&T ILLINOIS, NICOR GAS, COMCAST CABLE, ASTOUND, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, NATURAL GAS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, BRADLEY A. STROHL, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003686 AND EMPLOYED BY KIMLEY-HORN AND ASSOCIATES, INC., AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
LOT 1 IN PEP BOYS RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3, 4, 10, AND 11 IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT NUMBER 95068512, ALL IN COOK COUNTY, ILLINOIS

TOGETHER WITH:

PARCEL 2:
LOTS 5, 6, AND 9 IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 02, 1934 AS DOCUMENT NUMBER 11422032, ALL IN COOK COUNTY, ILLINOIS

CONTAINING 121,765 SQUARE FEET OR 2.796 ACRES MORE OF LESS.

I FURTHER HEREBY CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE. IN ACCORDANCE WITH S.B. 908-P.A. 85- 267,

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. AS SHOWN ON FIRM COMMUNITY PANEL NO. 17031C0201J, DATED AUGUST 19, 2008.

I FURTHER HEREBY CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/). THE EXTERIOR MONUMENTS HAVE BEEN SET AND THE INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT AS PROVIDED BY STATE STATUTE.

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

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____ , A.D., 20___ .

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3686
LICENSE EXPIRES: NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184002012-0006
EXPIRES APRIL 30, 2027

BRADLEY A. STROHL 3686 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WARRENVILLE, ILLINOIS

No.	REVISIONS	DATE	BY
6	VILLAGE COMMENTS	05/05/26	AJ
5	VILLAGE COMMENTS	04/28/26	AJ
4	VILLAGE COMMENTS	03/09/26	AJ
3	VILLAGE COMMENTS	01/26/26	AJ
2	REVISED EASEMENTS	12/17/25	BAS
1	VILLAGE COMMENTS	10/25/25	AJ

SCALE: AS NOTED
DESIGNED BY: IS
DRAWN BY: BAS
CHECKED BY: BAS

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
WWW.KIMLEY-HORN.COM

FINAL PLAT

CORE ARLINGTON-RAND SUBDIVISION

ORIGINAL ISSUE: 10/03/2025
KHA PROJECT NO. 268959000
SHEET NUMBER
4 OF 4

Drawing name: K:\GRN_LDE\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\References\VH Survey\Survey Design\268959000 Final Plat.dwg 04 May 13, 2026 3:47pm by: Brad.Strohl
This document, together with the concepts and designs presented herein, as an instrument of service, 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

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS

375 - 425 E. RAND RD

ARLINGTON HEIGHTS, IL 60004

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

UTILITY AND GOVERNING AGENCY CONTACTS

PLANNING AND ZONING
VILLAGE OF ARLINGTON HEIGHTS
DEPARTMENT OF PLANNNG AND
COMMUNITY DEVELOPMENT
ARLINGTON HEIGHTS, IL 60004
TEL: (847) 368–5223
CONTACT: RACHEL HITZEMANN, AICP

WATER SERVICE
VILLAGE OF ARLINGTON HEIGHTS
PUBLIC WORKS & ENGINEERING
DEPARTMENT
ARLINGTON HEIGHTS, IL 60004
TEL: (847) 368–5225
CONTACT: NANCI C. JULIUS, PE

SANITARY MWRD
METROPOLITAN WATER RECLAMATION
DISTRICT OF GREATER CHICAGO
100 E. ERIE ST.
CHICAGO, IL 60611
TEL: (312) 751–4449

STORM SEWER SERVICE
VILLAGE OF ARLINGTON HEIGHTS
PUBLIC WORKS & ENGINEERING
DEPARTMENT
ARLINGTON HEIGHTS, IL 60004
TEL: (847) 368–5225
CONTACT: NANCI C. JULIUS, PE

FIRE DEPARTMENT
ARLINGTON HEIGHTS FIRE DEPARTMENT
1150 N. ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL 60004
TEL: (847) 368–5450
CONTACT: DAVID ROBERTS, DIVISION CHIEF

ROADWAY AUTHORITY
IL DEPARTMENT OF TRANSPORTATION
201 WEST CENTER COURT
SCHAUMBURG, IL 60196–1096
TEL: (847) 715–8428
CONTACT: JONATHAN KARABOWICZ, PE

POWER COMPANY
COMED – EAST CENTRAL NEW BUSINESS
MT. PROSPECT HEADQUARTERS
TEL: (779) 231–2782
CONTACT: CHRIS TOPETE
CONTACT: CHRIS.TOPETE@COMED.COM

NATURAL GAS COMPANY
NICOR GAS COMPANY
TEL: (630) 878–0768

TELEPHONE
AT&T
1000 COMMERCE DR, FLR 2
OAK BROOK, IL 60523
TEL: (847) 243–3335
CONTACT: HUGO HARO
CONTACT: HH972B@ATT.COM

PROJECT TEAM

DEVELOPER
CW ARLINGTON HOLDINGS, LLC
10 PARKWAY NORTH, SUITE 120
DEERFIELD, IL 60015
TEL: (224) 470–2212
CONTACT: ADAM FIRSEL
CONTACT: AFIRSEL@COREAQ.COM

GEOTECH
ENVIRONMENTAL PROTECTION INDUSTRIES
16650 S CANAL STREET
SOUTH HOLLAND, IL 60473
TEL: (708) 225–1115
CONTACT: GINA RANGEL
CONTACT: GRANGEL@ENVIRONMENT–EPI.COM

TRAFFIC ENGINEER
KENIG, LINDGREN, O'HARA, ABOONA, INC.
9575 WEST HIGGINS RD, SUITE 400
ROSEMONT, IL 60018
TEL: (847) 518–9990
CONTACT: LUAY ABOONA, PE, PTOE

CIVIL ENGINEER
KIMLEY–HORN AND ASSOCIATES, INC.
570 LAKE COOK RD, SUITE 200
DEERFIELD, IL 60015
TEL: (630) 447–4255
EMAIL: IAN.SPENCE@KIMLEY–HORN.COM
CONTACT: IAN SPENCE, PE

LANDSCAPE ARCHITECT
KIMLEY–HORN AND ASSOCIATES, INC.
570 LAKE COOK RD, SUITE 200
DEERFIELD, IL 60015
TEL: (331) 218–3272
EMAIL: CHRISTINA.MARELLI@KIMLEY–HORN.COM
CONTACT: CHRISTINA MARELLI, PLA

SURVEYOR
UNITED SURVEY SERVICE
7710 CENTRAL AVENUE
RIVER FOREST, IL 60305
TEL: (847) 299–1010
EMAIL: USURVEY@USANDCS.COM

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

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

LIST OF HIGHWAY STANDARDS	
424001-11	424006-05
424011-04	424016-05
606001-08	701701-10
701801-06	701901-08
606301-04	780001-04
606306-04	

IDOT DISTRICT 1 DETAILS	
TC-11	TC-13

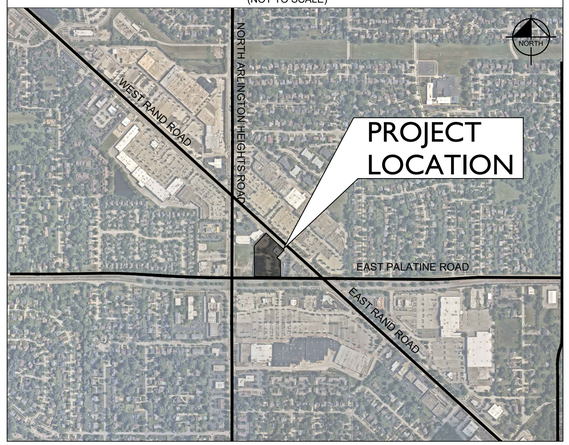
Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
V0.0	ALTA SURVEY (BY OTHERS)
V0.1	ALTA SURVEY (BY OTHERS)
V0.2	TOPOGRAPHIC SURVEY (BY OTHERS)
C0.1	GENERAL NOTES
C0.2	MWRD GENERAL NOTES
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	SITE PLAN - ACCESS BLOWUPS
C2.2	FIRE TRUCK TURN
C3.0	GRADING & DRAINAGE PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL PLAN DETAILS
C5.0	UTILITY PLAN
C5.1	WATERMAIN EXTENSION PROFILE
C6.0	CONSTRUCTION DETAILS - PAVEMENT, STRIPING, CURB
C6.1	CONSTRUCTION DETAILS - UTILITIES
C6.2	CONSTRUCTION DETAILS - MISCELLANEOUS
C6.3	CONSTRUCTION DETAILS - IDOT
C6.4	CONSTRUCTION DETAILS - IDOT
C6.5	CONSTRUCTION DETAILS - IDOT
C6.6	CONSTRUCTION DETAILS - IDOT
C7.0	IDOT ADA DETAIL - PALATINE RD
C7.1	IDOT ADA DETAIL - RAND RD
C8.0	MAINTENANCE AND MONITORING PLAN
UG1.0	UNDERGROUND VAULT DETAILS
UG1.1	UNDERGROUND VAULT DETAILS
L1.0	TREE PRESERVATION PLAN
L1.1	TREE PRESERVATION TABLE
L2.0	LANDSCAPE PLAN
L3.0	LANDSCAPE NOTES AND DETAILS
L3.1	LANDSCAPE SPECIFICATIONS

PROJECTED COORDINATE SYSTEM:
NAD 1983 – ILLINOIS STATE PLANE – EAST ZONE 1201

LOCATION MAP

(NOT TO SCALE)



NOTES

1. JOB SITE SAFETY, SUPERVISION, AND MEANS & METHODS OF CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. ANY REVISIONS TO THE STAMPED APPROVED FINAL ENGINEERING PLANS MUST BE REVIEWED AND APPROVED BEFORE ANY WORK IS COMPLETED REGARDING THE REVISED ITEMS.
3. ALL REVISED ITEMS MUST BE ACCOUNTED FOR IN RECORD DRAWINGS.
4. NOTIFICATION OF PUBLIC WORKS A MINIMUM OF 48 HOURS PRIOR TO START OR RESUMING OF CONSTRUCTION ACTIVITIES IS REQUIRED.

PERMITS

VILLAGE OF ARLINGTON HEIGHTS:	TBD (TBD)
IDOT – ACCESS PERMIT, HYDRAULICS, UTILITY:	016–123798 (TBD)
MWRD – WATERSHED MANAGEMENT:	TBD (TBD)
IL EPA – WATERMAIN CONSTRUCTION PERMIT:	TBD (TBD)
IL EPA – SANITARY CONSTRUCTION PERMIT:	TBD (TBD)
IL EPA – NOI:	TBD (TBD)
IL STATE HISTORIC PRESERVATION OFFICE (SHPO):	011102423 (12/24/2025)
IL DEPARTMENT OF NATURAL RESOURCES (DNR):	2608036 (12/01/2025)

BENCHMARKS & LEGAL DESCRIPTION

REFER TO V0.0, V0.1, AND V0.2 FOR BENCHMARKS LISTED BY LICENSED LAND SURVEYOR

DRAINAGE CERTIFICATION

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS DEVELOPMENT OR ANY PART THEREOF, OR THAT IF SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA OR DRAINS WHICH THE DEVELOPMENT HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATER WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE DEVELOPMENT.

DATED THIS 12TH DAY OF JUNE, A.D., 2026.

Ian Spence
IL LICENSED PROFESSIONAL ENGINEER 062–076630
MY LICENSE EXPIRES ON NOVEMBER 30TH, 2027
DESIGN FIRM REGISTRATION NUMBER: 184002012–0006

LICENSED PROFESSIONAL ENGINEER IAN N. SPENCE 062-076630 OF ILLINOIS

OWNER (ADAM BELL – CORE AQUISITIONS, LLC)

06/12/2026
DATE

PROFESSIONAL ENGINEER'S CERTIFICATION

I, IAN SPENCE, A LICENSED PROFESSIONAL ENGINEER OF IN, 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 CW ARLINGTON HOLDINGS 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 12TH DAY OF JUNE, A.D., 2026.

Ian Spence
IL LICENSED PROFESSIONAL ENGINEER 062–076630
MY LICENSE EXPIRES ON NOVEMBER 30TH, 2027
DESIGN FIRM REGISTRATION NUMBER: 184002012–0006

LICENSED PROFESSIONAL ENGINEER IAN N. SPENCE 062-076630 OF ILLINOIS

NO.	REVISIONS	DATE	BY
6	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
5	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
4	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
3	REVISED PER VILLAGE COMMENTS	03/13/26	INS
2	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
1	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
0	REVISED PER VILLAGE COMMENTS	12/17/25	INS

Kimley»Horn
© 2025 KIMLEY–HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-520-9200
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

COVER SHEET

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER C0.0

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C0.0 COVER SHEET.dwg Jun 12, 2026 6:13pm by Jake.Antony
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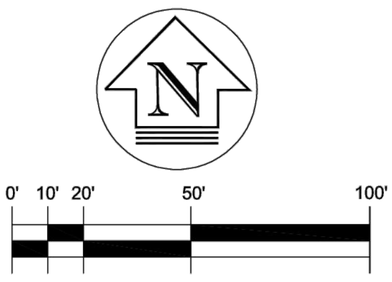
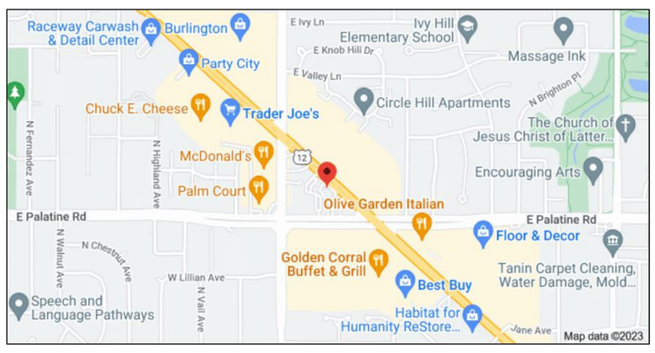


LOCATION MAP



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY

OF

LOT 1 IN PEP BOYS RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3, 4, 10 AND 11 IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17 RANGE 42 NORTH, TOWNSHIP 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512, IN THE COUNTY OF COOK, STATE OF ILLINOIS.

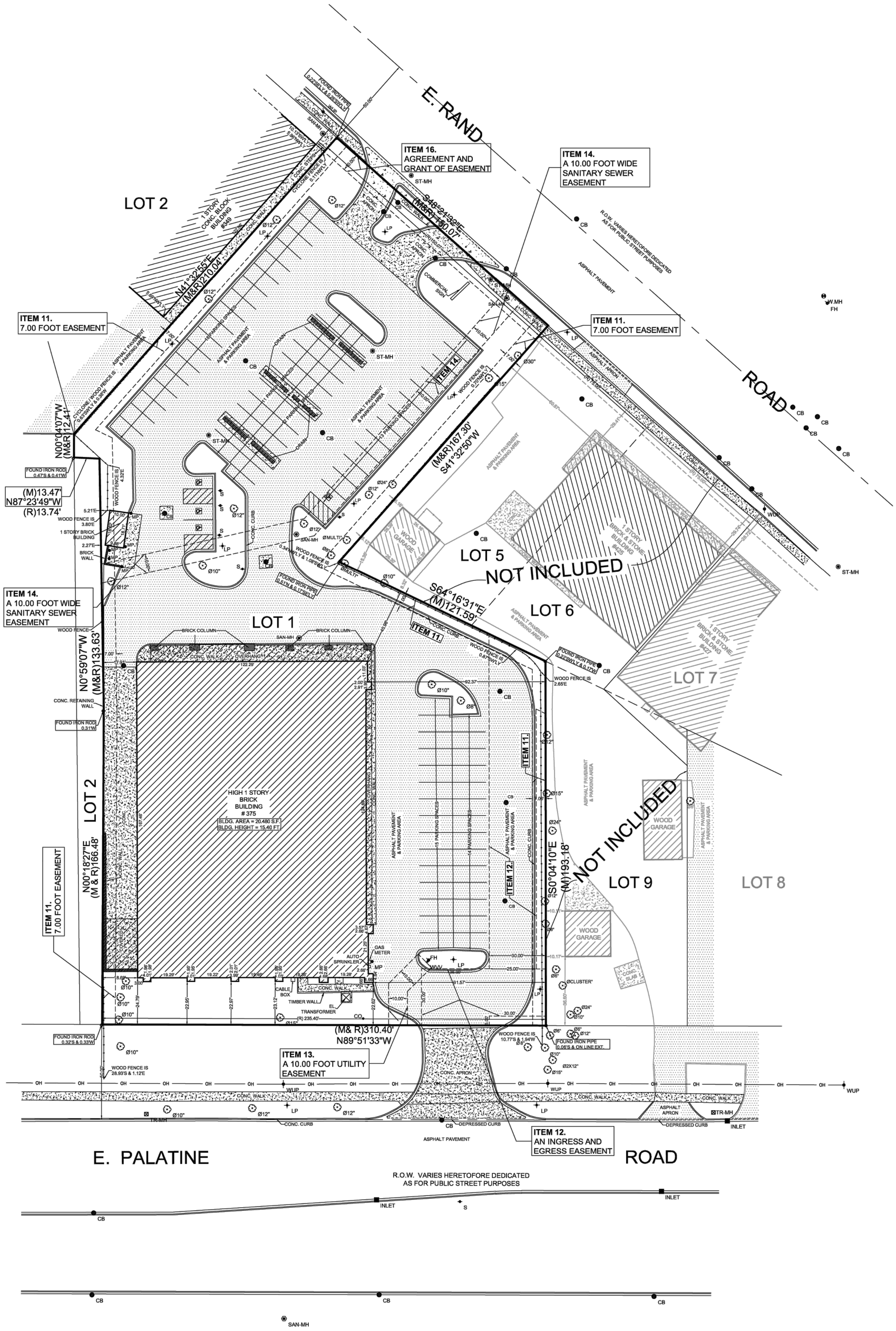
KNOWN AS: **375 E. RAND ROAD, ARLINGTON HEIGHTS, ILLINOIS**

PERMANENT INDEX NUMBER: 03 - 17 - 303 - 017 - 0000

AREA = 87,118 SQ.FT. OR 1.999 ACRES

NOTE:
THIS LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	82
HANDICAP	4
TOTAL	86



NOTES:

-THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREETS KNOWNS AS **E. RAND ROAD** AND **E. PALATINE ROAD.**

-THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;

-THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;

-THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;

- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.

- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

- ITEM # 8 FROM TABLE A
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.

- ITEM # 9 FROM TABLE A
THERE ARE 86 STRIPED PARKING SPACES ON THE PROPERTY.

- ITEM # 10 FROM TABLE A
THERE ARE NO PARTY WALLS (ALL WALLS ARE INDEPENDENT).

- ITEM # 11 FROM TABLE A
ALL VISIBLE UTILITIES ARE PLOTTED.

- ITEM # 16 FROM TABLE A
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.

- ITEM # 17 FROM TABLE A
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

- ITEM # 18 FROM TABLE A
NO OFFSITE BENEFICIAL EASEMENTS WERE REFLECTED IN TITLE.

- ITEM # 19 FROM TABLE A
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT NO.: **NCS-1158325-PHX1**
EFFECTIVE DATE: **NOVEMBER 25, 2022**

ITEMS CORRESPONDING TO SCHEDULE B, PART II :

ITEMS 1 - 8
NOT SURVEY RELATED.

ITEM 9.
RIGHT OF FIRST OFFER AS CONTAINED IN MEMORANDUM OF LEASE RECORDED APRIL 9, 2008 AS DOCUMENT 0810015032, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

ITEM 10.
PLAT OF EASEMENT RECORDED APRIL 18, 1985 AS DOCUMENT 27516322, AND THE TERMS, PROVISIONS, LIMITATIONS AND CONDITIONS CONTAINED THEREIN.

ITEM 11.
A 7.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512.
(PLOTTED ON THE DRAWING)

ITEM 12.
AN INGRESS AND EGRESS EASEMENT RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512.
(PLOTTED ON THE DRAWING)

ITEM 13.
A 10.00 FOOT UTILITY EASEMENT RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512.
(PLOTTED ON THE DRAWING)

ITEM 14.
A 10.00 FOOT WIDE SANITARY SEWER EASEMENT RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512.
(PLOTTED ON THE DRAWING)

ITEM 15.
ONSITE UTILITY MAINTENANCE AGREEMENT BY AND BETWEEN THE PEP BOYS, MANNY MOE AND JACK OF CALIFORNIA, A CALIFORNIA CORPORATION, DATED DECEMBER 5, 1994 AND RECORDED DECEMBER 30, 1994 AS DOCUMENT 04084481, AND THE TERMS, PROVISIONS, LIMITATIONS AND CONDITIONS CONTAINED THEREIN.

ITEM 16.
AGREEMENT AND GRANT OF EASEMENT FOR PUBLIC IMPROVEMENT BY AND BETWEEN AMERICAN NATIONAL BANK OF ARLINGTON HEIGHTS, ET. AL., DATED MARCH 6, 1985 AND RECORDED APRIL 18, 1985 AS DOCUMENT 27516322, AND THE TERMS, PROVISIONS, LIMITATIONS AND CONDITIONS CONTAINED THEREIN.
(PLOTTED ON THE DRAWING)

ITEM 17.
ORDINANCE PRORATING THE COST OF THE CONSTRUCTION OF THE IVY HILL RELIEF SANITARY SEWER, DATED NOVEMBER 5, 1979 AND RECORDED DECEMBER 13, 1979 AS DOCUMENT 25281453, AND THE TERMS, PROVISIONS, LIMITATIONS AND CONDITIONS CONTAINED THEREIN.

ITEM 18.
RESOLUTION ACCEPTING A GRANT OF EASEMENT FOR A PUBLIC SIDEWALK IN FAVOR OF ARLINGTON HEIGHTS, ILLINOIS, DATED APRIL 18, 1994 AND RECORDED MAY 19, 1994 AS DOCUMENT 94449083, AND THE TERMS, PROVISIONS, LIMITATIONS AND CONDITIONS CONTAINED THEREIN.

ITEMS 19 - 20
NOT SURVEY RELATED.

LEGEND	ABBREVIATIONS
SAN-MH	SANITARY MANHOLE
ST-MH	STORM MANHOLE
CB	CATCH BASIN
INLET	INLET
WVV	WATER VALVE VAULT
FH	FIRE HYDRANT
LP	LIGHT POLE
WUP	WOOD UTILITY POLE
TR	TREE
TR-S-MH	TRAFFIC SIGNAL MANHOLE
MH	MANHOLE
SIGN	SIGN
MP	METAL GUARD POST
	HANDICAPPED PARKING SPACE
(R)	RECORD DATA
(M)	MEASURED DATA

VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD ARLINGTON HEIGHTS, IL 60005
T 1.847.368.5000

ZONING CLASSIFICATION:

B-2 = GENERAL BUSINESS DISTRICT

SURVEY NOTES

ALTA SURVEY PROVIDED UNDER THIS COVER CONTRACTED BY CLIENT AND PREPARED BY OTHERS DATED 11/27/2023. KIMLEY–HORN AND ASSOCIATES, INC IS NOT LIABLE FOR DISCREPENCIES IN TOPOGRAPHY. CONTRACTOR TO FIELD VERIFY SITE CONDITIONS AND CONTACT THE ENGINEER IMMEDIATELY OF DISCREPANCIES.

ORDERED BY:		
G.W. PROPERTIES		
SCALE : 1" = 30'		
DATE :JANUARY 31, 2023		
FILE No.:		
2023 - 30742-1	DATE	REVISION

FLOOD STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION **"X" -** AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP **17031 C 0201 J,** WITH A DATE OF IDENTIFICATION OF **AUGUST 19, 2008**, FOR COMMUNITY NUMBER **170056 0201 J** , IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ROY G. LAWNICZAK
35–002290
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
CHICAGO, IL

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, **ROY G. LAWNICZAK**, A REGISTERED LAND SURVEYOR, **LICENSE NO. 35-2290**, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- SPIRIT MASTER FUNDING VII, LLC, A DELAWARE LIMITED LIABILITY COMPANY

- .....

- FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

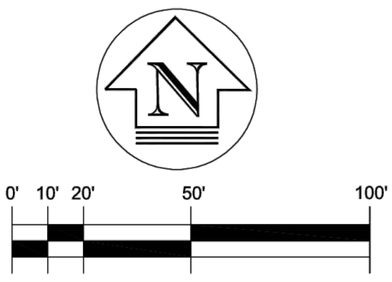
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH **2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS**, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1),7(c), 8, 9, 10(a), 11(a), 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 31, 2023.

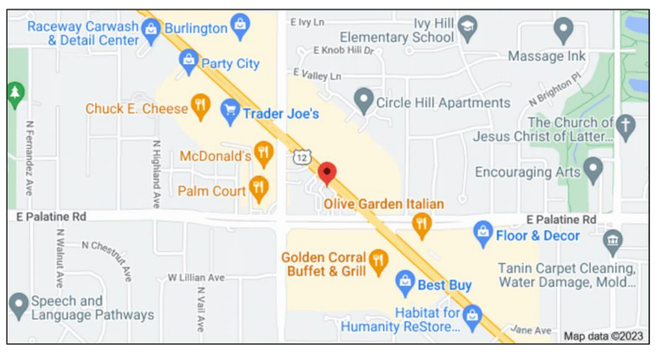
DATE OF PLAT: FEBRUARY 8, 2023.

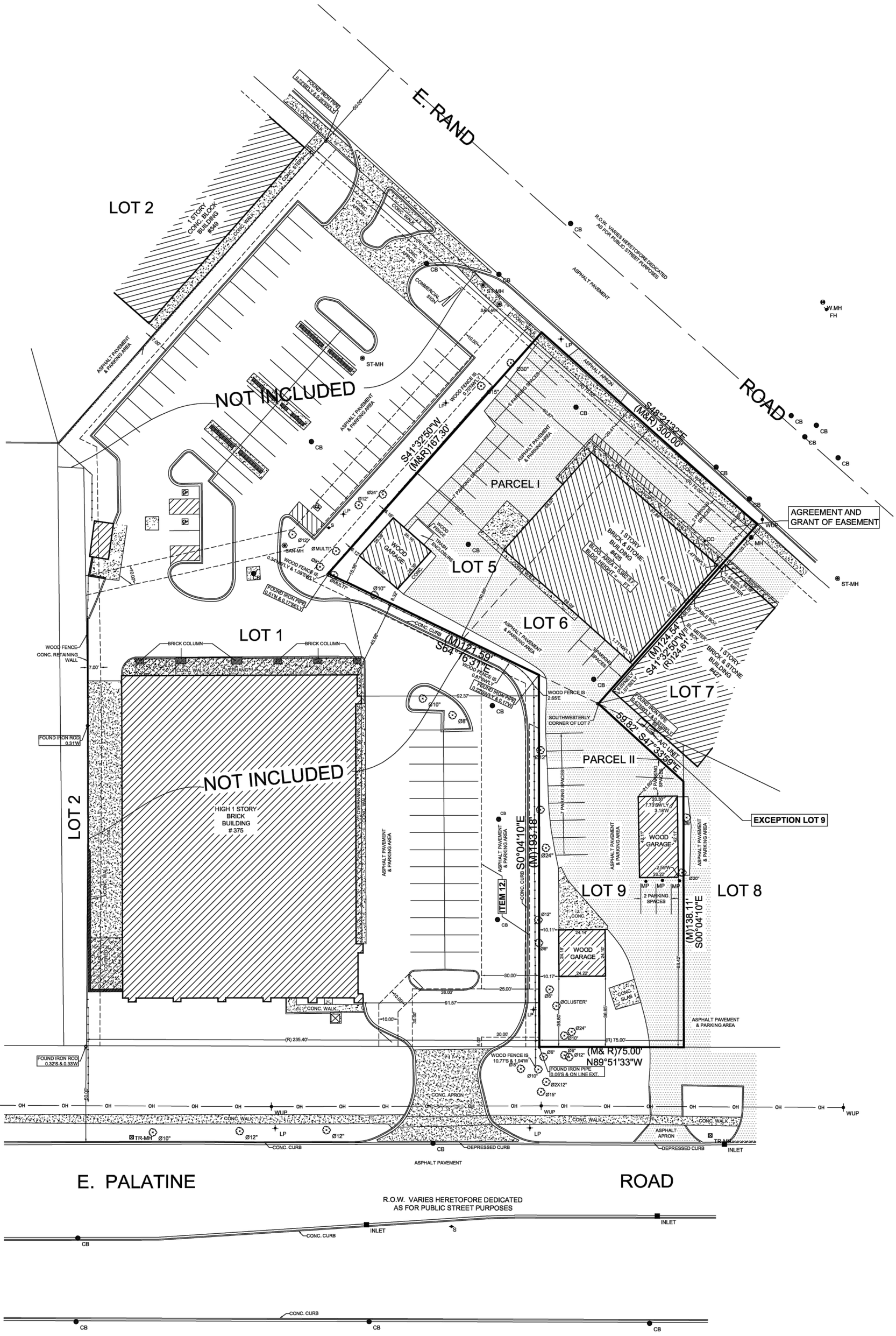
BY:_____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025

ALTA SURVEY (BY OTHERS)



LOCATION MAP





UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY

OF

PARCEL I:
LOTS 5 AND 6 (EXCEPT THEREFROM THAT PART THEREOF TAKEN FOR HIGHWAY PER DOCUMENT RECORDED DECEMBER 10, 1940 AS DOCUMENT NO. 12592035), IN SMITH AND DAWSON"S ARLINGTON HEIGHTS ACRES, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF RAND ROAD, IN COOK COUNTY, ILLINOIS.

PARCEL II:
LOT 9, IN SMITH AND DAWSON?S ARLINGTON HEIGHTS ACRES, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF RAND ROAD, EXCEPTING THEREFROM THAT PART OF LOT 9 DESCRIBED AS LYING NORTHEASTERLY OF A LINE DRAWN FROM THE SOUTHWESTERLY CORNER OF LOT 7, IN SAID SUBDIVISION AND BEING PERPENDICULAR TO THE NORTHWESTERLY LINE OF SAID LOT 7 AND EXTENDED SOUTHEASTERLY TO THE EAST LINE OF SAID LOT 9, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **425 E. RAND ROAD, ARLINGTON HEIGHTS, ILLINOIS**

PERMANENT INDEX NUMBERS:
03 - 17 - 303 - 007 - 0000;
03 - 17 - 303 - 008 - 0000;
03 - 17 - 303 - 020 - 0000;

AREA = 34,616 SQ.FT. OR 0.794 ACRE

NOTE:
THIS LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	26
HANDICAP	0
TOTAL	26

NOTES:

-THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREETS KNOWNS AS **E. RAND ROAD** AND **E. PALATINE ROAD.**

-THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;

-THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;

-THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;

- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.

- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

- **ITEM # 8 FROM TABLE A**
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.

- **ITEM # 9 FROM TABLE A**
THERE ARE 26 STRIPED PARKING SPACES ON THE PROPERTY.

- **ITEM # 10 FROM TABLE A**
THERE ARE NO PARTY WALLS (ALL WALLS ARE INDEPENDENT).

- **ITEM # 11 FROM TABLE A**
ALL VISIBLE UTILITIES ARE PLOTTED.

- **ITEM # 16 FROM TABLE A**
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.

- **ITEM # 17 FROM TABLE A**
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

- **ITEM # 18 FROM TABLE A**
NO OFFSITE BENEFICIAL EASEMENTS WERE REFLECTED IN TITLE.

- **ITEM # 19 FROM TABLE A**
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO.: **CH23008799**
EFFECTIVE DATE: **MAY 5, 2023**

ITEMS CORRESPONDING TO SCHEDULE B:

ITEMS 1 - 7
NOT SURVEY RELATED.

LEGEND	ABBREVIATIONS
SAN-MH	SANITARY MANHOLE
ST-MH	STORM MANHOLE
CB	CATCH BASIN
INLET	INLET
W-MH	WATER MANHOLE
FH	FIRE HYDRANT
LP	LIGHT POLE
WUP	WOOD UTILITY POLE
TR	TREE
TR-S-MH	TRAFFIC SIGNAL MANHOLE
MH	MANHOLE
SIGN	SIGN
MP	METAL GUARD POST
(R)	RECORD DATA
(M)	MEASURED DATA

VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD ARLINGTON HEIGHTS, IL 60005
T 1.847.368.5000

ZONING CLASSIFICATION:

R-1 = ONE FAMILY DWELLING DISTRICT

SURVEY NOTES

ALTA SURVEY PROVIDED UNDER THIS COVER CONTRACTED BY CLIENT AND PREPARED BY OTHERS DATED 11/27/2023. KIMLEY-HORN AND ASSOCIATES, INC IS NOT LIABLE FOR DISCREPENCIES IN TOPOGRAPHY. CONTRACTOR TO FIELD VERIFY SITE CONDITIONS AND CONTACT THE ENGINEER IMMEDIATELY OF DISCREPANCIES.

ORDERED BY:		
G.W. PROPERTIES		
SCALE : 1" = 30'		
DATE :JANUARY 31, 2023		
FILE No.:		
2023 - 30742-2	DATE	REVISION

FLOOD STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION **"X" -** AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP **17031 C 0201 J,** WITH A DATE OF IDENTIFICATION OF **AUGUST 19, 2008**, FOR COMMUNITY NUMBER **170056 0201 J** , IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ROY G. LAWNICZAK
35-002290
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
CHICAGO, IL

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, **ROY G. LAWNICZAK**, A REGISTERED LAND SURVEYOR, **LICENSE NO. 35-2290**, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- **RONALD H. MUELLER AND MARCINETTE MUELLER, HIS WIFE AS JOINT TENANTS**

- **GW PROPERTY GROUP LLC**

- **FIDELITY NATIONAL TITLE INSURANCE COMPANY**

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH **2016 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(b), 7(a), 7(b)(1),7(c), 8, 9, 10(a), 11(a), 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 31, 2023.

DATE OF PLAT: JYLY 18, 2023.

BY:_____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025

ALTA SURVEY (BY OTHERS)

V0.1

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

BOUNDARY AND TOPOGRAPHIC SURVEY

OF

PARCEL 1:
LOT 1 IN PEP BOYS RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3, 4, 10 AND 11 IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17 RANGE 42 NORTH, TOWNSHIP 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512, IN THE COUNTY OF COOK, STATE OF ILLINOIS.

PARCEL 2:
LOTS 5, 6 AND 9 IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17 RANGE 42 NORTH, TOWNSHIP 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512, IN THE COUNTY OF COOK, STATE OF ILLINOIS.

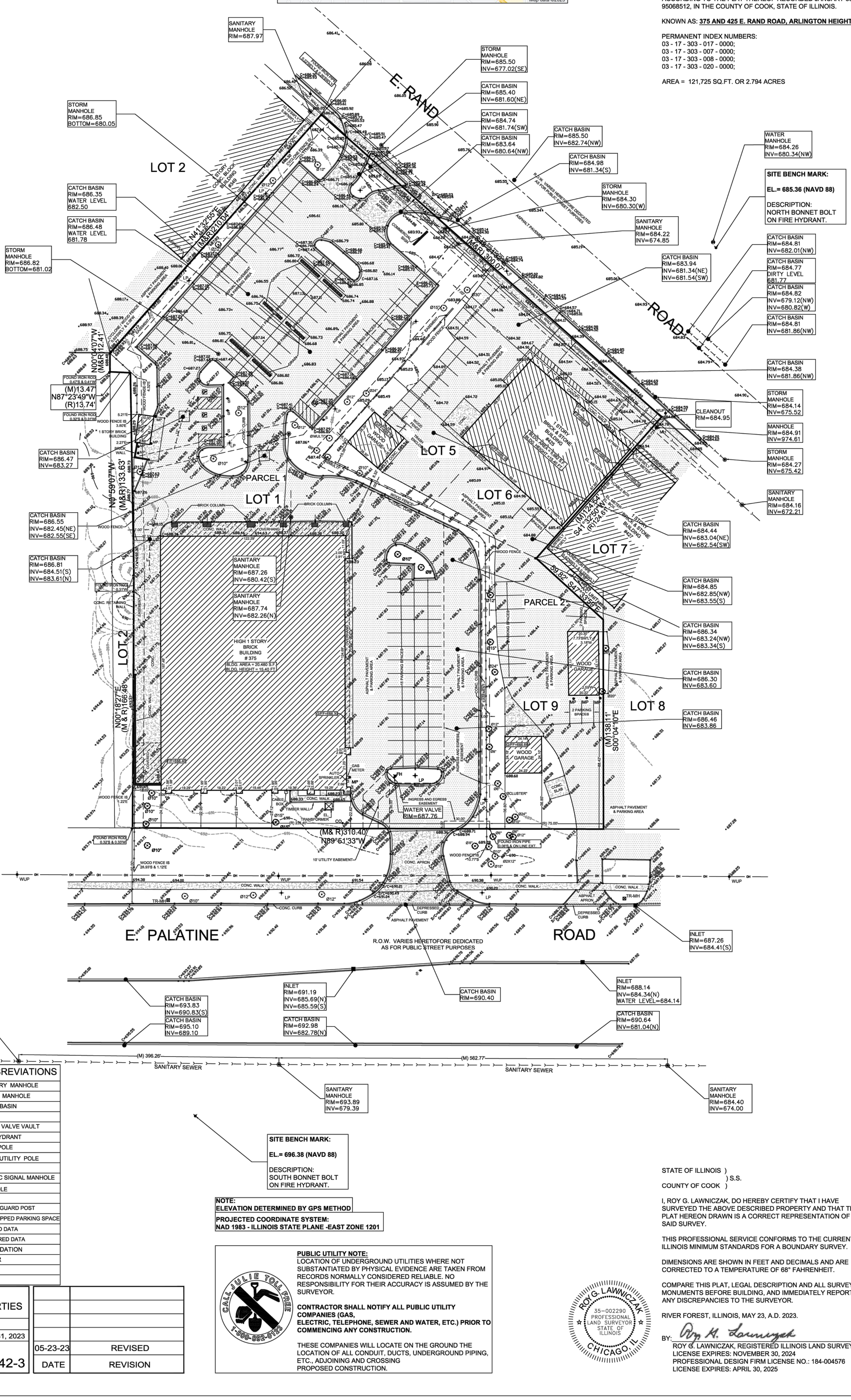
KNOWN AS: **375 AND 425 E. RAND ROAD, ARLINGTON HEIGHTS, ILLINOIS**

PERMANENT INDEX NUMBERS:
03 - 17 - 303 - 017 - 0000;
03 - 17 - 303 - 007 - 0000;
03 - 17 - 303 - 008 - 0000;
03 - 17 - 303 - 020 - 0000;

AREA = 121,725 SQ.FT. OR 2.794 ACRES

0' 10' 20' 50' 100'

LOCATION MAP



LEGEND ABBREVIATIONS

SAN-MH	SANITARY MANHOLE
ST-MH	STORM MANHOLE
CB	CATCH BASIN
INLET	INLET
WVV	WATER VALVE VAULT
FH	FIRE HYDRANT
LP	LIGHT POLE
WUP	WOOD UTILITY POLE
TR	TREE
TR-S-MH	TRAFFIC SIGNAL MANHOLE
MH	MANHOLE
SIGN	SIGN
MP	METAL GUARD POST
	HANDICAPPED PARKING SPACE
(R)	RECORD DATA
(M)	MEASURED DATA
T/F=TOP OF FOUNDATION	
F/F=FINISH FLOOR	
C=TOP OF CURB	
G=GUTTER	

ORDERED BY: G.W. PROPERTIES	
SCALE : 1" = 30'	
DATE :JANUARY 31, 2023	
FILE No.: 2023 - 30742-3	

05-23-23	REVISED
DATE	REVISION

NOTE:
ELEVATION DETERMINED BY GPS METHOD

PROJECTED COORDINATE SYSTEM:
NAD 1983 - ILLINOIS STATE PLANE -EAST ZONE 1201

CALL JULIE TOLL FREE 1-800-892-0123

PUBLIC UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, SEWER AND WATER, ETC.) PRIOR TO COMMENCING ANY CONSTRUCTION.

THESE COMPANIES WILL LOCATE ON THE GROUND THE LOCATION OF ALL CONDUIT, DUCTS, UNDERGROUND PIPING, ETC., ADJOINING AND CROSSING PROPOSED CONSTRUCTION.

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

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

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, MAY 23, A.D. 2023.

BY: Roy G. Lawniczak

ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025

TOPOGRAPHIC SURVEY (BY OTHERS)

GENERAL NOTES

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

   UNITED SURVEY SERVICE, LLC
   7710 CENTRAL AVENUE
   RIVER FOREST, IL 60305
   TEL: (847) 299-1010

   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 CONFIRM THE CONTRACTOR'S OPINIONS OF 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 SPECIFICALLY 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 DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE 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, DETAILS, THE SPECIAL PROVISIONS SHALL REQUIRE 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 OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND BINDING.

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 THEIR WORK, AGREE 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, THE SAFETY 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 NEW 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, AS NECESSARY, 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 TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY 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 CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. 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 TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF 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 B-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 WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY 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, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR PRIOR TO PAVING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER 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 LIMESTONE BEDDING MATERIAL. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO A DEPTH OF 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 CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER 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 BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO ANY DEWATERING IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED 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 DISTURBED 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 EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

37. THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY THROUGH THE NPDES PHASE II PERMIT PROGRAM REQUIREMENTS AND GOVERNING MUNICIPALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND MODIFICATIONS AS WELL AS 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 AT A MINIMUM, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SWPPP DOCUMENTATION CURRENT AND READILY AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY THE OWNER, ENGINEER, AND REGULATORY AGENCIES. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE CONTRACTOR'S FAILURE, THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.

38. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO WASH DOWN STREETS AT ALL TIMES.

39. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER IDOT STANDARDS.

40. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.

41. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE MUNICIPALITY OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

42. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

43. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.

44. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE MUNICIPALITY, AS NECESSARY.

EARTHWORK NOTES

1. GENERAL

   1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

   1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.

   1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.

   1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.

   1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.

   1.6. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

   1.7. EXISTING SUBSURFACE CONDITIONS WERE OBTAINED FROM A GEOTECHNICAL PREPARED BY:

   ENVIRONMENTAL PROTECTION INDUSTRIES
   16650 S CANAL STREET
   SOUTH HOLLAND, IL 60473
   TEL: (708) 225-1115

2. TOPSOIL EXCAVATION INCLUDES:

   2.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OF FILL AREAS.

   2.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   2.3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   2.4. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

   2.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   3.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" AS A FINE GRADING OPERATION.

   3.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

   3.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING EARTHEN FILL AND RISING, MODIFIED, THIS MATERIAL SHALL NOT BE PLACED WITHIN TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   3.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

4. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL AND FILL MATERIAL AND SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS. THE CONTRACTOR SHALL:

   5.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   5.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   5.3. ADD WATER TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   5.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

6. TESTING AND FINAL ACCEPTANCE

   6.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE TESTING ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)

   6.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES

1. GENERAL

   1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   1.2. COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] FOR SUBGRADE, SUBBASE, AGGREGATE BASE COURSE, AND BITUMINOUS COURSES SHALL MEET ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) HIGHWAY STANDARDS.

   1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE MUNICIPALITY CODE.

2. SUBGRADE PREPARATION

   2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

   2.2. PRIOR TO THE

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF ARLINGTON HEIGHTS MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF ARLINGTON HEIGHTS ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _____ FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

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

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

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

10/13/2022

STD. DWG. NO.18

PAGE NO. 19

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
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5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

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CHECKED BY: INS

CORE ACQUISITIONS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C0.1 GENERAL NOTES.dwg Jun 12, 2026 6:13pm by: JakeAntony
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Drawing name: K:\CHN_IDEV\268859000_Core Acquisitions_Arlington Heights_JLV\2 Design\CAD\PlanSheets\C1.0 EXISTING CONDITIONS & DEMOLITION PLAN.dwg C1.0 Jun 12, 2026 6:14pm by: Jdeantony
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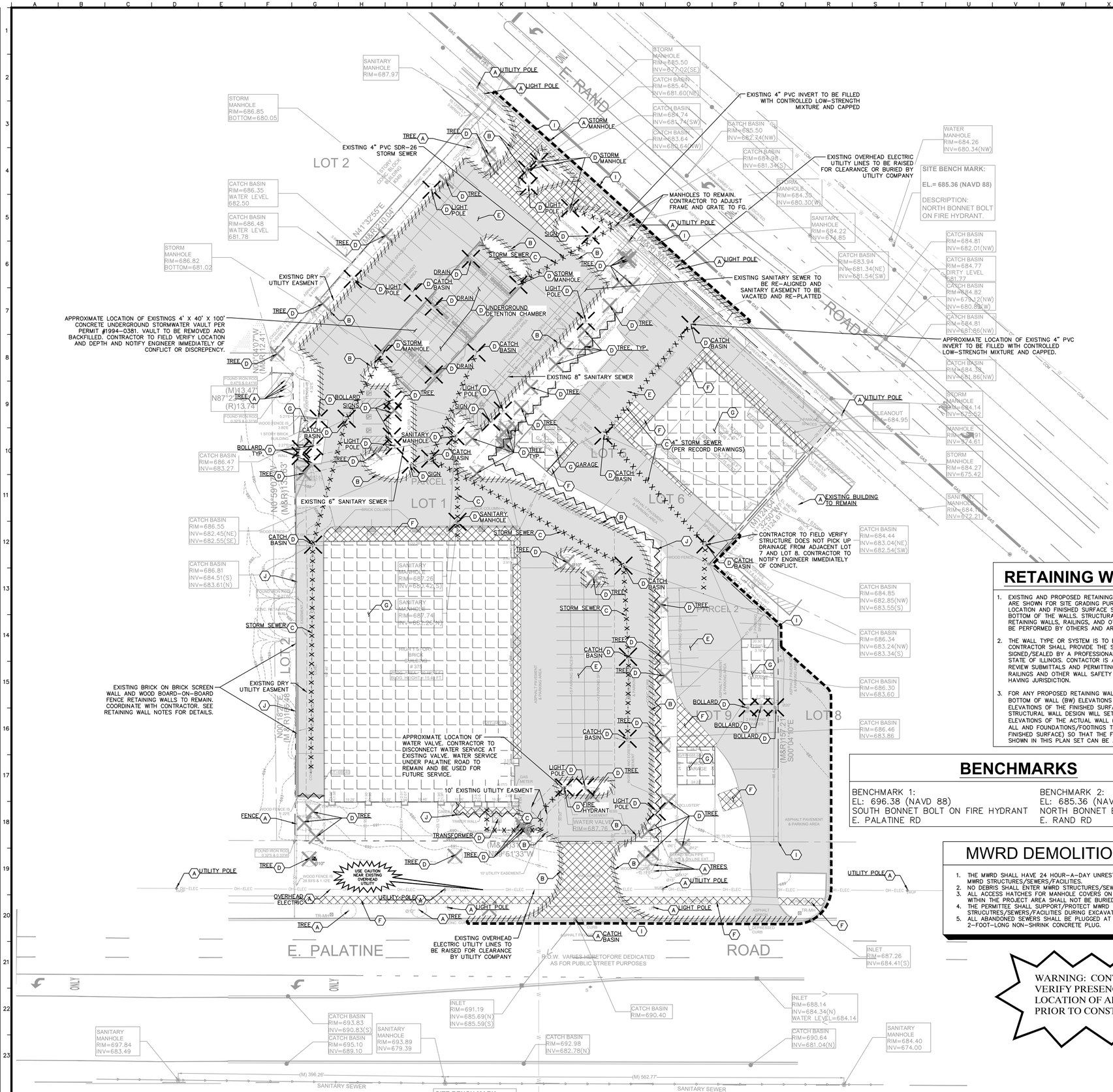

NORTH

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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 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 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 GREEN 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 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 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 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 LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO 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 9" IN LOOSE 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.
16. BUILDING SITES AND HARDSCAPE (SIDEWALKS, CURBS, LOADING DOCK, ETC.) TO BE RESTORED WITH A MINIMUM OF 6" TOPSOIL AND SEED OR SOD.
17. THE FULL DEPTH OF THE EXISTING PAVEMENT SECTION IS TO BE REMOVED INCLUDING ANY GRANULAR BASE MATERIALS AND/OR STABILIZED SUBGRADE.

RETAINING WALL NOTES

1. EXISTING AND PROPOSED RETAINING WALLS SHOWN IN THIS PLAN SET ARE SHOWN FOR SITE GRADING PURPOSES ONLY AND INCLUDE ONLY LOCATION AND FINISHED SURFACE SPOT ELEVATIONS AT THE TOP AND BOTTOM OF THE WALLS. STRUCTURAL DESIGN AND PERMITTING OF RETAINING WALLS, RAILINGS, AND OTHER WALL SAFETY DEVICES SHALL BE PERFORMED BY OTHERS AND ARE NOT A PART OF THIS PLAN SET.
2. THE WALL TYPE OR SYSTEM IS TO BE SELECTED BY OWNER, AND THEN CONTRACTOR SHALL PROVIDE THE STRUCTURAL WALL DESIGN SIGNED/SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF ILLINOIS. CONTACTOR IS ALSO RESPONSIBLE FOR ALL PLAN REVIEW SUBMITTALS AND PERMITTING OF THE WALL DESIGN (INCLUDING RAILINGS AND OTHER WALL SAFETY DEVICES) THROUGH THE AGENCIES HAVING JURISDICTION.
3. FOR ANY PROPOSED RETAINING WALL, THE TOP OF WALL (TW) AND BOTTOM OF WALL (BW) ELEVATIONS SHOWN IN THIS PLAN SET ARE ELEVATIONS OF THE FINISHED SURFACE (NOT THE WALL ITSELF). THE STRUCTURAL WALL DESIGN WILL SET THE TOP AND BOTTOM ELEVATIONS OF THE ACTUAL WALL (INCLUDING THE PORTIONS OF THE ALL AND FOUNDATIONS/FOOTINGS THAT WILL BE BURIED BENEATH THE FINISHED SURFACE) SO THAT THE FINISHED SURFACE ELEVATIONS SHOWN IN THIS PLAN SET CAN BE ACHIEVED.

BENCHMARKS

BENCHMARK 1:
EL: 696.38 (NAVD 88)
SOUTH BONNET BOLT ON FIRE HYDRANT
E. PALATINE RD

BENCHMARK 2:
EL: 685.36 (NAVD 88)
NORTH BONNET BOLT ON FIRE HYDRANT
E. RAND RD

MWRD DEMOLITION NOTES

1. THE MWRD SHALL HAVE 24 HOUR-A-DAY UNRESTRICTETED ACCESS TO ALL MWRD STRUCTURES/SEWERS/FACILITIES.
2. NO DEBRIS SHALL ENTER MWRD STRUCTURES/SEWERS/FACILITIES/WATERWAYS.
3. ALL ACCESS HATCHES FOR MANHOLE COVERS ON MWRD STRUCTURES/MANHOLES WITHIN THE PROJECT AREA SHALL NOT BE BURIED/COVERED.
4. THE PERMITTEE SHALL SUPPORT/PROTECT MWRD STRUCTURES/SEWERS/FACILITIES DURING EXCAVATIONS AND AT CROSSINGS.
5. ALL ABANDONED SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM 2-FOOT-LONG NON-SHRINK CONCRETE PLUG.

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

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) BUILDING REMOVAL
- (H) 2' PAVEMENT PATCH (MATCH EXISTING ROADWAY SECTION)
- (I) SAWCUT LINE
- (J) FENCE REMOVAL

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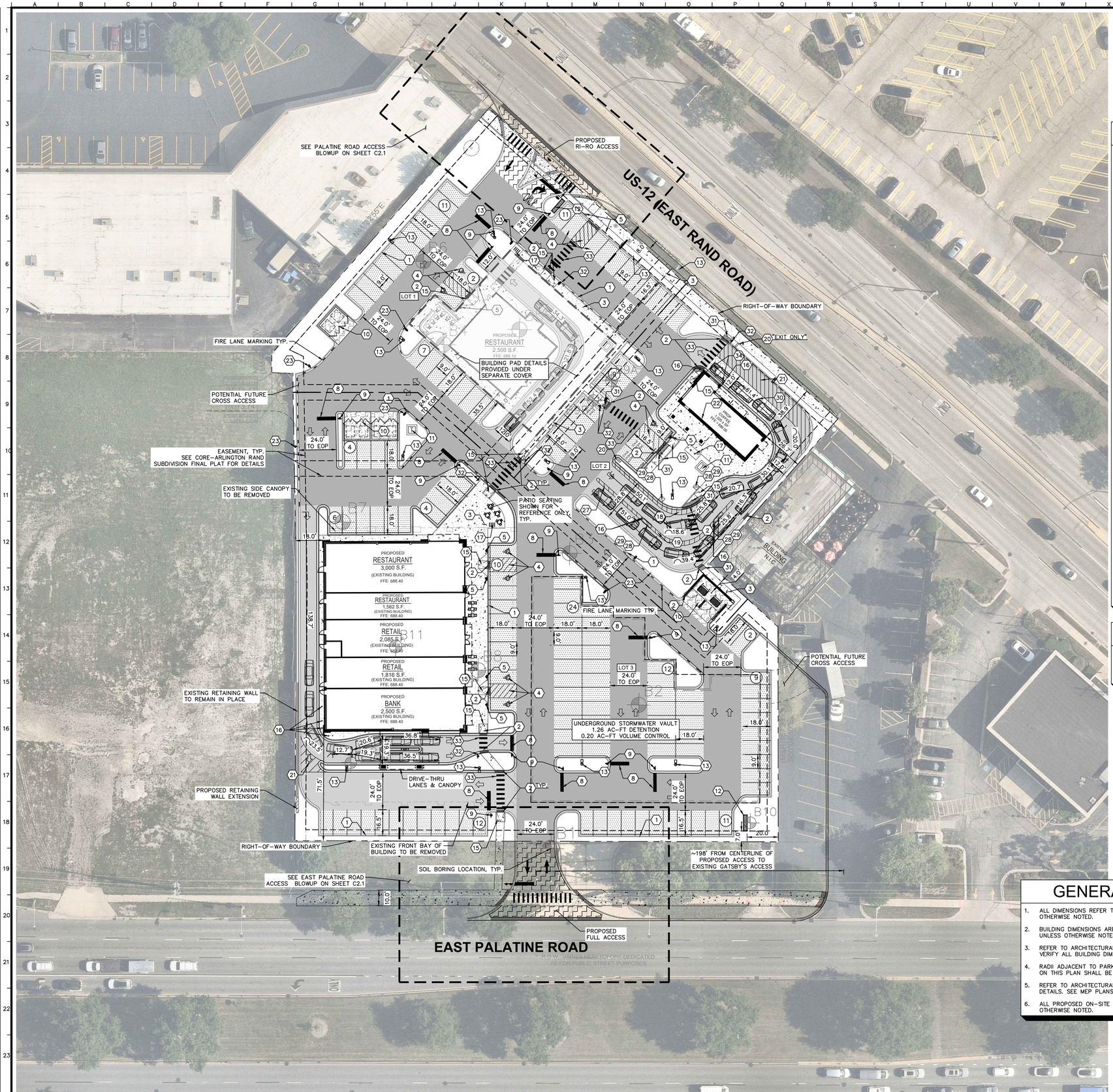
CORE ACQUISITIONS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

EXISTING CONDITIONS & DEMOLITION PLAN

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C1.0



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KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
9. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
10. TRASH ENCLOSURE, 24'X8' MIN. OR AS REQUIRED BY LOCAL JURISDICTION, W/LOCKING GATES, AND TRASH LOADING ZONE WITH CONCRETE APRON, COORDINATE APPROACH AND ORIENTATION OF TRASH ENCLOSURE W/LOCAL REFUSE SERVICE PROVIDER
11. TRANSFORMER PAD (FOR REFERENCE ONLY)
12. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
13. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
14. 5-FT DEPRESSED CURB OPENING (SEE GRADING PLAN & DETAILS)
15. ACCESSIBLE RAMP (SEE DETAILS)
16. 6" BOLLARD W/DB BOLLARD COVERS (SEE DETAILS)
17. BIKE RACK (SEE DETAILS)
18. "RUNNERS" WALKWAY, MIN. 2' WIDE ON DRIVER'S SIDE OF DRIVE AISLE
19. STRIPED MEDIAN, MIN 2' WIDE
20. POLE MOUNTED DIRECTIONAL SIGNAGE, BY OTHERS
21. EXIT LANE W/STRIPING, STRIPES 4" WIDE, 24" O.C, SAFETY WHITE
22. WALK-UP SERVICE WINDOW
23. NO PARKING FIRE LANE SIGNAGE (12" X 18" WITH RED LETTERS ON WHITE REFLECTIVE BACKGROUND)
24. DO NOT ENTER SIGN (MUTCD R5-1)
25. RIGHT-TURN ONLY SIGN (MUTCD R3-5R)
26. NO LEFT TURN SIGN (MUTCD R3-2)
27. PROVIDE 2" CONDIUIT W/PULL STRING TO CHRISTY BOX FOR FUTURE DRIVE-THRU SENSORS
28. POLE MOUNTED STATIC BACKLIT LED MENU BOARD, BY OTHERS, PROVIDE POWER AND DATA IN WEATHERPROOF J-BOX
29. PROVIDE 2" CONDUIT W/PULL STRING TO CHRISTY BOX, FOR FUTURE DIGITAL MENU BOARD UPGRADE
30. CONCRETE PAD AT DRIVE-THRU WINDOW; DRIVE-THRU CONC. PAD
31. ADA ACCESSIBLE WARNING STRIP (SEE DETAILS)
32. PEDESTRIAN CROSSING SIGNAGE (MUTCD W-11)
33. CROSSWALK STRIPING, 12" WIDE, 3' C-C, THERMOPLASTIC PAVEMENT MARKING FOR HMA & MODIFIED URETHANE PAVEMENT MARKING FOR PCC
34. SIGN FOR AWNING CLEARANCE HEIGHT AT DRIVE-THRU WINDOW

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17031C0201J, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT – FIRE LANE — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE APRON – IDOT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

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.

SITE DATA

TOTAL SITE AREA:	= 2.79 AC
LOT 1 AREA:	= 0.71 AC
LOT 2 AREA:	= 0.53 AC
LOT 3 AREA:	= 1.55 AC
PARKING SPACES REQUIRED	
LOT 1	= 20 SPACES
LOT 2	= 4 SPACES
LOT 3	= 72 SPACES
TOTAL	= 96 SPACES
TOTAL PLUS OUTDOOR SEATING	= 106 SPACES
ACCESSIBLE PARKING SPACES REQUIRED *PER ILLINOIS ACCESSIBILITY CODE	= 5 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 7 SPACES
TOTAL PARKING SPACES PROVIDED	= 136 SPACES
BIKE PARKING SPACES	
BIKE PARKING PROVIDED	= 15 SPACES
BIKE PARKING REQUIREMENTS	= 6 SPACES
*ONE BP SPACE FOR EACH 6,000 SF OF FLOOR SPACE	

SEE CW ARLINGTON HOLDINGS, LCC – PARKING SUMMARY FOR COMPLETE BREAKDOWN OF PARKING COUNTS AND ASSUMPTIONS.

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CORE ACQUISITIONS

SITE PLAN

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER C2.0

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C2.0 SITE PLAN.dwg C2.0 Jun 12, 2026 6:34pm by: Ian.Spence
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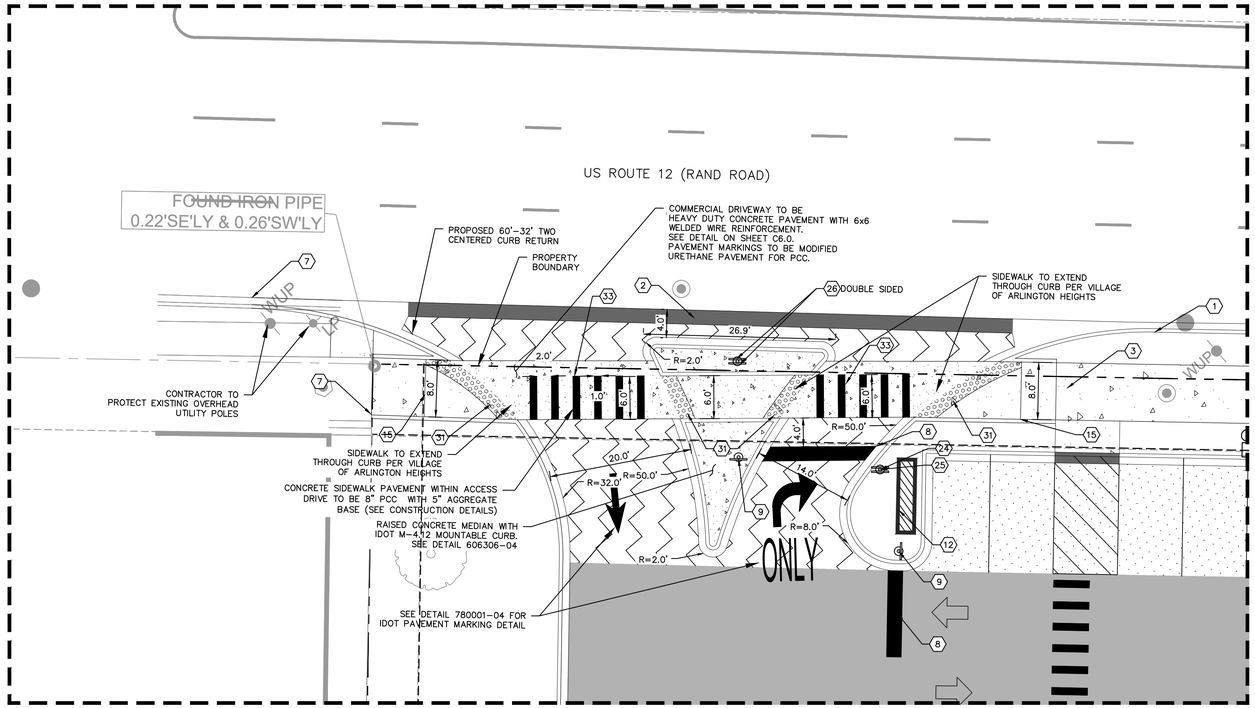
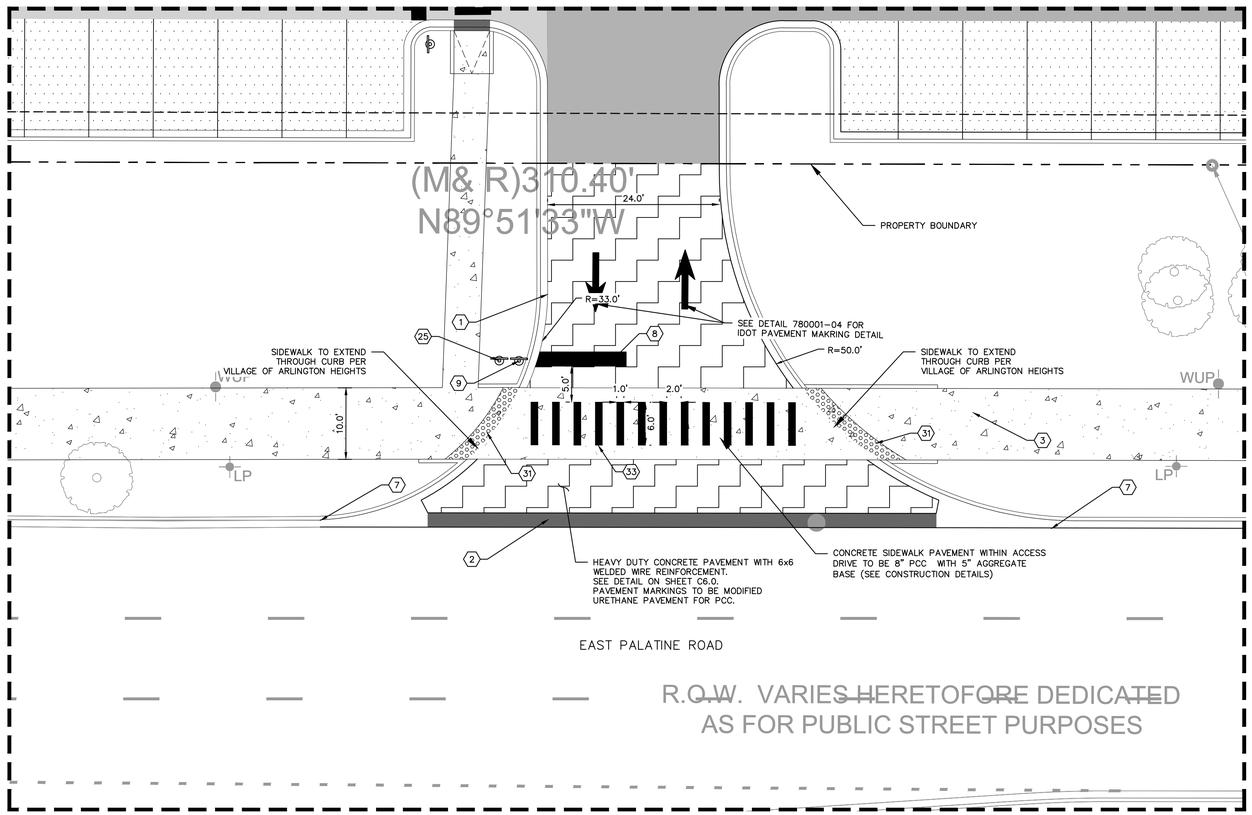


E. RAND ROAD ACCESS BLOWUP
1" = 10'



E. PALATINE ROAD ACCESS BLOWUP
1" = 10'

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.

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GRAPHIC SCALE IN FEET
0 5 10 20

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
9. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
10. TRASH ENCLOSURE, 24'X8' MIN. OR AS REQUIRED BY LOCAL JURISDICTION, W/LOCKING GATES, AND TRASH LOADING ZONE WITH CONCRETE APRON, COORDINATE APPROACH AND ORIENTATION OF TRASH ENCLOSURE W/LOCAL REFUSE SERVICE PROVIDER
11. TRANSFORMER PAD (FOR REFERENCE ONLY)
12. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
13. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
14. 5-FT DEPRESSED CURB OPENING (SEE GRADING PLAN & DETAILS)
15. ACCESSIBLE RAMP (SEE DETAILS)
16. 6" BOLLARD W/DB BOLLARD COVERS (SEE DETAILS)
17. BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
18. "RUNNERS" WALKWAY, MIN. 2' WIDE ON DRIVER'S SIDE OF DRIVE AISLE
19. STRIPED MEDIAN, MIN 2' WIDE
20. POLE MOUNTED DIRECTIONAL SIGNAGE, BY OTHERS
21. EXIT LANE W/STRIPING, STRIPES 4" WIDE, 24" O.CC, SAFETY WHITE
22. WALK-UP SERVICE WINDOW
23. NO PARKING FIRE LANE SIGNAGE (12" X 18" WITH RED LETTERS ON WHITE REFLECTIVE BACKGROUND)
24. DO NOT ENTER SIGN (MUTCD R5-1)
25. RIGHT-TURN ONLY SIGN (MUTCD R3-5R)
26. NO LEFT TURN SIGN (MUTCD R3-2)
27. PROVIDE 2" CONDIUIT W/PULL STRING TO CHRISTY BOX FOR FUTURE DRIVE-THRU SENSORS
28. POLE MOUNTED STATIC BACKLIT LED MENU BOARD, BY OTHERS, PROVIDE POWER AND DATA IN WEATHERPROOF J-BOX
29. PROVIDE 2" CONDUIT W/PULL STRING TO CHRISTY BOX, FOR FUTURE DIGITAL MENU BOARD UPGRADE
30. CONCRETE PAD AT DRIVE-THRU WINDOW; DRIVE-THRU CONC. PAD
31. ADA ACCESSIBLE WARNING STRIP (SEE DETAILS)
32. PEDESTRIAN CROSSING SIGNAGE (MUTCD W-11)
33. CROSSWALK STRIPING, 12" WIDE, 3' C-C, THERMOPLASTIC PAVEMENT MARKING FOR HMA & MODIFIED URETHANE PAVEMENT MARKING FOR PCC

IDOT ACCESS NOTES

DEPRESSED CURB RAMPS SHALL BE INSTALLED AT RAND ROAD AND PALATINE ROAD ACCESS DRIVES AS WELL AS THE MEDIAN PER IDOT AND VILLAGE STANDARDS. SEE DETAILS ON THIS SHEET C2.1, C7.0, AND C7.1 FOR DETAILS.

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT – FIRE LANE — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE APRON – IDOT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT - LOT 3	05/26/26	JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT - LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

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PHONE: 847-405-2004
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SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

SITE PLAN - ACCESS BLOWUPS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C2.1

Drawing name: K:\CHI_LIDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C2.0 SITE PLAN.dwg C2.1 Jun 12, 2026 6:34pm by: Ian.Spence
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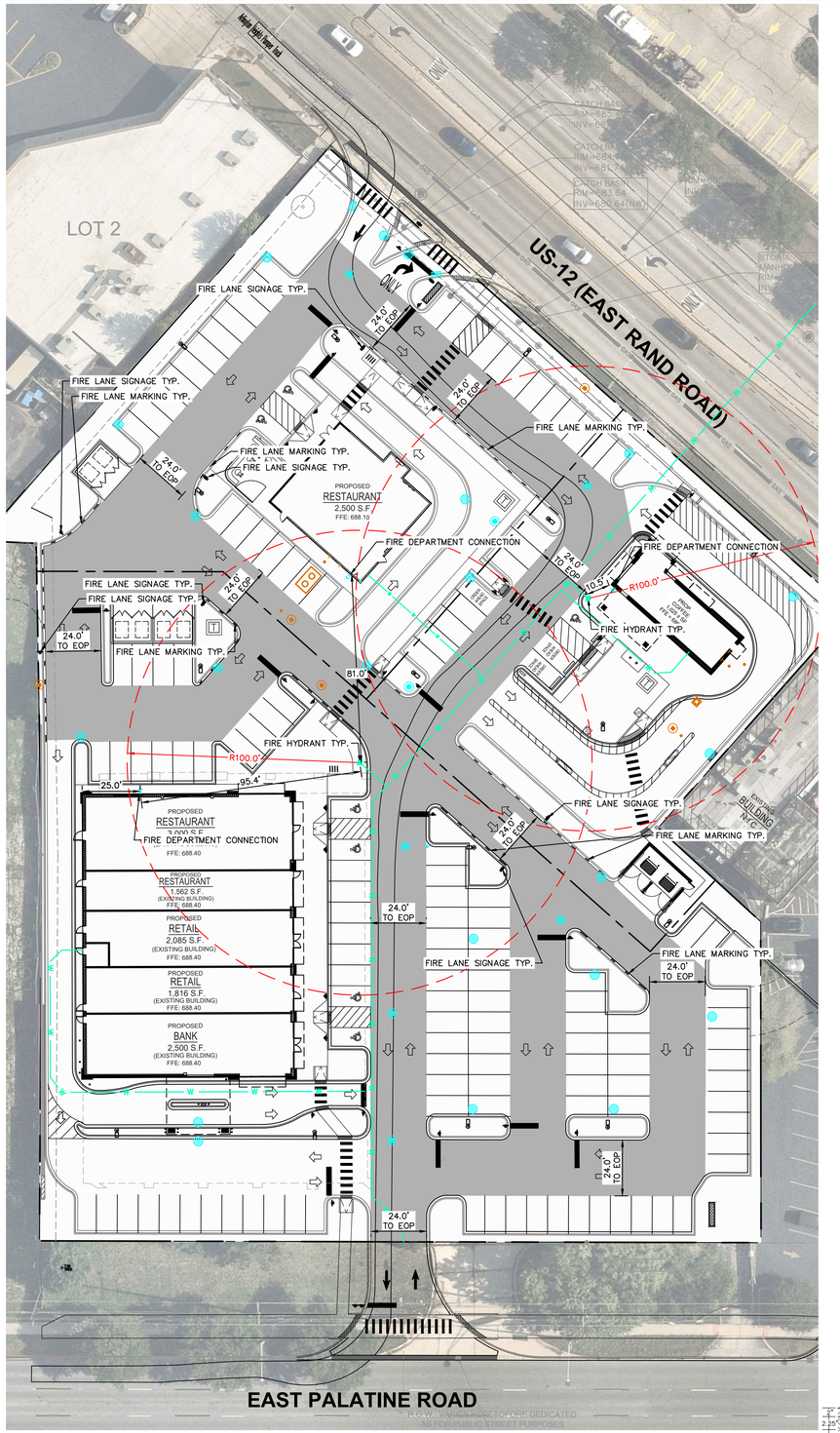
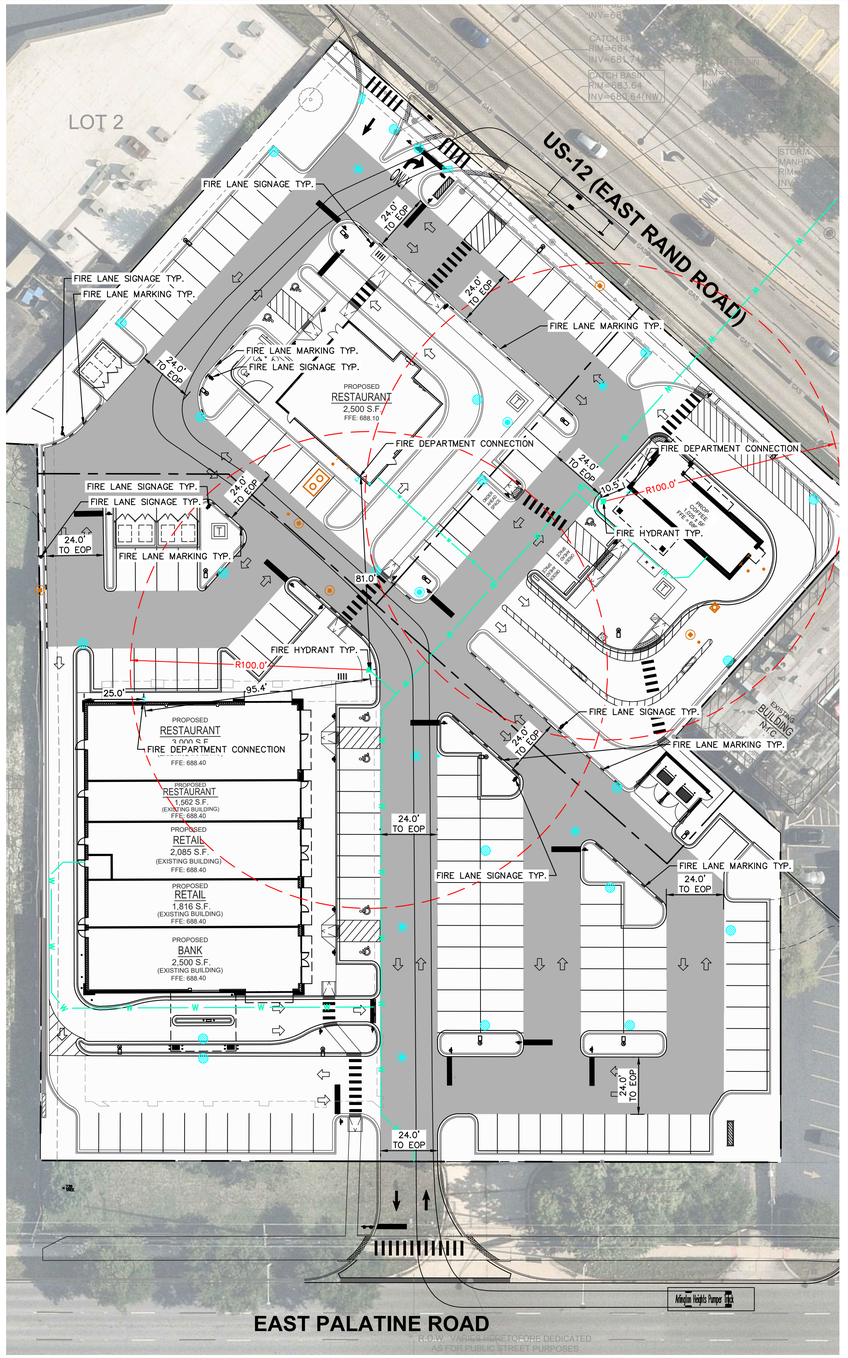
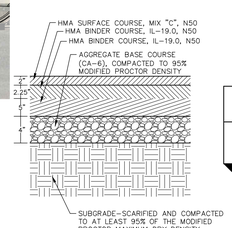


RAND ENTRANCE & PALATINE EXIT
1" = 30'



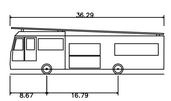
PALATINE ENTRANCE & RAND EXIT
1" = 30'



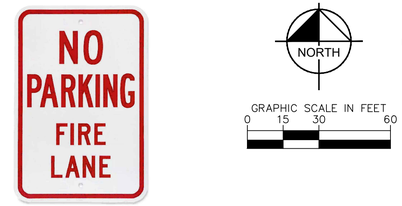
VILLAGE OF ARLINGTON HEIGHTS FIRE LANE
N.T.S.

PAVING LEGEND

HEAVY DUTY ASPHALT PAVEMENT – FIRE LANE
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION



Arlington Heights Pumper Truck	
Overall Length	36,290ft
Overall Width	9,776ft
Overall Body Height	11,000ft
Min Body Ground Clearance	1,130ft
Track Width	6,830ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°



NO PARKING FIRE LANE SIGNAGE
(12" X 18" WITH RED LETTERS ON WHITE REFLECTIVE BACKGROUND)

NORTH

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0 15 30 60

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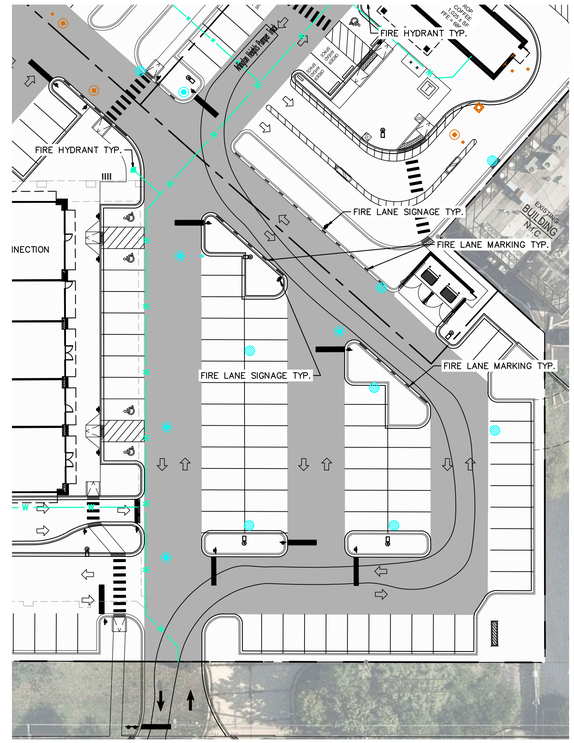
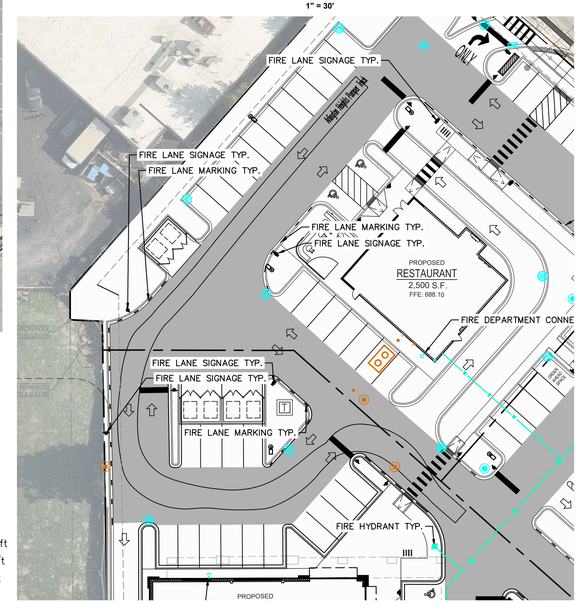


EAST CORNER AROUND PARKING LOT
1" = 30'



WEST CORNER AROUND DUMPSTER ENCLOSURE
1" = 30'

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4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

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DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

FIRE TRUCK TURN

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
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Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\Exhibits\268959000-Fire Truck Turn.dwg C2.2 Jun 12, 2026 6:34pm by: Ian.Spence
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GRADING NOTES

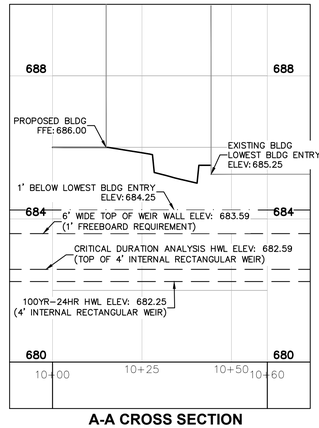
1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. 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. CONTRACTOR TO MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS, UNLESS OTHERWISE NOTED AS GRADING LIMITS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO GRADING.
9. ALL DISTURBED AREAS SHALL BE RESTORED WITH MINIMUM 6-INCHES OF TOPSOIL AND SEEDED, UNLESS OTHERWISE NOTED.
10. DO NOT INTERRUPT DRAINAGE FROM OFF-SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
11. GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO GRADING.

GRADING LEGEND

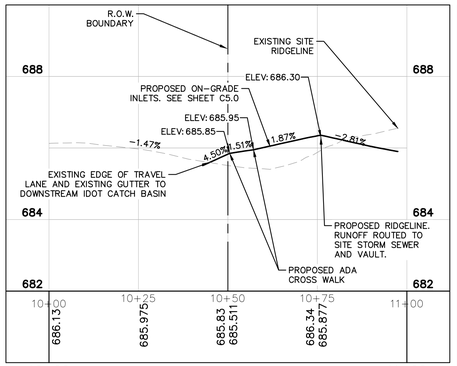
FL	=	FLOW LINE
TC	=	TOP OF CURB
FFE	=	FINISHED FLOOR ELEVATION
ME	=	MATCH ELEVATION
R	=	RIM ELEVATION
TW	=	TOP OF WALL
FG	=	FINISHED GRADE

- XXX — PROPOSED CONTOUR
- XXX — EXISTING CONTOUR
- RIDGE — RIDGE LINE
- X.XX% — SLOPE AND FLOW DIRECTION
- PROPOSED SWALE
- 100-YEAR OVERLAND OVERFLOW ROUTE (IN PIPE)
- DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
- EMERGENCY OVERLAND OVERFLOW ROUTE WHEN EVENT EXCEEDS 100-YEAR STORM OR DURING BLOCKAGE CONDITIONS
- LIMITS OF GRADING
- EASEMENT LINE
- BUILDING SETBACK LINE
- GRADING BLOWUP DETAIL

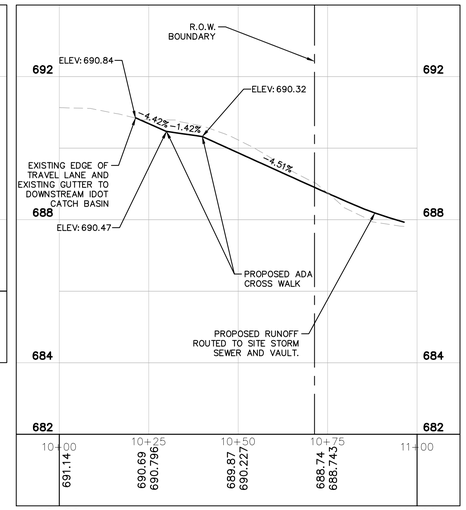
PROPOSED 100-YR STORM SEWER TO SERVE AS OVERLAND FLOOD ROUTE AND CONVEY RUNOFF TO UNDERGROUND VAULT. SEE EXHIBIT 7 WITHIN DRAINAGE REPORT PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. FOR DETAILS ON EMERGENCY OVERLAND FLOOD ROUTES.



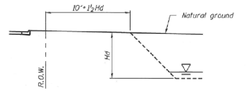
A-A CROSS SECTION
HORIZONTAL SCALE: 1" = 20' | VERTICAL SCALE: 1" = 2'



RAND ROAD ACCESS PROFILE
HORIZONTAL SCALE: 1" = 20' | VERTICAL SCALE: 1" = 2'



PALATINE ROAD ACCESS PROFILE
HORIZONTAL SCALE: 1" = 20' | VERTICAL SCALE: 1" = 2'



CASE II

PUBLIC ACT 86-616 SETBACK REQUIRED = 15.48"
100YR-24HR: (10 + 1.5H$_D$); 10 + 1.5(682.25' - 678.50') = 15.63'
CRITICAL DURATION ANALYSIS: (10 + 1.5H$_D$); 10 + 1.5(682.59' - 678.50') = 16.14'
PUBLIC ACT 86-616 SETBACK PROVIDED = 25.00'

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6	ISSUED FOR PERMIT - LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

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PHONE: 847-444-2004
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CORE ACQUISITIONS

GRADING & DRAINAGE PLAN

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
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SHEET NUMBER
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Drawing name: K:\CHN_LIDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C3.0 GRADING & DRAINAGE PLAN.dwg Jun 12, 2026 6:15pm by Jake.Antony
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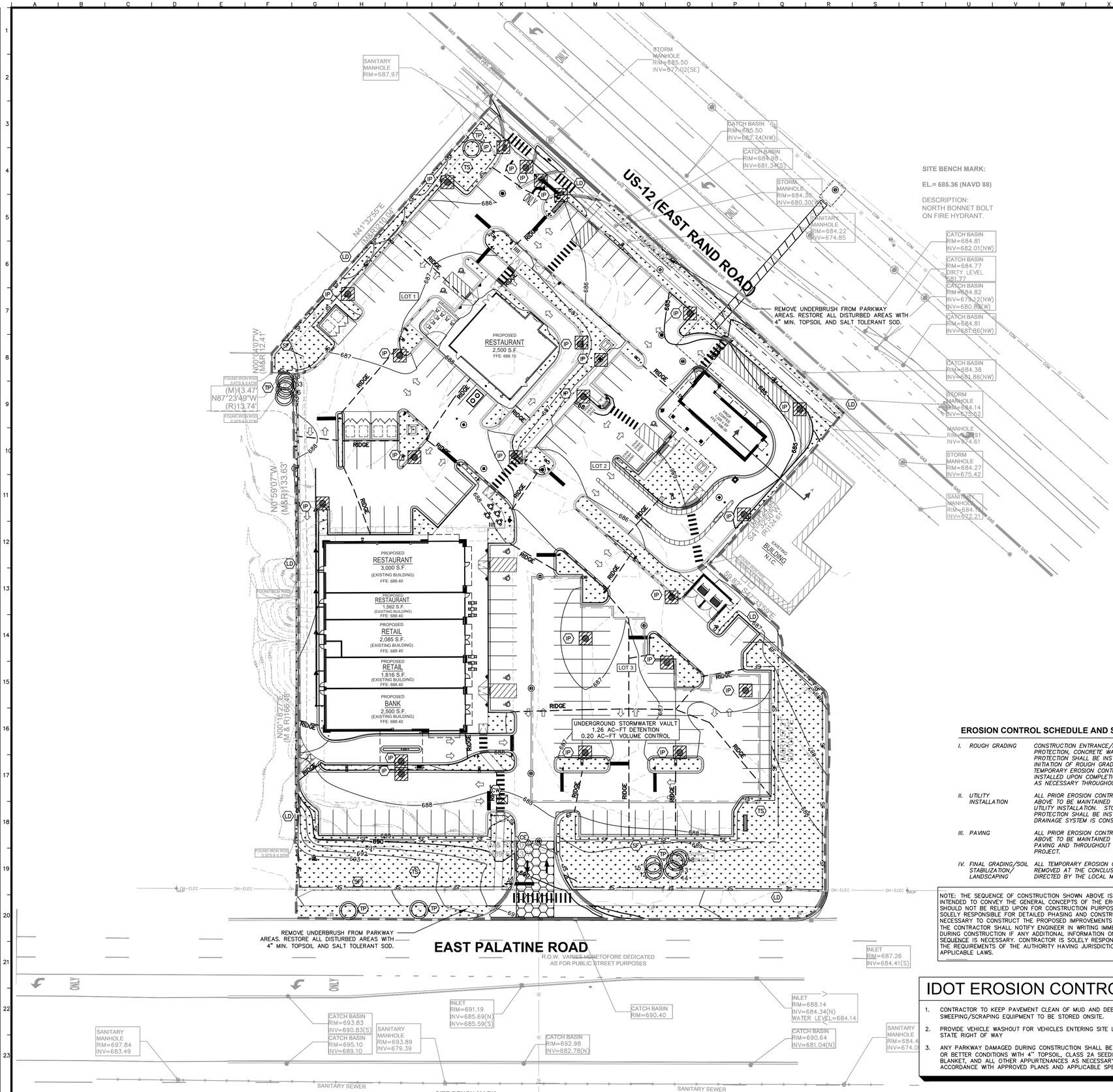

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EROSION CONTROL NOTES

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 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.

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 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.

IDOT EROSION CONTROL NOTES

1. CONTRACTOR TO KEEP PAVEMENT CLEAN OF MUD AND DEBRIS USING SWEEPING/SCRAPING EQUIPMENT TO BE STORED ONSITE.
2. PROVIDE VEHICLE WASHOUT FOR VEHICLES ENTERING SITE LOCATED OUTSIDE OF STATE RIGHT OF WAY
3. ANY PARKWAY DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING OR BETTER CONDITIONS WITH 4" TOPSOIL, CLASS 2A SEEDING, EROSION CONTROL BLANKET, AND ALL OTHER APPURTENANCES AS NECESSARY TO COMPLETE WORK IN ACCORDANCE WITH APPROVED PLANS AND APPLICABLE SPECIFICATIONS.

EROSION CONTROL LEGEND

- 6" TOPSOIL AND SEED (TS) (SEE EROSION CONTROL DETAILS)
- CONSTRUCTION ENTRANCE (CE) (SEE EROSION CONTROL DETAILS)
- SILT FENCE (SF) (SEE EROSION CONTROL DETAILS)
- INLET PROTECTION (IP) (SEE EROSION CONTROL DETAILS)
- LIMITS OF DISTURBANCE (LD)
- TREE PROTECTION (TP) (SEE EROSION CONTROL DETAILS)

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT - LOT 3	05/26/26	JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT - LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

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CORE ACQUISITIONS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

EROSION CONTROL PLAN

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C4.0

Drawing name: K:\CHI_LIDEV\268959000_Core Acquisitions_Arlington Heights_JLV Design\CAD\PlanSheets\C4.0 EROSION CONTROL PLAN.dwg C4.0 Jun 12, 2026 6:15pm by: Jake.Antony
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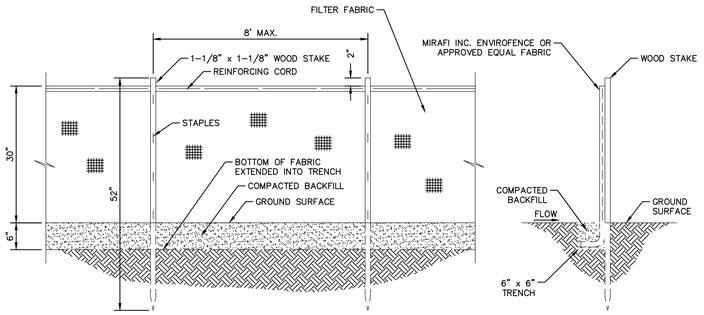

FRONT VIEW SIDE VIEW

SEDIMENTATION/SILT FENCE (SF)

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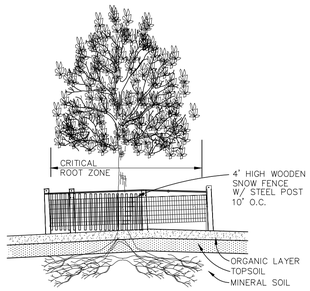
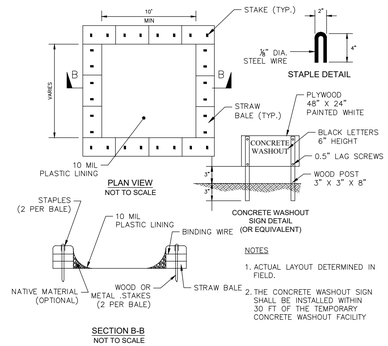


PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE. FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND FOR INDIVIDUAL TREES OR STANDS OF TREES.

TREE PROTECTION

N.T.S.



CONCRETE WASHOUT (CW)

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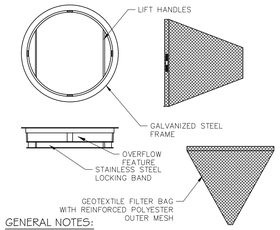

GENERAL NOTES:

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 (IP)

N.T.S.

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

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
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5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
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SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

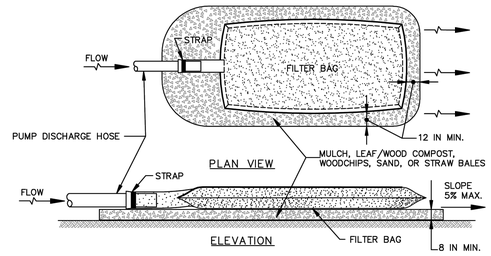
EROSION CONTROL PLAN DETAILS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER C4.1

DETAIL F-4 FILTER BAG

STANDARD SYMBOL ☒FB



CONSTRUCTION SPECIFICATIONS

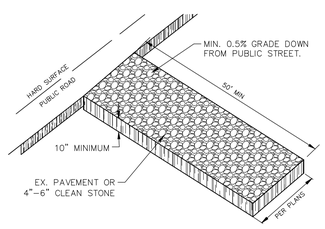
1. TIGHTLY SEAL SLEEVE AROUND THE PUMP DISCHARGE HOSE WITH A STRAP OR SIMILAR DEVICE.
2. PLACE FILTER BAG ON SUITABLE BASE (E.G., MULCH, LEAF/WOOD COMPOST, WOODCHIPS, SAND, OR STRAW BALES) LOCATED ON A LEVEL OR 5% MAXIMUM SLOPING SURFACE. DISCHARGE TO A STABILIZED AREA. EXTEND BASE A MINIMUM OF 12 INCHES FROM EDGES OF BAG.
3. CONTROL PUMPING RATE TO PREVENT EXCESSIVE PRESSURE WITHIN THE FILTER BAG IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS. AS THE BAG FILLS WITH SEDIMENT, REDUCE PUMPING RATE.
4. REMOVE AND PROPERLY DISPOSE OF FILTER BAG UPON COMPLETION OF PUMPING OPERATIONS OR AFTER BAG HAS REACHED CAPACITY, WHICHEVER OCCURS FIRST. SPREAD THE DEWATERED SEDIMENT FROM THE BAG IN AN APPROVED UPLAND AREA AND STABILIZE WITH SEED AND MULCH BY THE END OF THE WORK DAY. RESTORE THE SURFACE AREA BENEATH THE BAG TO ORIGINAL CONDITION UPON REMOVAL OF THE DEVICE.
5. USE NONWOVEN GEOTEXTILE WITH DOUBLE STITCHED SEAMS USING HIGH STRENGTH THREAD. SIZE SLEEVE TO ACCOMMODATE A MAXIMUM 4 INCH DIAMETER PUMP DISCHARGE HOSE. THE BAG MUST BE MANUFACTURED FROM A NONWOVEN GEOTEXTILE THAT MEETS OR EXCEEDS MINIMUM AVERAGE ROLL VALUES (MARV) FOR THE FOLLOWING:

GRAB TENSILE	250 LB	ASTM D-4632
PUNCTURE	150 LB	ASTM D-4833
FLOW RATE	70 GAL/MIN/FT²	ASTM D-4491
PERMITTIVITY (SEC⁻¹)	1.2 SEC⁻¹	ASTM D-4491
UV RESISTANCE	70% STRENGTH @ 500 HOURS	ASTM D-4355
APPARENT OPENING SIZE (AOS)	0.15–0.18 MM	ASTM D-4751
SEAM STRENGTH	90%	ASTM D-4632

6. REPLACE FILTER BAG IF BAG CLOGS OR HAS RIPS, TEARS, OR PUNCTURES. DURING OPERATION KEEP CONNECTION BETWEEN PUMP HOSE AND FILTER BAG WATER TIGHT. REPLACE BEDDING IF IT BECOMES DISPLACED.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



CONSTRUCTION ENTRANCE (CE)

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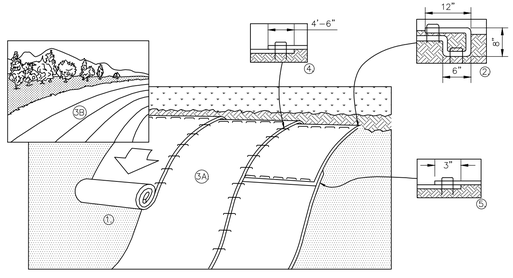
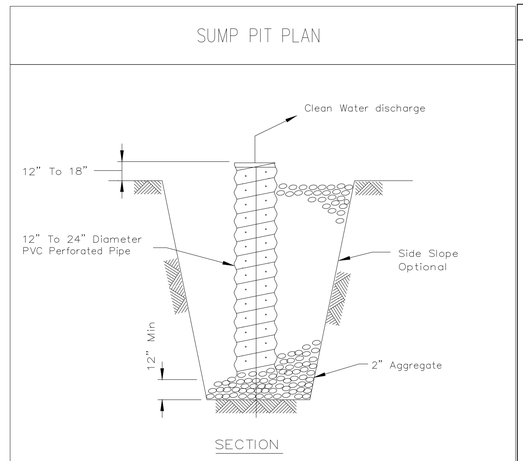


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH AS SHOWN IN DETAIL 2. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.
3. PERVIOUS LAND WITH SLOPES RUNNING GREATER THAN OR EQUAL TO 4:1 SHALL CONTAIN SLOPE STABILIZATION BLANKET

EROSION CONTROL BLANKET (SLOPE INSTALLATION)

N.T.S.



SECTION

NOTES:
1. Pit dimensions are optional.
2. The standpipe will be constructed by perforating a 12"–24" diameter PVC pipe.
3. A base of 2" aggregate will be placed in the pit to a minimum depth of 12". After installing the standpipe, the pit surrounding the standpipe will then be backfilled with 2" aggregate.
4. The standpipe will extend 12" to 18" above the lip of the pit.
5. If discharge will be pumped directly to a storm drainage system, the standpipe will be wrapped with filter fabric before installation.
6. If desired, 1/4"–1/2" hardware cloth may be placed around the standpipe prior to attaching the filter fabric. This will increase the rate of water seepage into the pipe.

REFERENCE
Project
Designed _____ Date _____
Checked _____ Date _____
Approved _____ Date _____

NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-650
SHEET 1 OF 1
DATE 8-11-94

SUMP PIT PLAN

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

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/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

MWRD SESC NOTES

EXISTING CONDITIONS

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.

NPDES PERMIT

THE SITE HAS COVERAGE FOR CONSTRUCTION SITE ACTIVITY STORM WATER GENERAL PERMIT.

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

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C4.0 EROSION CONTROL PLAN.dwg C4.1 Jun 12, 2025 6:15pm by Jake.Antony
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VILLAGE OF ARLINGTON HEIGHTS

1. ALL ONSITE WATERMAIN SHALL BE INSTALLED WITH A TRACER WIRE FROM THE MAINS TO THE ACCESS BOXES FOR THE INDIVIDUAL BUILDINGS.
2. ALL EXISTING SANITARY SEWER SHALL BE REMOVED AND TERMINATED AT THE MAIN.

MWRD UTILITY NOTES

1. ALL DISHWASHER DISCHARGES SHALL BYPASS GREASE TRAPS.
2. THE MWRD SHALL HAVE A 24 HOUR–A–DAY UNRESTRICTED ACCESS TO ALL MWRD STRUCTURES/SEWERS/FACILITIES.
3. NO DEBRIS SHALL ENTER MWRD STRUCTURES/SEWERS/FACILITIES/WATERWAYS.
4. ALL ACCESS HATCHES/MANHOLE COVERS ON MWRD STRUCTURES/MANHOLES WITHIN THE PROJECT AREA SHALL NOT BE BURIED/COVERED.
5. THE PERMITTEE SHALL SUPPORT/PROTECT MWRD STRUCTURES/SEWERS/FACILITIES DURING EXCAVATIONS AND AT CROSSINGS.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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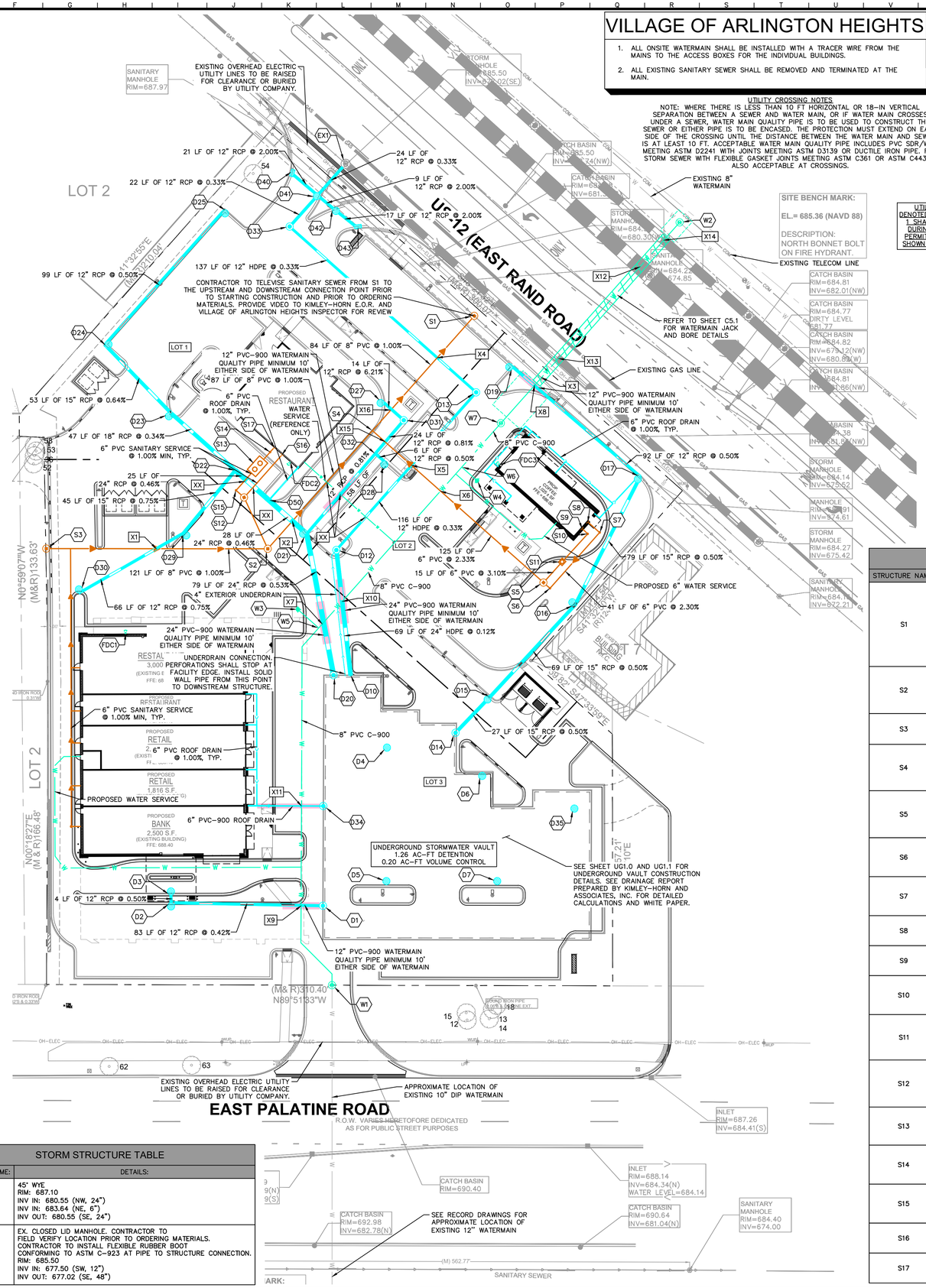
STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
D1	CONNECTION TO DETENTION VAULT VIA RISER WITH CLOSED LID RIM: 687.48 INV IN: 683.40 (W, 12")
D2	CATCH BASIN – OPEN LID IN CURB RIM: 687.19 INV IN: 683.75 (N, 12") INV OUT: 683.75 (E, 12")
D3	CURB INLET (24") RIM: 687.32 INV OUT: 683.77 (S, 12")
D4	INLET (24") WITH INTERNAL BAFFLES RIM: 686.67
D5	INLET (24") WITH INTERNAL BAFFLES RIM: 686.65
D6	CURB INLET (24") WITH INTERNAL BAFFLES RIM: 686.61
D7	INLET (24") WITH INTERNAL BAFFLES RIM: 686.64
D10	CONNECTION TO DETENTION VAULT RIM: 687.15 INV OUT: 678.58 (N, 24")
D12	OUTLET CONTROL STRUCTURE WITH (MH – CLOSED LID) INTERNAL WEIR WALLS AND CONNECT EXTERIOR UNDERDRAIN. SEE DETAIL ON SHEET C6.2. RIM: 686.96 INV IN: 678.50 (S, 24") INV IN: 678.50 (SW, 4") INV OUT: 678.50 (NE, 12")
D13	MH – CLOSED LID RIM: 685.03 INV IN: 678.11 (SW, 12") INV OUT: 678.11 (NW, 12")
D14	CONNECTION TO DETENTION VAULT VIA RISER WITH CLOSED LID RIM: 686.79 INV IN: 680.00 (NE, 15")
D15	CATCH BASIN – OPEN LID IN CURB RIM: 685.92 INV IN: 680.14 (NE, 15") INV OUT: 680.14 (SW, 15")
D16	MH – OPEN LID IN CURB RIM: 684.80 INV IN: 680.48 (NE, 15") INV OUT: 680.48 (SW, 15")
D17	MH – OPEN LID IN CURB RIM: 684.50 INV IN: 680.88 (NW, 12") INV OUT: 680.88 (SW, 15")
D19	CURB INLET (24") RIM: 684.64 INV OUT: 681.34 (SE, 12")
D20	CONNECTION TO DETENTION VAULT VIA RISER WITH CLOSED LID RIM: 687.26 INV IN: 680.00 (N, 24")
D21	CATCH BASIN – OPEN LID IN CURB RIM: 686.56 INV IN: 680.42 (NW, 24") INV IN: 680.92 (NE, 12") INV OUT: 680.42 (S, 24")
D22	WYE CONNECTION RIM: 687.34 INV IN: 680.66 (NW, 18") INV IN: 682.67 (SW, 15") INV OUT: 680.66 (SE, 24")
D23	MH – OPEN LID IN CURB RIM: 686.82 INV IN: 680.82 (NW, 15") INV OUT: 680.82 (SE, 18")
D24	MH – OPEN LID IN CURB RIM: 686.13 INV IN: 681.16 (NE, 12") INV OUT: 681.16 (SE, 15")
D25	CURB INLET (24") RIM: 685.76 INV OUT: 681.65 (SW, 12")
D27	MH – OPEN LID IN CURB RIM: 686.98 INV OUT: 683.49 (SE, 12")
D28	CURB INLET (24") RIM: 684.80 INV OUT: 681.42 (NW, 12")
D29	MH – OPEN LID IN CURB RIM: 687.07 INV IN: 683.00 (SW, 12") INV OUT: 683.00 (NE, 15")
D30	CURB INLET (24") RIM: 687.15 INV OUT: 683.50 (NE, 12")
D31	MH – CLOSED LID RIM: 686.10 INV IN: 682.60 (NW, 12") INV OUT: 681.58 (SW, 12")
D32	45° WYE RIM: 685.74 INV IN: 681.38 (NE, 12") INV IN: 681.39 (SE, 12") INV OUT: 681.38 (SW, 12")
D33	MH – CLOSED LID RIM: 686.18 INV IN: 677.66 (SE, 12") INV OUT: 677.66 (NE, 12")
D34	CONNECTION TO DETENTION VAULT VIA RISER WITH CLOSED LID RIM: 687.32 INV OUT: 683.50 (W, 6")
D35	INLET (24") WITH INTERNAL BAFFLES RIM: 686.64
D40	CURB INLET (24") RIM: 686.06 INV OUT: 682.25 (SE, 12")
D41	CATCH BASIN – OPEN LID IN CURB RIM: 686.10 INV IN: 677.58 (SW, 12") INV IN: 681.82 (NW, 12") INV IN: 681.72 (SE, 12") INV OUT: 677.58 (NE, 12")
D42	CATCH BASIN – OPEN LID IN CURB RIM: 686.01 INV IN: 681.90 (SE, 12") INV OUT: 681.90 (NW, 12")
D43	CURB INLET (24") RIM: 685.86 INV OUT: 682.25 (NW, 12")



UTILITY CROSSINGS DENOTED AS "XX" FOR LOT 1 SHALL BE CONFIRMED DURING TIME OF LOT 1 PERMIT. LOT 1 SERVICES SHOWN AS PLACEHOLDER.

UTILITY CROSSING NOTES

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18–IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

UTILITY CROSSING LEGEND					
X1	STORM BP 682.97	X8	STORM BP 681.09		
	SSWR TP 677.71		WATER TP 672.22		
X2	STORM BP 680.20	X9	STORM BP 683.28		
	SSWR TP 676.89		WATER TP 681.73		
X3	SSWR BP 674.03	X10	STORM BP 678.46		
	WATER TP 672.22		WATER TP 678.96		
X4	STORM BP 677.97	X11	STORM BP 683.51		
	SSWR TP 675.70		WATER TP 681.73		
X5	STORM BP 678.24	X12	STORM BP 674.29		
	SSWR TP 676.81		WATER TP 672.22		
X6	WATER BP 678.80	X13	STORM BP 675.78		
	SSWR TP 677.30		WATER TP 672.22		
X7	STORM BP 679.90	X14	STORM BP 678.54		
	WATER TP 678.40		WATER TP 672.22		
X15	STORM BP 681.25	X16	STORM BP 683.03		
	SSWR TP 676.36		SSWR TP 676.07		

WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
FDC1	FDC 1 FG ELEV: 688.40
FDC2	FDC 2 FG ELEV: 688.10
FDC3	FDC 3 FG ELEV: 686.00
W1	CONNECT TO EXISTING WATERMAIN 8" X 10" VALVE IN VAULT FG ELEV: 688.87
W2	CONNECT TO EXISTING WATERMAIN VIA PRESSURE CONNECTION WITHIN VALVE IN VAULT FG ELEV: 684.71
W3	FIRE HYDRANT FG ELEV: 795.74
W4	FIRE HYDRANT FG ELEV: 685.86
W5	8" X 6" X 8" TEE FG ELEV: 687.18
W6	8" X 6" X 8" TEE FG ELEV: 685.26
W7	8" X 8" VALVE IN VAULT FG ELEV: 685.28

SANITARY STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
S1	4' DIA. DOGHOUSE MANHOLE CONSTRUCTED OVER EXISTING 8" SANITARY SEWER. CONTRACTOR TO FIELD VERIFY LOCATION PRIOR TO ORDERING MATERIALS. CONTRACTOR TO INSTALL FLEXIBLE RUBBER BOOT CONFORMING TO ASTM C–923 AT PIPE TO STRUCTURE CONNECTION. RIM: 685.52 INV IN: 674.70 (SW, 8") INV IN: 674.57 (SE, 8") INV IN: 674.57 (NW, 8")
S2	4' DIA. SANITARY MH RIM: 687.28 INV IN: 676.41 (W, 8") INV IN: 676.21 (NW, 6") INV OUT: 676.41 (NE, 8")
S3	4' DIA. SANITARY MH RIM: 687.86 INV OUT: 677.62 (E, 8")
S4	WYE CONNECTION RIM: 677.23 INV IN: 675.54 (SW, 8") INV IN: 675.62 (SE, 6") INV OUT: 675.54 (NE, 8")
S5	4' DIA. SANITARY MH RIM: 685.19 INV IN: 680.25 (SE, 6") INV IN: 680.25 (NE, 6") INV OUT: 678.54 (NW, 6")
S6	6" CLEANOUT RIM: 685.13 INV IN: 680.36 (NE, 6") INV OUT: 680.36 (NW, 6")
S7	6" CLEANOUT RIM: 685.88 INV IN: 681.30 (NW, 6") INV OUT: 681.30 (SW, 6")
S8	BUILDING DOMESTIC SERVICE RIM: 686.00 INV OUT: 681.50 (SE, 6")
S9	BUILDING GREASE SERVICE RIM: 686.00 INV OUT: 681.50 (SE, 6")
S10	6" CLEANOUT RIM: 685.94 INV IN: 681.37 (NW, 6") INV OUT: 681.37 (SW, 6")
S11	SCHIRER GB–50 GREASE TRAP RIM: 685.26 INV IN: 680.72 (NE, 6") INV OUT: 680.72 (SW, 6")
S12	4' DIA. SANITARY MH RIM: 687.26 INV IN: 683.18 (NE, 6") INV IN: 683.18 (NW, 6") INV OUT: 681.31 (SE, 6")
S13	GREASE TRAP RIM: 687.41 INV IN: 683.51 (NE, 6") INV OUT: 683.51 (SW, 6")
S14	6" CLEANOUT RIM: 688.06 INV IN: 683.65 (NE, 6") INV OUT: 683.65 (SW, 6")
S15	6" CLEANOUT RIM: 687.30 INV IN: 683.26 (NE, 6") INV OUT: 683.26 (SE, 6")
S16	BUILDING DOMESTIC SERVICE RIM: 688.10 INV OUT: 683.70 (SW, 6")
S17	BUIDLING GREASE SERVICE RIM: 688.10 INV OUT: 683.70 (SW, 6")

UTILITY LEGEND

- EX. WATER LINE
- EX. STORM SEWER LINE
- EX. SANITARY SEWER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY MANHOLE
- EX. STORM MANHOLE/STRUCTURE
- EX. STORM INLET/CATCH BASIN
- EX. OVERHEAD ELECTRIC LINE
- EX. LIGHT POLE
- EX. UTILITY POLE
- PROPOSED UNDERGROUND ELECTRIC LINE
- GAS LINE (BY GAS COMPANY)
- PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R–2540) (GRASS USE NEENAH R–4340–B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R–1713) (GRASS USE NEENAH R–1786)
- PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R–3281–A)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPT. CONNECTION
- PROPOSED LIGHT POLE
- WATERMAIN QUALITY PIPE *SEE UTILITY CROSSING NOTES ON THIS PAGE FOR PVC AND RCP SPECIFICATIONS

UTILITY NOTES

1. ALL WATER LINES SHALL BE AS FOLLOWS:
   1.1. PRIVATE (LARGER THAN 3"): DUCTILE IRON PIPE, CLASS 52 OR POLYVINYL CLORIDE PLASTIC PIPE (ASTM D–3212 AND AWWA C900)
   1.2. PRIVATE (3" OR SMALLER): TYPE "K" SOFT COPPER, ASTM B88
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. ALL STORM SEWER PIPE SHALL BE RCP AND ROOF DRAIN PVC SHALL BE SDR 26
4. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
11. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
12. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
13. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
14. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
15. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.
16. GRANULAR TRENCH BACKFILL IS REQUIRED FOR ALL UTILITIES (I.E. WATERMAIN, SANITARY SEWER, STORM SEWER) WHENEVER THE TRENCH IS WITHIN 5–FEET OF PROPOSED OR EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER, OR DRIVEWAYS.
17. FIRE HYDRANTS SHALL HAVE FLAGS EXTENDING ABOVE HYDRANT. HYDRANTS SHALL BE PAINTED SAFETY YELLOW AND CAPS PAINTED SAFETY BLUE. NO OBSTRUCTIONS (I.E., TREES, BUSHES, FENCES, SIGNS) SHALL BE PLACED WITHIN FOUR–FEET OF THE HYDRANT.
18. UNDERGROUND WATERMAINS SHALL BE TESTED AND FLUSHED IN ACCORDANCE WITH NFPA 24 PRIOR TO CONNECTION TO THE SPRINKLER SYSTEMS. CONTRACTOR TO CONTACT THE ARLINGTON HEIGHTS BUILDING DEPARTMENT TO SCHEDULE A FIRE INSPECTOR TO WITNESS THE FLUSHING AND CONDUCT A FLOW TEST.
19. EXISTING ELECTRIC SERVICES TO BE TERMINATED UP TO RIGHT–OF–WAY. FUTURE SERVICE CONNECTIONS TO BE COORDINATED WITH AT&T, NICOR, AND COMED.

STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
D50	45° WYE RIM: 687.10 INV IN: 680.55 (NW, 24") INV IN: 683.64 (NE, 6") INV OUT: 680.55 (SE, 24")
EX1	EX. CLOSED LID MANHOLE. CONTRACTOR TO FIELD VERIFY LOCATION PRIOR TO ORDERING MATERIALS. CONTRACTOR TO INSTALL FLEXIBLE RUBBER BOOT CONFORMING TO ASTM C–923 AT PIPE TO STRUCTURE CONNECTION. RIM: 685.50 INV IN: 677.50 (SW, 12") INV OUT: 677.02 (SE, 48")

NO.	REVISIONS	BY
1	REVISED PER VILLAGE COMMENTS	JTA
2	ISSUED FOR PERMIT – LOT 3	JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	JTA
4	REVISED PER VILLAGE COMMENTS	INS
5	ISSUED FOR PERMIT – LOT 3	INS
6	REVISED PER IDOT AND VILLAGE COMMENT	INS
7	REVISED PER VILLAGE COMMENTS	INS

DATE
06/12/26
05/26/26
05/12/26
03/13/26
02/02/26
01/28/26
12/17/25

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847 520 9200
WWW.KIMLEY–HORN.COM

CORE ACQUISITIONS

CW ARLINGTON HOLDINGS, LLC – ARLINGTON HEIGHTS
375 – 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

UTILITY PLAN

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C5.0

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C5.0 UTILITY PLAN.dwg C5.0 Jun 12, 2026 6:34pm by: JakeAntony
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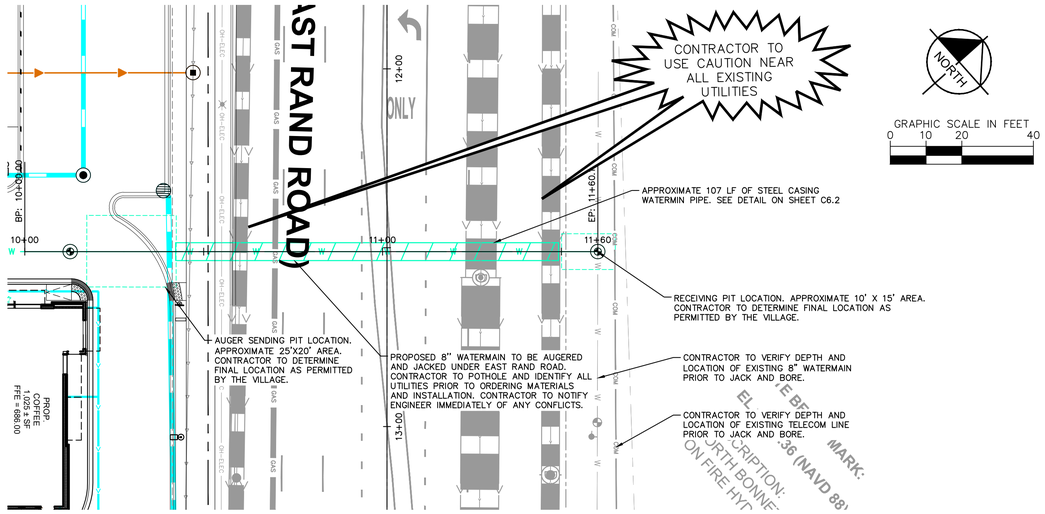

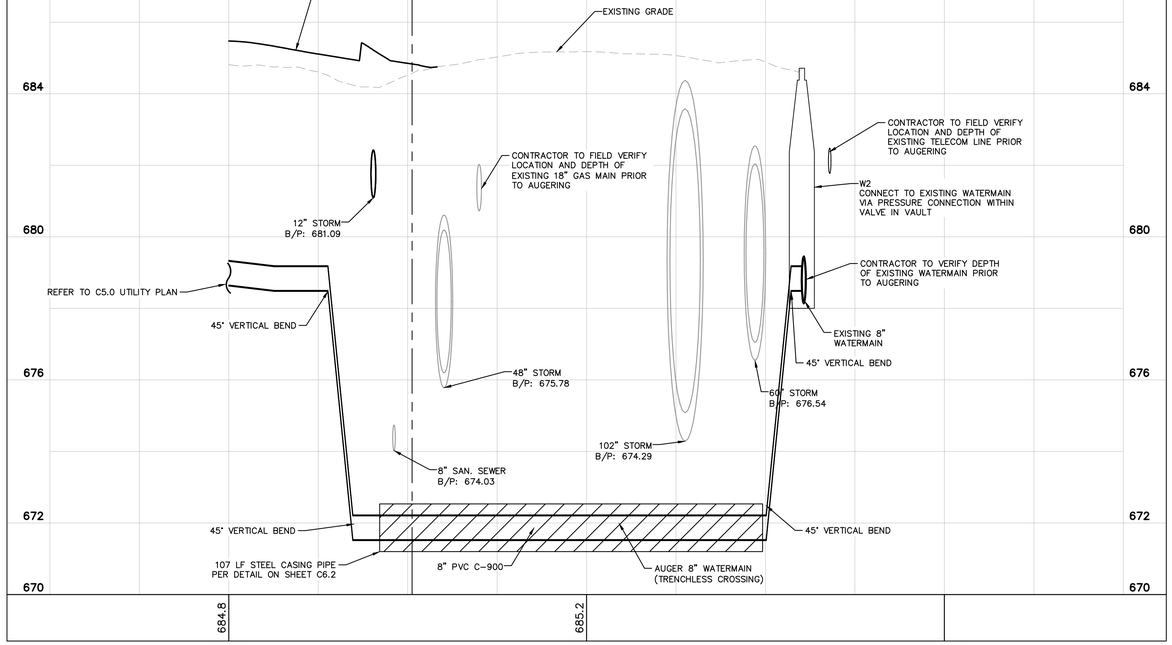

RAND ROAD WATERMAIN CROSSING DETAIL

VERTICAL: 1" = 2' | HORIZONTAL: 1" = 20'

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JULIE
1-800-892-0123

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

Kimley»Horn

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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-405-2304
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SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

WATERMAIN EXTENSION PROFILE

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C5.1

Drawing name: K:\CHI_LIDE\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C5.1 PLAN AND PROFILE.dwg C5.1 Jun 12, 2026 6:15pm by: JakeAntony
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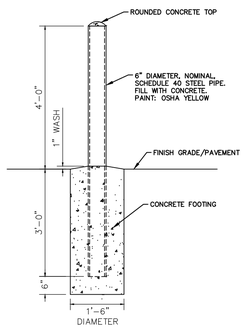
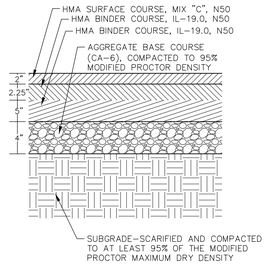


6" BOLLARD DETAIL

N.T.S.



VILLAGE OF ARLINGTON HEIGHTS FIRE LANE

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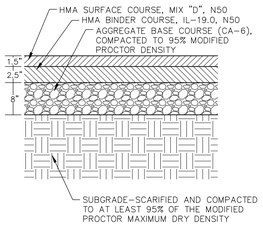
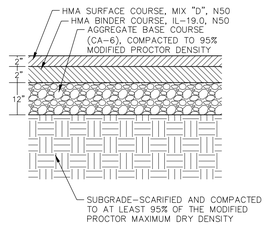


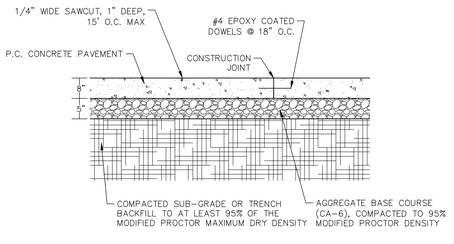
STANDARD DUTY ASPHALT PAVEMENT SECTION

N.T.S. 10/19/20



HEAVY DUTY ASPHALT PAVEMENT SECTION

N.T.S.



HEAVY DUTY CONCRETE PAVEMENT SECTION

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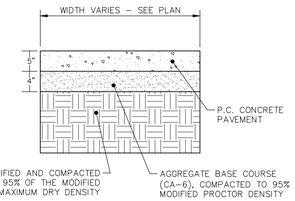
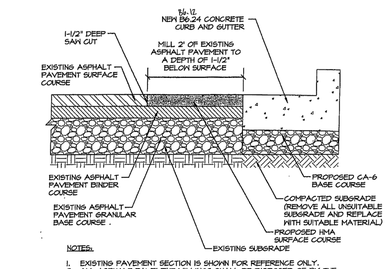


NOTES:

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

CONCRETE SIDEWALK

N.T.S.

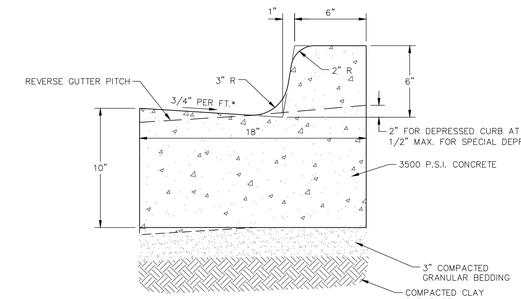


NOTES:

1. EXISTING PAVEMENT SECTION IS SHOWN FOR REFERENCE ONLY.
2. ALL ASPHALT PAVEMENT MILLINGS SHALL BE DISPOSED OF BY THE CONTRACTOR.
3. BITUMINOUS TACK COAT SHALL BE APPLIED AT A RATE OF 0.1 GALLONS PER SQUARE YARD TO BOTH THE EXISTING AND PROPOSED ASPHALT BINDER COURSE PRIOR TO NEW HMA SURFACE COURSE INSTALLATION.

DETAIL -

NOT TO SCALE

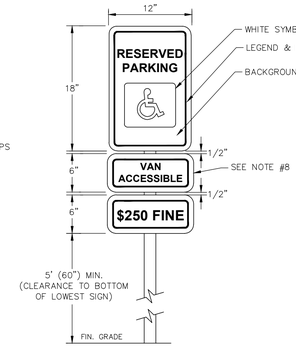


NOTES: USE TWO – #5 REBARS FOR 10 L.F. ON EITHER SIDE OF ALL UTILITY TRENCHES. INSTALL EXPANSION JOINTS EVERY 50 FT. AND SAW-CUT CONSTRUCTION JOINTS EVERY 25 FT.

* MAXIMUM GUTTER SLOPE AT ADA RAMPS TO BE 5.0%

B6.12 CURB & GUTTER

N.T.S.



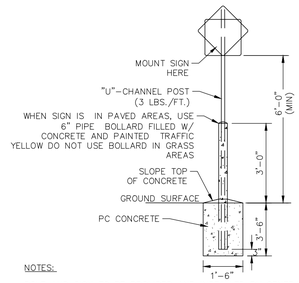
SIGNAGE

NOTES:

1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. SIGN SHALL HAVE A REFLECTIVE (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN REFLECTIVE LEGEND AND BORDER.
3. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTIVE (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN LEGEND AND BORDER.
4. CONTRACTOR SHALL VERIFY FINE AMOUNT.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-2.3 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL ADA CODE.
7. ALL ACCESSIBLE FEATURES TO BE IN STRICT ACCORDANCE WITH ADA STANDARDS AND LOCAL LAWS.
8. AT LEAST ONE (1) FOR EVERY SIX (6) ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE, WITH A MINIMUM OF ONE (1) VAN ACCESSIBLE SPACE PER SITE.

ACCESSIBLE PARKING SIGNAGE

N.T.S.



NOTES:

POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

SIGN BASE FOUNDATION SHALL EXTEND A MINIMUM OF 3.5' OR TO FROST DEPTH, WHICHEVER IS GREATER.

STANDARD SIGN BASE

N.T.S.

IDOT - PAVEMENT PATCHING AT CURB & GUTTER REMOVAL DETAIL

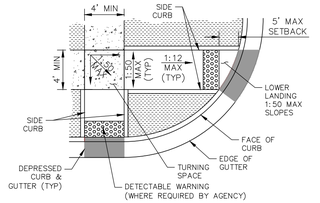
N.T.S.

GENERAL NOTES:

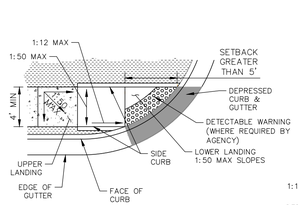
1. THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 1:10; HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS THAN (4'-0") THEN THE MAXIMUM SLOPE SHALL BE 1:12.
2. ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMNT (V:H).
3. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.
4. RAMP DETAILS TO BE COORDINATED PER VILLAGE REQUIREMENTS.
5. DETECTABLE WARNINGS SHALL CONSIST OF TRUNCATED DOMES WHICH CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
6. CONTRACTOR TO SELECT ADA DETECTABLE WARNING PERMEABLE PAVERS OR CONCRETE WITH ADA DETECTABLE WARNING DOMES FOR RAMPS.

LEGEND

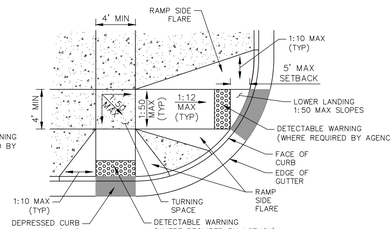
- SIDEWALK
- RAMP
- DETECTABLE WARNINGS
- NON WALKING AREA
- FACE OF BUILDING



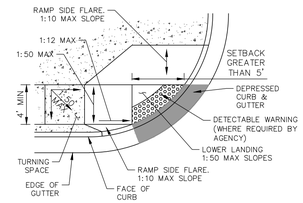
RAMPS IN LANDSCAPED AREA (SETBACK < 5')



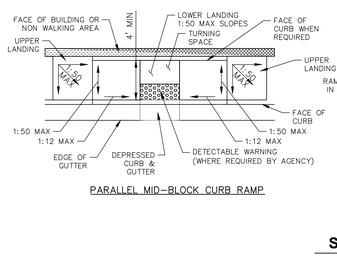
RAMPS IN LANDSCAPED AREA (SETBACK > 5')



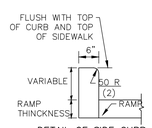
RAMPS IN PAVED AREA (SETBACK < 5')



RAMPS IN PAVED AREA (SETBACK > 5')

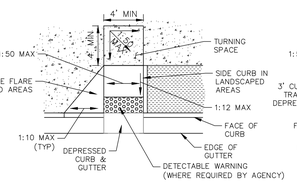


RECOMMENDED LOCATION OF RAMPS

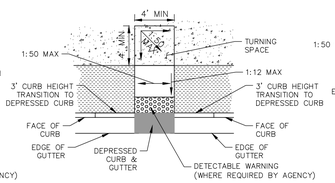


DETAIL OF SIDE CURB (SIDE CURB MAY BE CONSTRUCTED MONOLITHICALLY WITH RAMP)

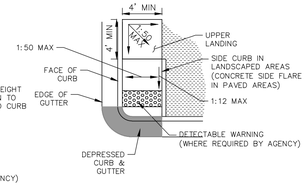
PARALLEL MID-BLOCK CURB RAMP



PERPENDICULAR MID-BLOCK CURB RAMP



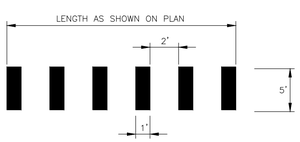
PERPENDICULAR MID-BLOCK CURB RAMP (OPTION 2)



RAMPS ADJACENT TO PAVEMENT

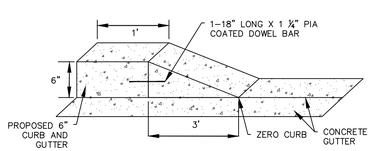
SIDEWALK AND SIDEWALK RAMPS

N.T.S.



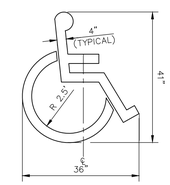
PAINTED CROSS-WALK DETAIL

N.T.S.



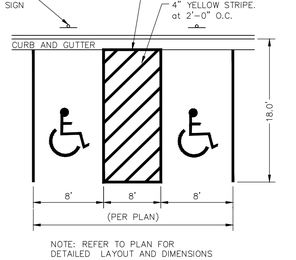
ZERO CURB TRANSITION

N.T.S.



ACCESSIBLE PARKING SYMBOL

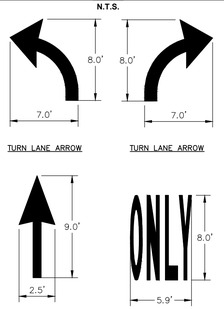
N.T.S.



NOTE: REFER TO PLAN FOR DETAILED LAYOUT AND DIMENSIONS

TYPICAL HANDICAP STRIPING

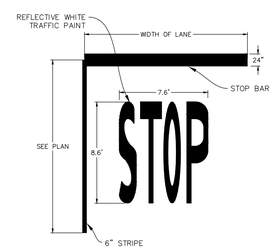
N.T.S.



NOTE: ALL TRAFFIC FLOW ARROWS TO BE PAINTED PER STATE DOT STANDARDS PER DIMENSIONS ABOVE.

TRAFFIC FLOW ARROW

N.T.S.



STOP BAR

N.T.S.

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

Kimley»Horn

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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-444-5704
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

CONSTRUCTION DETAILS - PAVEMENT, STRIPING, CURB

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS

375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

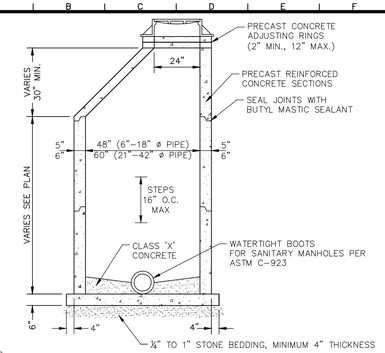
ORIGINAL ISSUE: 04/30/25

KHA PROJECT NO. 268959000

SHEET NUMBER

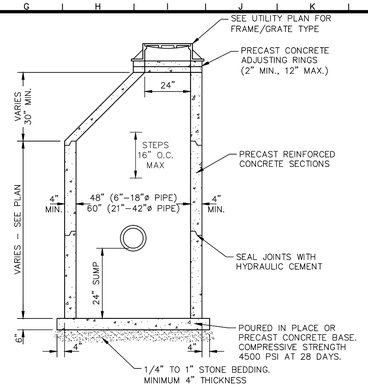
C6.0

Drawing name: K:\CHI_LIDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C6.0 CONSTRUCTION DETAILS.dwg C6.0 Jun 12, 2026 6:16pm by: Jake.Antony
This document, together with the concepts and designs presented herein, as an instrument of service, 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.

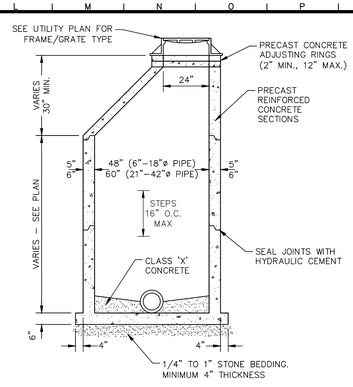


NOTES:
1. UNLESS OTHERWISE NOTED, USE THE FOLLOWING FRAMES & GRATES OR EQUALS:
   1.1. –IN PAVED AREAS: NEENAH R–1713 OR APPROVED EQUAL W/TYPE B COVER (CLOSED)
   1.2. –IN GRASS: NEENAH R–1711 W/TYPE B COVER (CLOSED)
2. EAST JORDAN EQUIVALENTS ALSO MAY BE USED.
3. ALL COVERS SHALL BE SELF SEALING WITH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

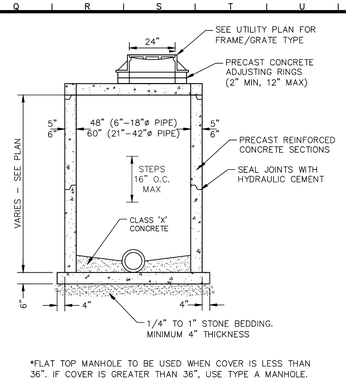
SANITARY MANHOLE
N.T.S.



CATCH BASIN TYPE A
N.T.S.

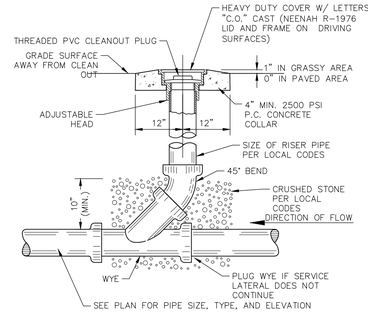


STORM MANHOLE TYPE A
N.T.S.



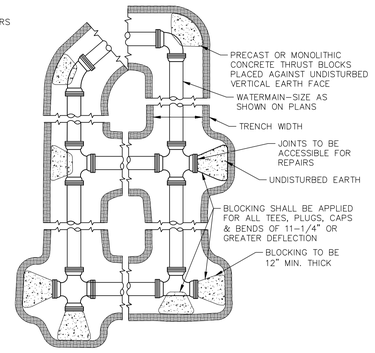
*FLAT TOP MANHOLE TO BE USED WHEN COVER IS LESS THAN 36". IF COVER IS GREATER THAN 36", USE TYPE A MANHOLE.

STORM MANHOLE (FLAT TOP)
N.T.S.

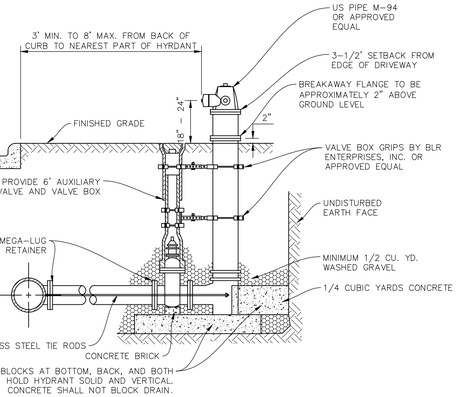


NOTE: SEE APPLICABLE DETAIL FOR BACKFILL AND BEDDING INSTRUCTIONS.

SANITARY/STORM CLEAN-OUT
N.T.S.



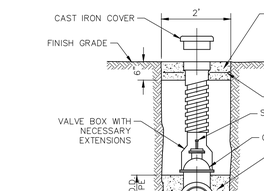
THRUST BLOCKING DETAIL
N.T.S.



GENERAL NOTES:

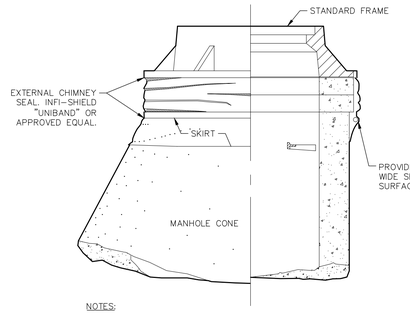
1. MAXIMUM BARREL EXTENSIONS ARE 18 INCHES AND SHALL BE WATEROUS EXTENSION FOR WATEROUS HYDRANTS.
2. ALL HYDRANTS ARE TO BE SUPPLIED WITH A 6" FLANGED AND MECHANICAL JOINT AUXILIARY VALVE THAT CONFORMS TO AWWA 500–80. ALL TRIM BOLTS ARE TO BE STAINLESS STEEL.
3. ALL BELOW GRADE FASTENERS TO BE STAINLESS STEEL:
   A. BOLTS AND THREADED RODS – GRADE #304
   B. NUTS AND WASHERS – GRADE #300
4. MEGA–LUG RETAINERS MUST BE INSTALLED ON ALL MECHANICAL FITTINGS.

FIRE HYDRANT
N.T.S.



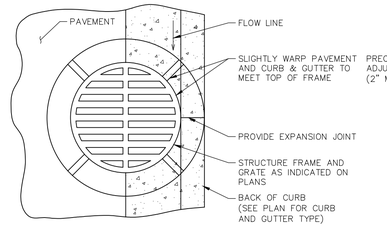
NOTES:
1. 4"–12" R.S. GATE VALVES SHALL BE IN ACCORDANCE WITH AWWA STANDARD C–509.
2. A PERMANENTLY ATTACHED VALVE EXTENSION STEM SHALL BE REQUIRED IF THE OPERATING NUT FOR ANY VALVE IS LOCATED IN EXCESS OF 4' BELOW THE TOP OF THE VALVE BOX. THIS EXTENSION SHALL BE SUFFICIENT LENGTH TO ENSURE THAT THE TOP IS WITHIN 4' OF THE VALVE BOX LID.
3. DUCTILE IRON OR C–900 PVC PIPE SHALL BE USED FOR VALVE STACKS WITH VALVE BOX CASTING.
4. PLACE A BLUE DOT (3") ON NEAREST CURB FACE TO VALVE.
5. FOR GATE VALVES < 16" (FOR GATE VALVES ≥ 16" USE HORIZONTAL GATE VALVE)

TYPICAL VALVE SETTING AND BOX
N.T.S.

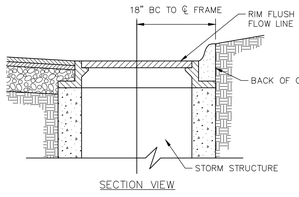


NOTES:
1. CHIMNEY SEALS SHALL BE INSTALLED ON ALL SANITARY SEWERAGE SYSTEM MANHOLES AND GREASE TRAP CATCH BASIN.
2. EXTERNAL CHIMNEY SEAL SHALL BE INFI–SHIELD "UNIBAND" BY SIMA ENVIRONMENTAL OR APPROVED EQUAL.
3. CHIMNEY SEALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

EXTERNAL CHIMNEY SEAL
N.T.S.

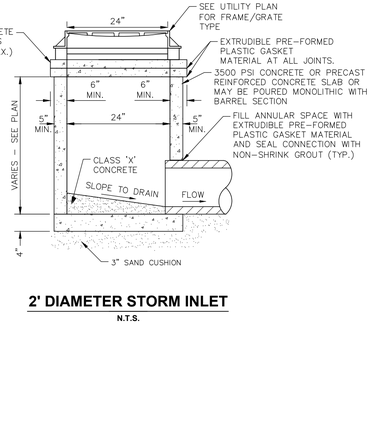


PLAN VIEW

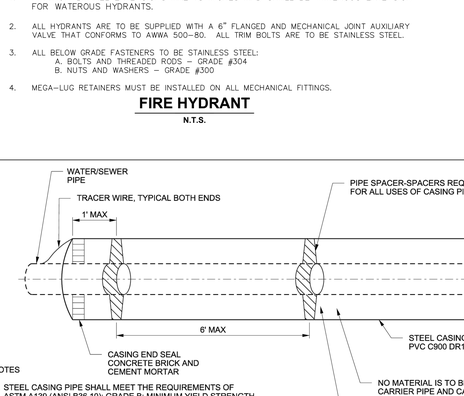


SECTION VIEW

INLET AT CURB FRAME LOCATION
N.T.S.



2' DIAMETER STORM INLET
N.T.S.



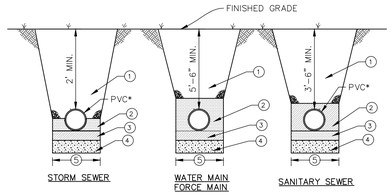
NOTES
1. STEEL CASING PIPE SHALL MEET THE REQUIREMENTS OF ASTM A139 (ANSI B36.10); GRADE B; MINIMUM YIELD STRENGTH OF 35,000 P.S.I.; 0.375" MINIMUM WALL THICKNESS.
2. CASING PIPE SHALL BE WELDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY (AWS) STANDARD D1.1. JOINTS IN STEEL CASING PIPES SHALL BE FULL CIRCUMFERENCE BUTT WELDED WATERTIGHT TO THE PREVIOUSLY INSTALLED LENGTH OF CASING PIPE.
3. CASING END SEALS SHALL BE RUBBER TRANSITIONAL BOOT WITH TWO (2) STAINLESS STEEL BANDS AS MANUFACTURED BY CASCADE WATER WORKS MANUFACTURING CO., OR PIPELINE SEAL AND INSULATOR INC OR CONCRETE BRICK AND CEMENT MORTAR.
4. TRACER WIRE SHALL BE BONDED TO THE CASING BY CALDWELL/THERMALLY BONDED AT BOTH ENDS OF THE CASING. A MINIMUM OF 4 FEET OF ADDITONAL TRACER WIRE SHALL BE PROVIDED AT EACH END OF CASING.
5. CARRIER PIPE MUST BE REMOVABLE FROM CASING IN EITHER DIRECTION. CARRIER PIPE SHALL HAVE RESTRAINED JOINTS AS APPROVED BY LCPW.
6. CASING SPACERS SHALL BE RESTRAINED STAINLESS STEEL AS MANUFACTURED BY CASCADE WATER WORKS MANUFACTURING CO. OR APPROVED EQUAL.
7. ADJUSTABLE CASING SPACERS ARE ALLOWED FOR ADJUSTMENT OF CARRIER PIPE SLOPE.

CARRIER PIPE SIZE	CASING PIPE SIZE
4"	10"
6"	12"
8"	16"
10"	20"
12"	20"
16"	24"

*CASING PIPE SIZES ARE MINIMUMS AND MAYBE INCREASED AS NECESSARY BASED ON FIELD CONDITIONS.

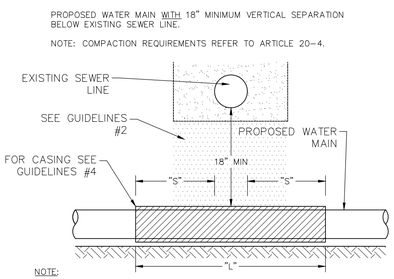
CASING PIPE DETAIL

DATE: 12/14/20 ID: 17
REVISIONS DATE



1. 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.
2. 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.
3. 4" BED MECHANICALLY COMPACTED CA–11 CRUSHED STONE
4. UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED WITH GRANULAR MATERIAL AS DIRECTED BY GEOTECHNICAL ENGINEER.
5. TRENCH WIDTH: OUTSIDE DIAMETER + 18 IN.

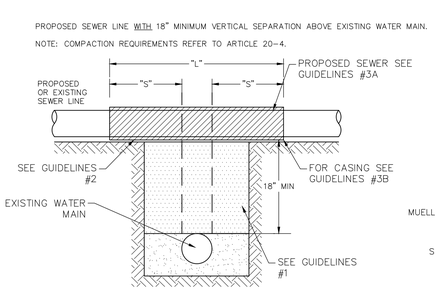
PIPE BEDDING DETAIL
N.T.S.



NOTE:
1. "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE.

GUIDELINES:
1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L" FEET.
2. IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF EXISTING SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED (CLASS IV) AND COMPACT.
3. PROVIDE ADEQUATE SUPPORT FOR EXISTING SEWER LINE TO PREVENT DAMAGE DUE TO SETTLEMENT.
4. USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED WATER MAIN AND SEAL ENDS OF CASING.

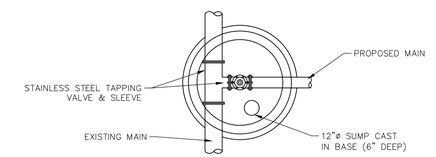
EXISTING SEWER OVER PROPOSED WATER MAIN CROSSING DETAIL
N.T.S.



NOTE:
1. "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE.

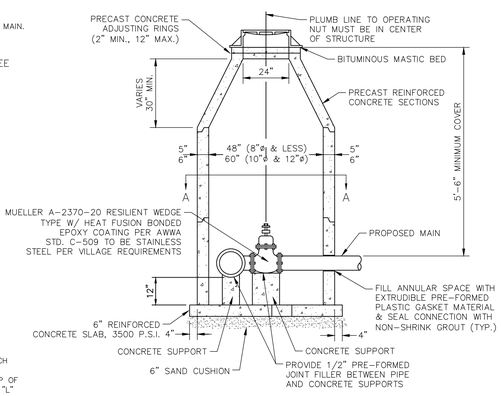
GUIDELINES:
1. IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED (CLASS IV) AND COMPACT.
2. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L" FEET.
3. A) CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR:
   B) USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.

PROPOSED SEWER OVER EXISTING WATER MAIN CROSSING DETAIL
N.T.S.



SECTION A–A

NOTES:
1. UNLESS OTHERWISE NOTED, USE THE FOLLOWING FRAMES & GRATES:
   – IN PAVED AREAS: NEENAH R–1712 W/TYPE B COVER (CLOSED)
   – IN GRASS: NEENAH R–1772–A W/TYPE B COVER (CLOSED)
2. EAST JORDAN EQUIVALENTS ALSO MAY BE USED.
3. ALL COVERS SHALL BE SELF–SEALING WITH CONCEALED PICK HOLES AND HAVE "WATER" CAST INTO THE COVER.



VALVE AND VAULT AT PRESSURE CONNECTION
N.T.S.

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

Kimley»Horn
© 2025 KIMLEY–HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-520-9704
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

CONSTRUCTION DETAILS - UTILITIES

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER C6.1

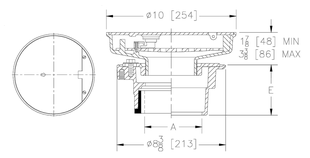
Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C6.0 CONSTRUCTION DETAILS.dwg Jun 12, 2026 6:16pm by: Jake.Antony
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose 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.

Drawing name: K:\CRN_LDFV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C6.0 CONSTRUCTION DETAILS.dwg Jun 12, 2026 6:16pm by Jake.Antony
This document, together with the concepts and designs presented herein, as an instrument of service, 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.

Z315
VANDAL PROOF ACCESS DRAIN

SPECIFICATION SHEET
TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



A-Pipe Size In [mm]	Approx. Wt. Lbs. [kg]
2 [51]	23 [10]
3 [76]	24 [11]
4 [102]	25 [11]

ENGINEERING SPECIFICATION: ZURN ZN315
10" [254mm] Top vandal proof drain, Dura-Coated cast iron body bottom outlet, invertible membrane clamp, vertically adjustable nickel bronze top with secondary strainer and hinged solid locking cover.

OPTIONS (Check/specify appropriate options)

PIPE SIZE
2,3,4 [51,76,102]
2,3,4 [51,76,102]

PREPIXES
___ ZN D.C.C.I. Body w/Polished Nickel Bronze Top*

SUFFIXES
___ -G Galvanized Cast Iron
___ -HL Hinged Locking Grate
___ -P Trap Primer Connection
___ -TC Neo-Loc Test Cap Gasket (2,3,4 [51,76,102] NL Bottom Outlet Only)

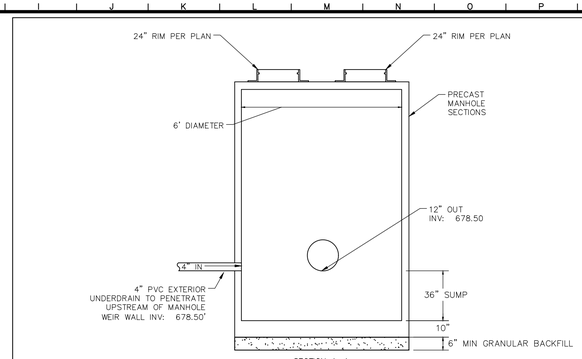
(Specify size/type) **OUTLET**
___ NH No-Hub
___ NL Neo-Loc

'E' BODY HT. DIM.
3-7/8 [98]
3-3/4 [95]

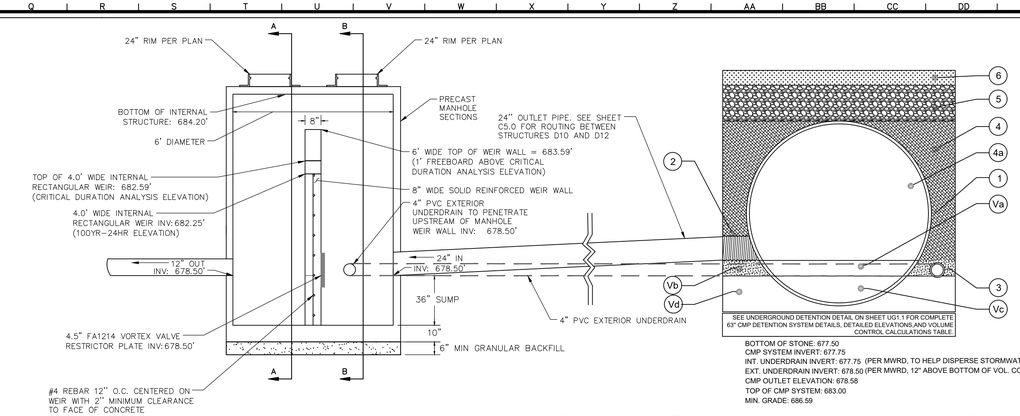
* Regularly furnished unless otherwise specified

Zurn Industries, LLC | Specification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA U.S.A. 16502 - Ph: 800-883-9876, Fax 814-454-7929
In Canada | Zurn Industries Limited
3541 Nashua Drive, Mississauga, Ontario L4V 1L2 - Ph: 905-405-6070, Fax 905-405-1292
www.zurn.com

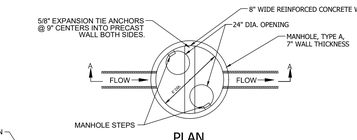
Rev. E
Date: 09/26/2017
C/N. No. 137826
Prod. | Dwg. No. Z315



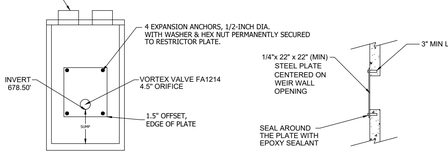
SECTION A–A



SECTION B–B



PLAN



SIDE VIEW

VORTEX RESTRICTOR SECTION

NOTES:

1. STRUCTURES AND WEIR WALL FABRICATED USING REINFORCED PORTLAND CEMENT CONCRETE
2. THE 4" PVC PENETRATION IN THE OUTLET CONTROL STRUCTURE SHALL BE PLACED ON THE UPSTREAM SIDE OF THE WEIR WALL.
3. WEIR WALL PERMANENTLY INSTALLED AS CAST–IN–PLACE OR PRECAST
4. PIPE TO STRUCTURE CONNECTIONS SHALL BE ASTM C923 IN COMBINED SEWER AREAS

OUTLET CONTROL STRUCTURE - D12
N.T.S.

1	REVISED PER VILLAGE COMMENTS	06/12/26 JTA
2	ISSUED FOR PERMIT – LOT 3	05/26/26 JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26 JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26 INS
4a	ISSUED FOR PERMIT – LOT 3	02/02/26 INS
5	REVISED PER IDOT AND VILLAGE COMMENT	01/28/26 INS
6	REVISED PER VILLAGE COMMENTS	12/17/25 INS
NO.	REVISIONS	DATE BY

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DEERFIELD, IL 60015
PHONE: 847-572-4700
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

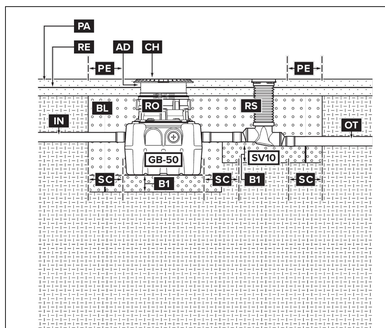
CORE ACQUISITIONS

CONSTRUCTION DETAILS - MISCELLANEOUS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C6.2

Quote: BIFB922C



DETAIL Dutch Bros - Arlington Heights, IL (IL0402) — Outdoors, Below Grade

AD Cover adapter with vertical adjustability
B1 6" minimum compacted base - clean, crushed stone approximately 1" in size (AASHTO M43 Size #57 or similar) free of debris and fines.
BL Backfill evenly around the interceptor and risers with clean, crushed stone approximately 1" in size (AASHTO M43 Size #57 or similar) free of debris and fines.
CH Traffic rate cast iron cover
IN 4" diameter inlet pipe
OT 4" diameter outlet pipe
PA Minimum 8" thick concrete pad with rebar required for vehicular traffic. Concrete to be 28 day compressive strength to 4,000 PSI.
PE Pad to extend 18" minimum beyond edge of tank on all sides.
RE No. 4 rebar, grade 60 steel
RO FP24 Fast Pitch® riser(s) to grade
RS FCR10 field cut riser to grade
SC 12" clear all sides

DETAIL Dutch Bros - Arlington Heights, IL (IL0402) — Outdoors, Below Grade

GB-50 GREASE INTERCEPTOR 50 GPM / 75 GPM, 4" PLAIN/FPT CONNECTIONS
SV10 SEWER VIEWER SAMPLING PORT, 4" CONNECTIONS (FIELD MODIFIABLE TO 6"), POLYETHELENE COVER

Disclaimer: this Detail represents manufacturer directed guidance regarding the grease interceptor system. The contents of this document are not a substitute for local jurisdiction requirements and plumbing code standards. Please follow all local ordinances when installing.

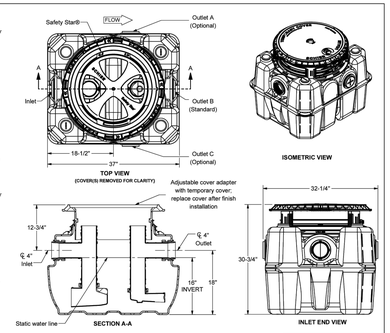
SCHIER
LIFETIME GUARANTEED GREASE INTERCEPTORS
schierproducts.com

SPECIFICATION NOTES
(1) 4" FPT inlet/outlet with 4" plain end fittings
(2) Unit weight: 78 lbs. For wet weight, add 542 lbs. For traffic-rated cover(s), add 60 lbs per cover. For pedestrian cover(s), add 7 lbs per cover.
(3) Maximum operating temperature: 150° F continuous
(4) Liquid Capacity: 65 gal
Grease Capacity (50 GPM): 439 lbs (63 gal)
Grease Capacity (75 GPM): 287 lbs (43 gal)
Solids Capacity: 13 gal
(5) For gravity drainage applications only
(6) Do not use for pressure applications
(7) Cover placement allows full access to tank for proper maintenance
(8) Vent not required unless per local code
(9) Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping
(10) Integral air relief / Anti-siphon / Sampling access
(11) Cover adapters provide an adjustable height range of 5"
(12) Designed for below-grade, above-grade, indoor or outdoor installations
(13) Safety Start® (450 lbs load capacity) is an access restrictor built into each cover adapter to prevent accidental entry into tanks

CERTIFIED PERFORMANCE
Great Basin® hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME A112.14.3 and CSA B481.1. These tests evaluate performance and structural requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

ENGINEER SPECIFICATION GUIDE
Schier Great Basin® grease interceptor model GB-50 shall be lifetime guaranteed and made in USA of seamless, molded polyethylene with integral flow control baffles. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter. Safety Start® access restrictor built into each cover adapter, and three outlet options. This unit is certified for hydromechanical performance to ASME A112.14.3 (Type D) and CSA B481.1. Interceptor flow rate shall be 50 GPM or 75 GPM. Interceptor grease capacity shall be 429 lbs.

COVERS SOLD SEPARATELY
This unit is provided with temporary cover(s) intended for the duration of jobsite installation. Purchase one of the following finish covers.
- T24-CI (B045-000-01): Traffic-rated (AASHTO H-20) cast iron cover shall provide watertight seal and have a minimum of 16,000 lbs load capacity. For outdoor installation.
- P24-CI (B045-000-01): Pedestrian-rated poly cover shall provide watertight seal and have a minimum of 2,000 lbs load capacity. For indoor installation.



TOP VIEW
(COVER(S) REMOVED FOR CLARITY)

ISOMETRIC VIEW

SECTION A-A

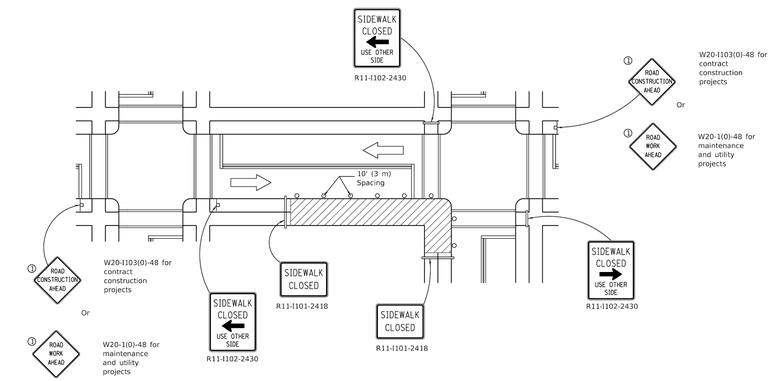
INLET END VIEW

SPECIFICATION SHEET

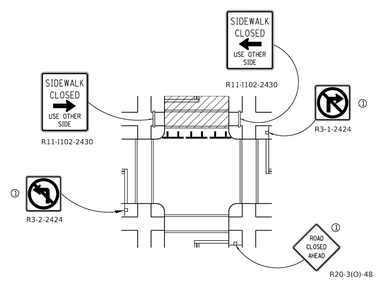
SCHIER	6455 Woodland Dr Shawnee, KS 66218 tel: 913-951-3300 fax: 913-951-3399 schierproducts.com Made in the U.S.A.
MODEL NUMBER	GB-50
PART NUMBER	4025-300-01
DESCRIPTION	GB-50 GREASE INTERCEPTOR 50 GPM / 75 GPM, 4" PLAIN/FPT CONNECTIONS
DRAWN BY	C.FINCHAM
DATE	05/20/2025 REV A ECO 00108

UPC UPC C

PROPRIETARY AND CONFIDENTIAL. THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SCHIER PRODUCTS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS IS PROHIBITED.



CORNER CLOSURE

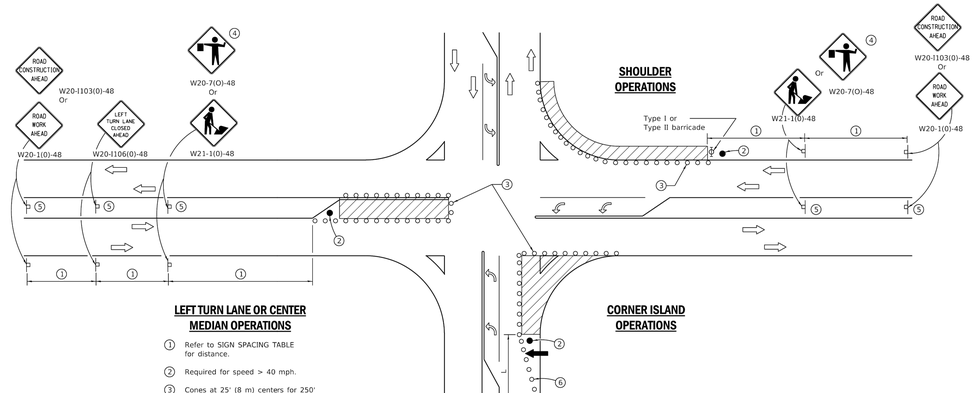


CROSSWALK CLOSURE

Illinois Department of Transportation
PASSED April 1, 2016 — ENGINEER OF SAFETY ENGINEERING
APPROVED April 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-97

SIDEWALK, CORNER OR CROSSWALK CLOSURE
(Sheet 2 of 2)

STANDARD 701801-06



SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

LEFT TURN LANE OR CENTER MEDIAN OPERATIONS

1. Refer to SIGN SPACING TABLE for distance.
2. Required for speed > 40 mph.
3. Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.
4. Use flagger sign only when flagger is present.
5. Omit this sign when median is less than 10' (3 m) or for bi-directional turn lanes.
6. Cones, drums or barricades at 20' (6 m) centers in taper.
7. Advanced arrow board required for speeds > 45 mph.
8. Three Type II barricades, drums or vertical barricades at 50' (15 m) centers.

SYMBOLS

- Work area
- Cone, drum or barricade
- Sign on portable or permanent support
- Arrow board
- Barricade or drum with flashing light
- Flagger with traffic control sign

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement during shoulder operations or where construction requires lane closures in an urban area.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

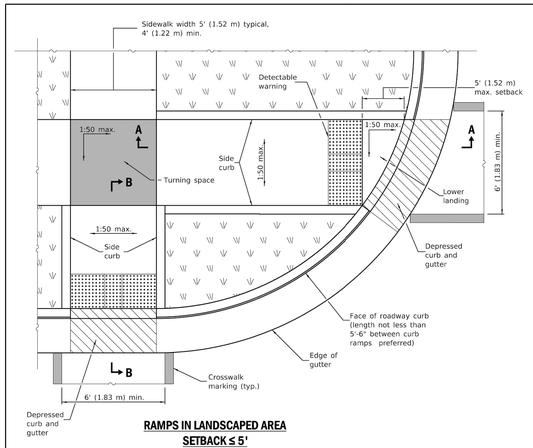
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
4-1-16	Corrected sign number for
	LEFT TURN LANE CLOSED
	AHEAD.
1-1-14	Added devices at arrow
	board upstream from taper.
	Rev. workers sign number.

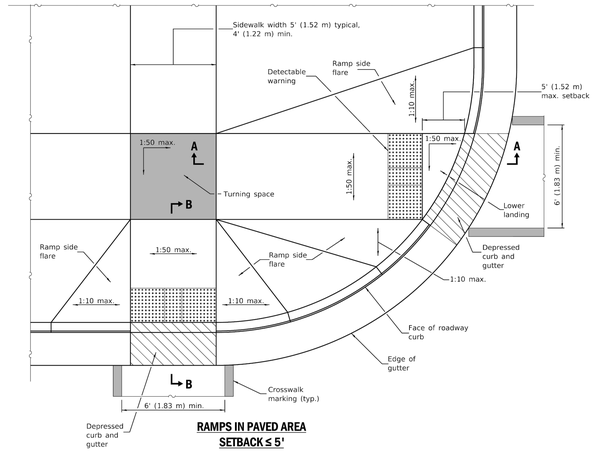
Illinois Department of Transportation
PASSED April 1, 2016 — ENGINEER OF SAFETY ENGINEERING
APPROVED April 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-97

URBAN LANE CLOSURE, MULTILANE INTERSECTION

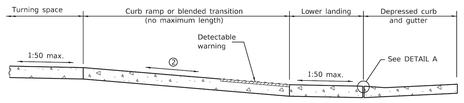
STANDARD 701701-10



RAMPS IN LANDSCAPED AREA
SETBACK ≤ 5'

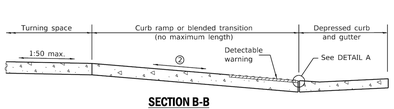


RAMPS IN PAVED AREA
SETBACK ≤ 5'



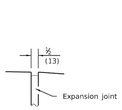
SECTION A-A

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

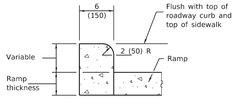


SECTION B-B

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.



DETAIL A



SIDE CURB DETAIL

See Sheet 2 for GENERAL NOTES.

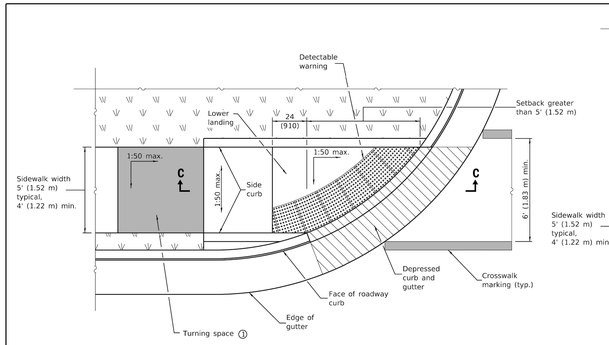
DATE	REVISIONS
1-1-19	Removed "15-foot rule", added "Blended transitions" and placement tolerances for detectable warnings.
1-1-18	Omitted diagonal slope at turning spaces and lower landings.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

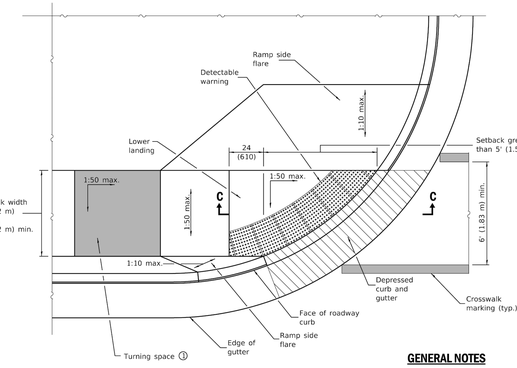
(Sheet 1 of 2)

STANDARD 424001-11

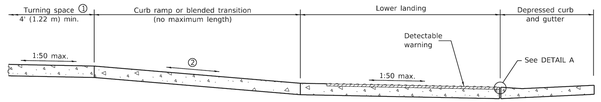
Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BOARD 1-1-19



RAMP IN LANDSCAPED AREA
SETBACK > 5'



RAMP IN PAVED AREA
SETBACK > 5'



SECTION C-C

① This turning space not required for blended transitions.

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

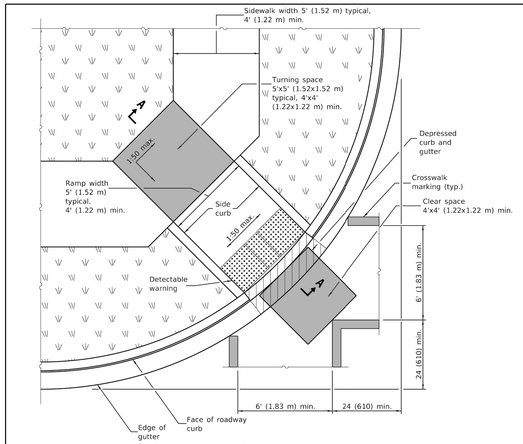
All dimensions are in inches (millimeters) unless otherwise shown.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

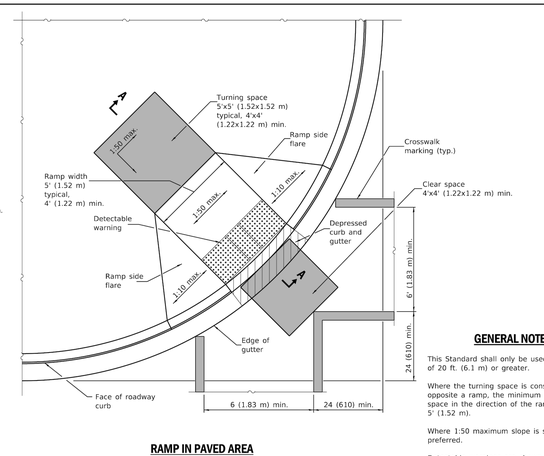
(Sheet 2 of 2)

STANDARD 424001-11

Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BOARD 1-1-19



RAMP IN LANDSCAPED AREA



RAMP IN PAVED AREA

GENERAL NOTES

This Standard shall only be used for curb radii of 20 ft. (6.1 m) or greater.

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

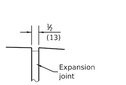
Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

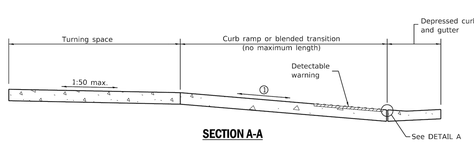
All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

See Standard 606001 for details of depressed curb adjacent to curb ramp.

All dimensions are in inches (millimeters) unless otherwise shown.

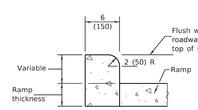


DETAIL A



SECTION A-A

① The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.



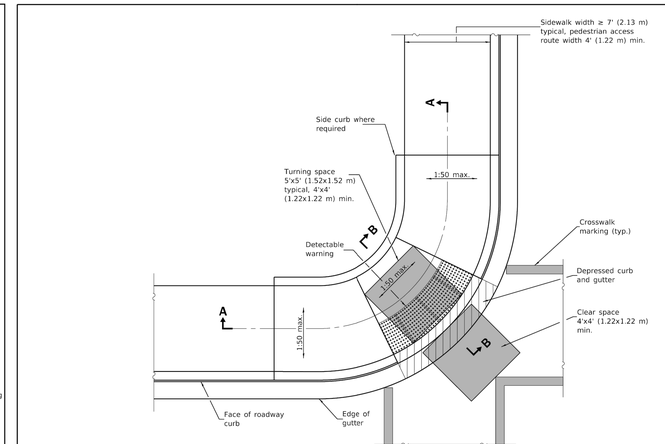
SIDE CURB DETAIL

DATE	REVISIONS
1-1-21	Clarified minimum crosswalk width and locations.
1-1-19	Removed "15-foot rule", added "blended transitions" and placement tolerances for detectable warnings.

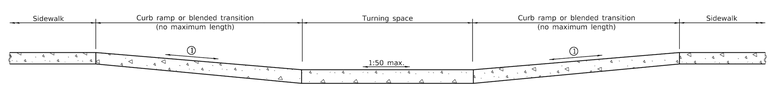
DIAGONAL CURB RAMPS FOR SIDEWALKS

STANDARD 424006-05

Illinois Department of Transportation
PASSED January 1, 2021 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2021 — ENGINEER OF DESIGN AND ENVIRONMENT
BOARD 1-1-17 C&MSS

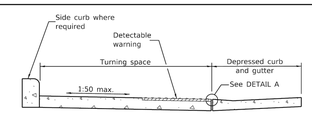


CORNER PARALLEL CURB RAMP

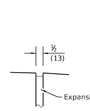


SECTION A-A

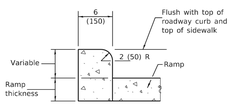
① The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.



SECTION B-B



DETAIL A



SIDE CURB DETAIL

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

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Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-19	Removed upper landing, added blended transition and detectable warning tolerances.
1-1-17	Revised sidewalk width to include 24 (610) buffer behind curb.

CORNER PARALLEL CURB RAMPS FOR SIDEWALKS

STANDARD 424011-04

Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BOARD 1-1-19

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

Kimley»Horn
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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-520-9200
WWW.KIMLEY-HORN.COM

CORE ACQUISITIONS

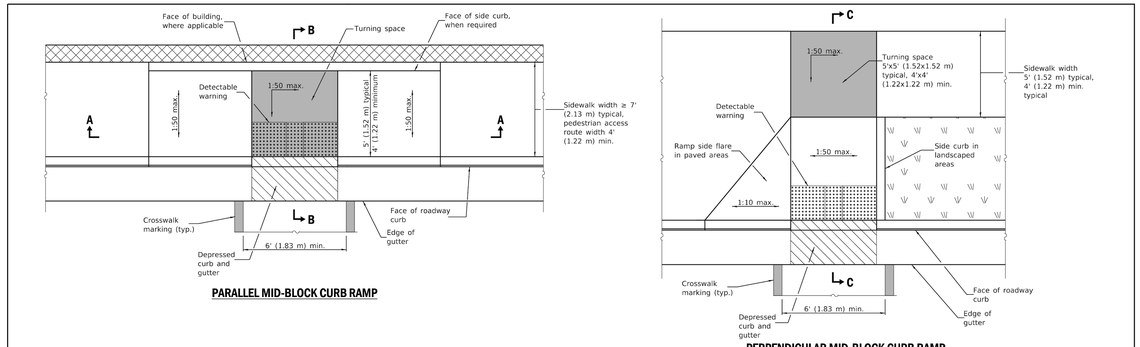
CONSTRUCTION DETAILS - IDOT

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C6.3

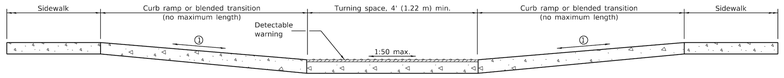
Drawing name: K:\CHN_LIDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C6.0 CONSTRUCTION DETAILS.dwg Jun 12, 2026 6:16pm by: Jake.Antony
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific 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.

Drawing name: K:\DHN_LDEV\268959000_Core Acquisitions_Arlington Heights_ILV2 Design\CAD\PlanSheets\C6.0 CONSTRUCTION DETAILS.dwg Jun 12, 2025 6:16pm by Jake.Antony
This document, together with the concepts and designs presented therein, as an instrument of service, 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.



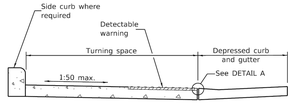
PARALLEL MID-BLOCK CURB RAMP

PERPENDICULAR MID-BLOCK CURB RAMP

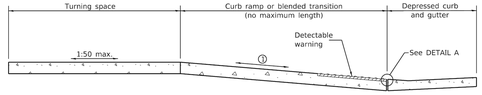


SECTION A-A

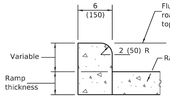
③ The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.



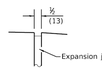
SECTION B-B



SECTION C-C



SIDE CURB DETAIL



DETAIL A

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in. width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

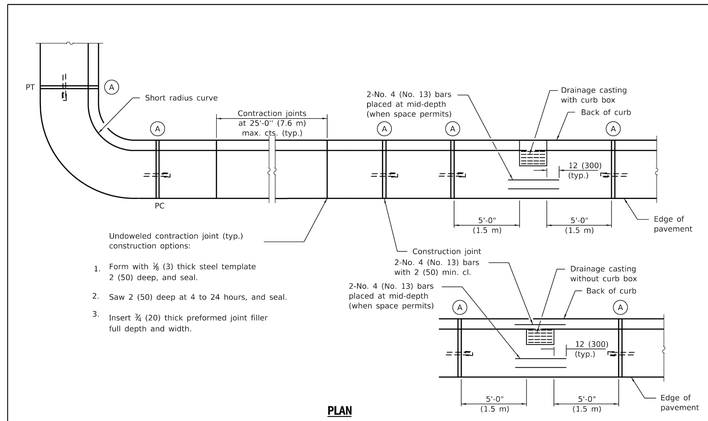
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-19	Removed upper landing, added
	blended transitions and detectable
	warning tolerances.
1-1-18	Omitted diagonal slope at
	turning spaces and upper
	landings.

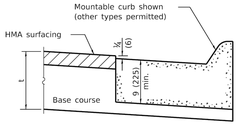
MID-BLOCK CURB RAMPS FOR SIDEWALKS

STANDARD 424016-05

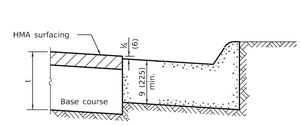
Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISSD 01-19



PLAN



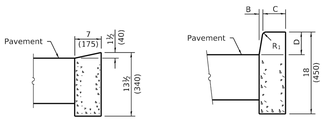
ON DISTURBED SUBGRADE



ON UNDISTURBED SUBGRADE

ADJACENT TO FLEXIBLE PAVEMENT

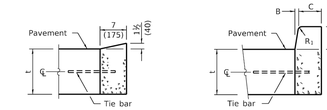
Illinois Department of Transportation
PASSED January 1, 2022 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2022 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISSD 01-22



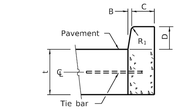
DEPRESSED CURB

BARRIER CURB

ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB



BARRIER CURB

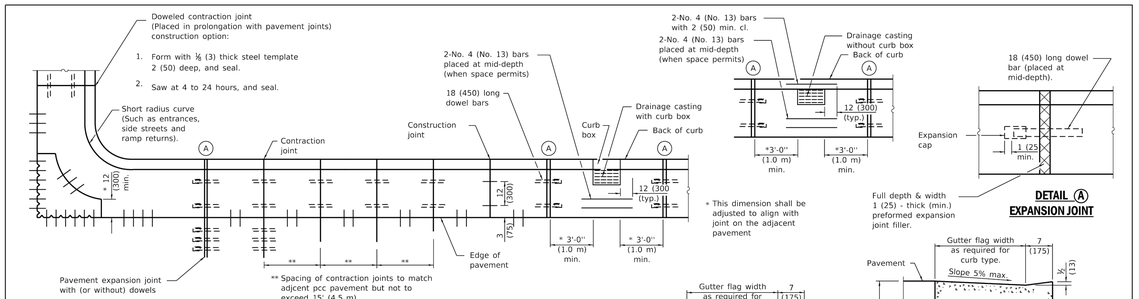
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

CONCRETE CURB TYPE B

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

(Sheet 2 of 2)

STANDARD 606001-08

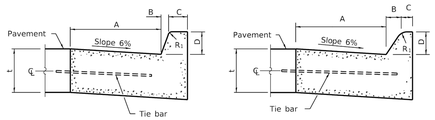


PLAN

ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

* This dimension shall be adjusted to align with joint on the adjacent pavement

DETAIL (A) EXPANSION JOINT



BARRIER CURB

MOUNTABLE CURB

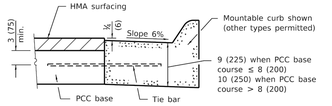
TABLE OF DIMENSIONS BARRIER CURB

TYPE	A	B	C	D	R_1
B-6.06 ✱ (B-15.15)	6 (150)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.12 (B-15.3)	12 (300)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.18 (B-15.45)	18 (450)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.24 (B-15.60)	24 (600)	1 (25)	6 (150)	6 (150)	1 (25)
B-9.12 (B-22.30)	12 (300)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.18 (B-22.45)	18 (450)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.24 (B-22.60)	24 (600)	2 (50)	5 (125)	9 (225)	1 (25)

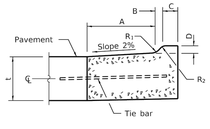
✱ For corner islands only.

TABLE OF DIMENSIONS MOUNTABLE CURB

TYPE	A	B	C	D	R_1	R_2	
M-2.06 (M-5.15)	6 (150)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)	
M-2.12 (M-5.30)	12 (300)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)	
M-4.06 (M-10.15)	6 (150)	4 (100)	3 (75)	4 (100)	3 (75)		NA
M-4.12 (M-10.30)	12 (300)	4 (100)	3 (75)	4 (100)	3 (75)		NA
M-4.18 (M-10.45)	18 (450)	4 (100)	3 (75)	4 (100)	3 (75)		NA
M-4.24 (M-10.60)	24 (600)	4 (100)	3 (75)	4 (100)	3 (75)		NA
M-6.06 (M-15.15)	6 (150)	6 (150)	2 (50)	6 (150)	2 (50)		NA
M-6.12 (M-15.30)	12 (300)	6 (150)	2 (50)	6 (150)	2 (50)		NA
M-6.18 (M-15.45)	18 (450)	6 (150)	2 (50)	6 (150)	2 (50)		NA
M-6.24 (M-15.60)	24 (600)	6 (150)	2 (50)	6 (150)	2 (50)		NA



ADJACENT TO PCC BASE COURSE WITH HMA SURFACING



M-2.06 (M-5.15) and M-2.12 (M-5.30)

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 36 (900) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

See Standard 606301 for details of corner islands.

All dimensions are in inches (millimeters) unless otherwise shown.

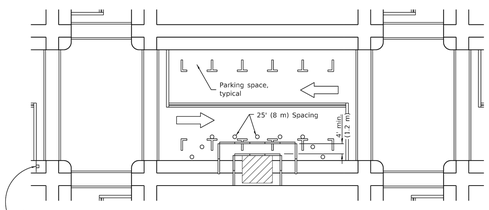
DATE	REVISIONS
1-1-22	Revised contraction joint spacing
	adjacent to pcc pavement.
1-1-18	Revised General Note for tie
	bar spacing to 36 (900) cts.

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

(Sheet 1 of 2)

STANDARD 606001-08

Illinois Department of Transportation
PASSED April 1, 2016 — ENGINEER OF SAFETY ENGINEERING
APPROVED April 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISSD 01-16

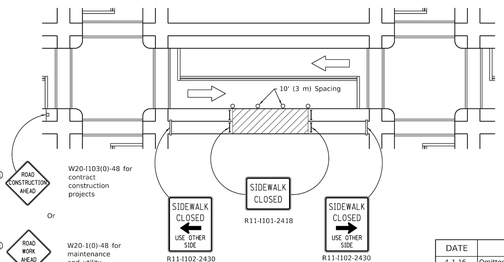


SIDEWALK DIVERSION

① Omit whenever duplicated by road work traffic control.

SYMBOLS

- Work area
- Sign on portable or permanent support
- Barricade or drum
- Cone, drum or barricade
- Type III barricade
- Detectable pedestrian channelizing barricade



SIDEWALK CLOSURE

GENERAL NOTES

This Standard is used where, at any time, pedestrian traffic must be rerouted due to work being performed.

This Standard must be used in conjunction with other Traffic Control & Protection Standards when roadway traffic is affected.

Temporary facilities shall be detectable and accessible.

The temporary pedestrian facilities shall be provided on the same side of the closed facilities whenever possible.

The SIDEWALK CLOSED / USE OTHER SIDE sign shall be placed at the nearest crosswalk or intersection to each end of the closure. Where the closure occurs at a corner, the signs shall be erected on the corners across the street from the closure. The SIDEWALK CLOSED signs shall be used at the ends of the actual closures.

Type III barricades and R11-2-4830 signs shall be positioned as shown in "ROAD CLOSED TO ALL TRAFFIC" detail on Standard 701901.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
4-1-16	Omitted orange safety fence
	from standard as this is
	covered in the std. spec.
1-1-12	Added SIDEWALK DIVERSION.
	Modified appearance of
	plan views. Renamed Std.

SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 1 of 2)

STANDARD 701801-06

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

Kimley»Horn
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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-405-2070
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

CONSTRUCTION DETAILS - IDOT

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C6.4

Drawing name: K:\DHN_IDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C6.0 CONSTRUCTION DETAILS.dwg Jun 12, 2025 6:16pm by Jake.Antony
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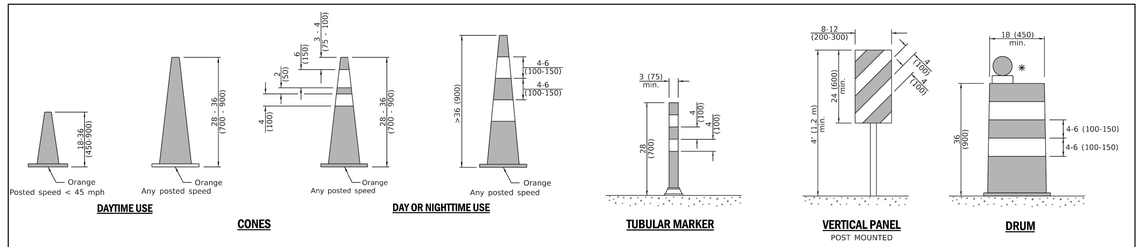
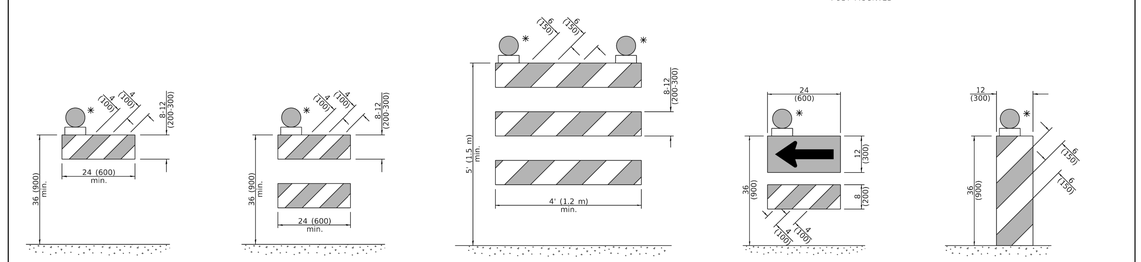
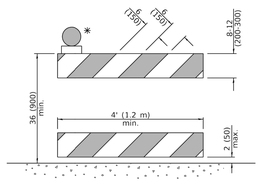


DAYTIME USE **DAY OR NIGHTTIME USE**

CONES **TUBULAR MARKER** **VERTICAL PANEL** POST MOUNTED **DRUM**



TYPE I BARRICADE **TYPE II BARRICADE** **TYPE III BARRICADE** **DIRECTION INDICATOR BARRICADE** **VERTICAL BARRICADE**



DETECTABLE PEDESTRIAN CHANNELIZING BARRICADE

✳ Warning lights (if required)

GENERAL NOTES

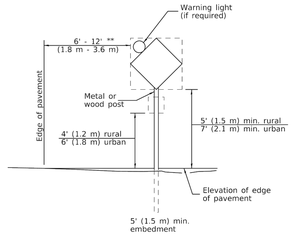
All heights shown shall be measured above the pavement surface.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-19	Revised cone usage and
	added cones >36" (900 m) height.
1-1-18	Revised END WORK ZONE
	SPEED LIMIT sign from
	orange to white background.

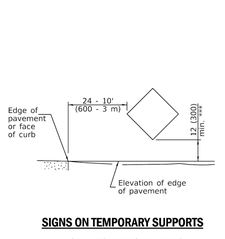
Illinois Department of Transportation
APPROVED January 1, 2019 — ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BD&PD 1-1-13

TRAFFIC CONTROL DEVICES
(Sheet 1 of 3)
STANDARD 701901-08



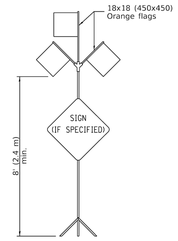
POST MOUNTED SIGNS

** When curb or paved shoulder are present this dimension shall be 24 (600) to the face of curb or 6' (1.8 m) to the outside edge of the paved shoulder.

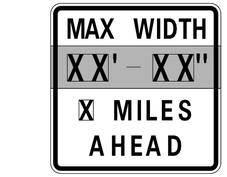


SIGNS ON TEMPORARY SUPPORTS

*** When work operations exceed four days, this dimension shall be 5' (1.5 m) min. If located behind other devices, the height shall be sufficient to be seen completely above the devices.



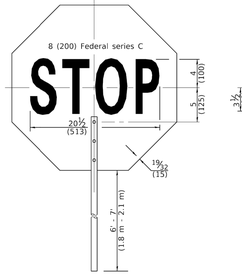
HIGH LEVEL WARNING DEVICE



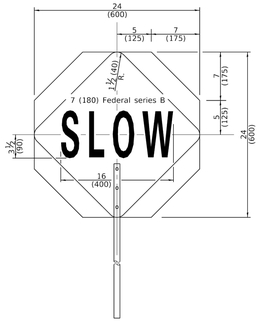
W12-I103-4848

WIDTH RESTRICTION SIGN

XX'-XX" width and X miles are variable.



FRONT SIDE



REVERSE SIDE

FLAGGER TRAFFIC CONTROL SIGN

ROAD CONSTRUCTION NEXT X MILES
G20-I104(0)-6036

END CONSTRUCTION
G20-I105(0)-6024

This signing is required for all projects 2 miles (3200 m) or more in length.

ROAD CONSTRUCTION NEXT X MILES sign shall be placed 500' (150 m) in advance of project limits.

END CONSTRUCTION sign shall be erected at the end of the job unless another job is within 2 miles (3200 m).

Dual sign displays shall be utilized on multi-lane highways.

WORK LIMIT SIGNING

WORK ZONE / SPEED LIMIT / XX / PHOTO ENFORCED	W21-III5(0)-3618
	R2-1-3648
	R10-I108p-3618 ****
$XXX FINE MINIMUM	R2-I106p-3618

Sign assembly as shown on Standards or as allowed by District Operations.

END WORK ZONE SPEED LIMIT	G20-I103-6036

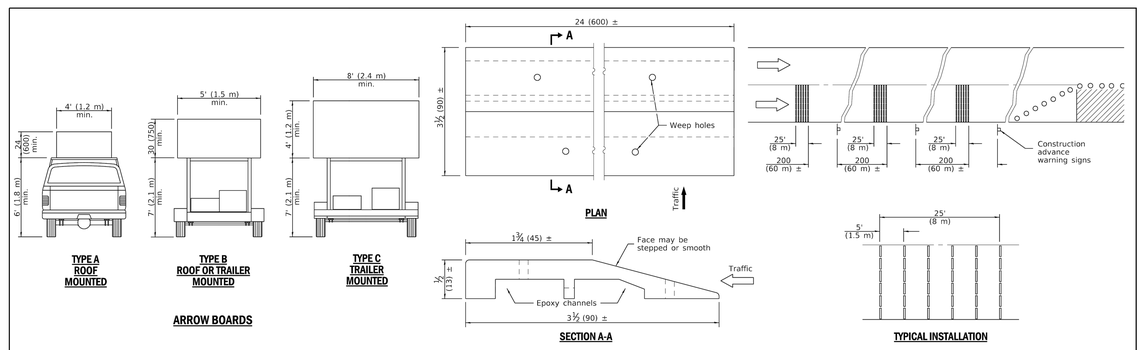
This sign shall be used when the above sign assembly is used.

HIGHWAY CONSTRUCTION SPEED ZONE SIGNS

**** R10-I108p shall only be used along roadways under the jurisdiction of the State.

Illinois Department of Transportation
APPROVED January 1, 2019 — ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BD&PD 1-1-13

TRAFFIC CONTROL DEVICES
(Sheet 2 of 3)
STANDARD 701901-08

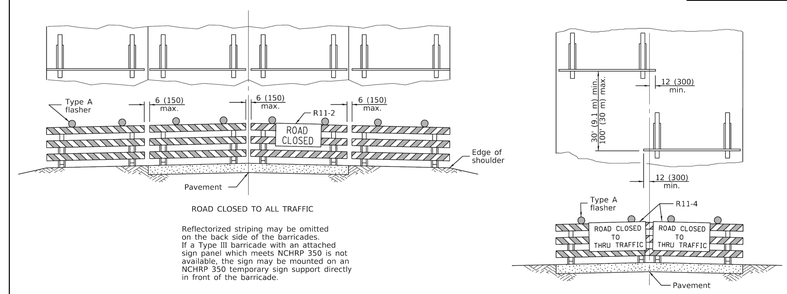


TYPE A ROOF MOUNTED **TYPE B ROOF OR TRAILER MOUNTED** **TYPE C TRAILER MOUNTED**

ARROW BOARDS

PLAN **SECTION A-A** **TYPICAL INSTALLATION**

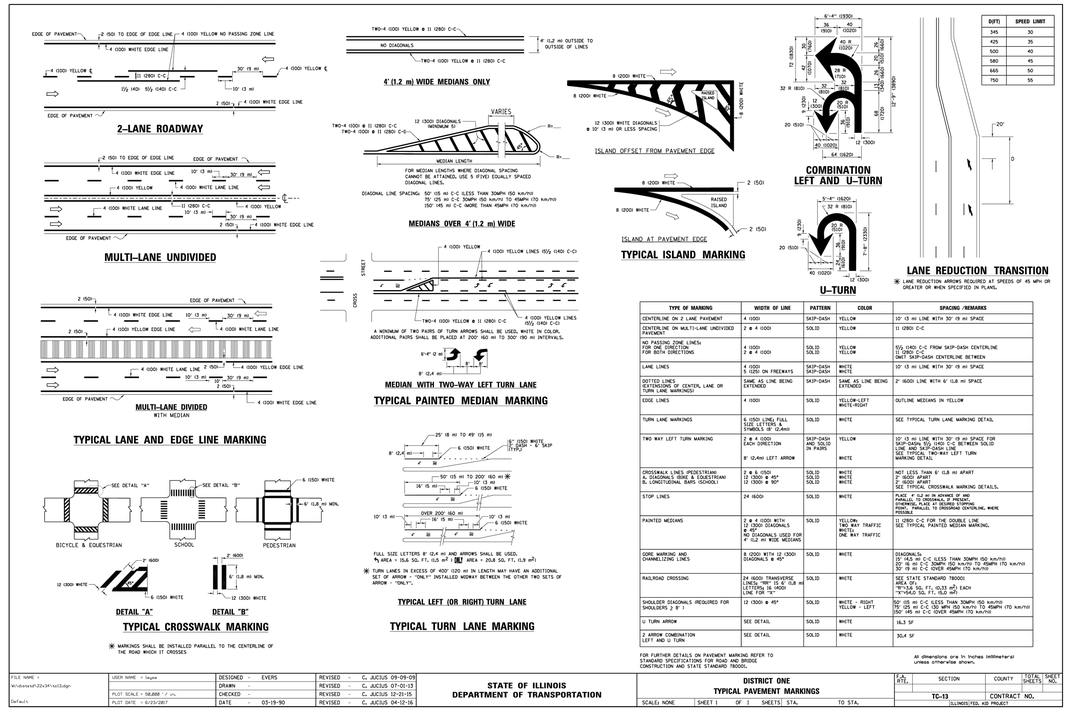
TEMPORARY RUMBLE STRIPS



TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD

Illinois Department of Transportation
APPROVED January 1, 2019 — ENGINEER OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2019 — ENGINEER OF DESIGN AND ENVIRONMENT
BD&PD 1-1-13

TRAFFIC CONTROL DEVICES
(Sheet 3 of 3)
STANDARD 701901-08



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6	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

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CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

CONSTRUCTION DETAILS - IDOT

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C6.5

Drawing name: K:\GHN_LIDE\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C6.0 CONSTRUCTION DETAILS.dwg C6.6 Jun 12, 2026 6:17pm by Jake.Antony
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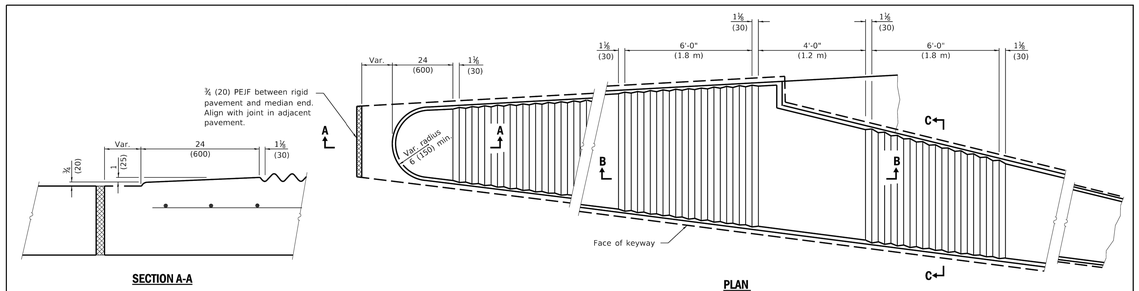
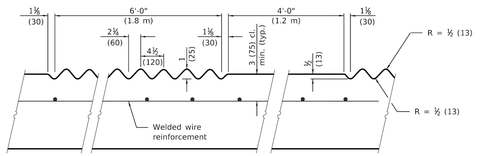
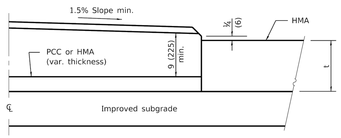


SECTION A-A

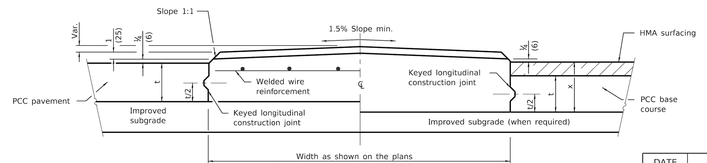
PLAN



SECTION B-B



HALF SECTION FOR FLEXIBLE PAVEMENT
SECTION C-C



HALF SECTION FOR PCC PAVEMENT
SECTION C-C
HALF SECTION FOR PCC BASE COURSE

GENERAL NOTES

PEIF = Preformed expansion joint filler.

Median layout and radii shall be as shown on the plans.

Keyed longitudinal construction joints shall be constructed without tie bars.

X = PCC base course plus HMA thickness.

t = Pavement or pcc base course thickness.

Welded wire reinforcement required for medians built contiguous to reinforced pcc pavement only.

See Standards 420001 and 420701 for details not shown.

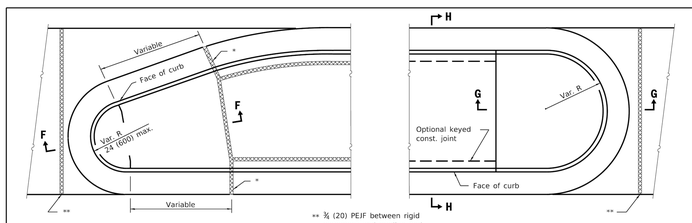
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
4-1-16	Changed terminology to 'welded wire reinforcement'.
1-1-09	Switched units to English (metric).

CORRUGATED PC CONCRETE MEDIANS

STANDARD 606306-04

Illinois Department of Transportation
PASSED April 1, 2016 — ENGINEER OF POLICY AND PROCEDURES
APPROVED April 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE BOARD 11-07



TYPE P MEDIAN SURFACE

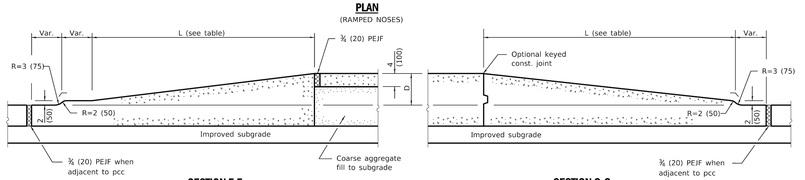
** ¾ (20) PEJF between rigid pavement and median end. Align with joint in adjacent pavement.

SOLID MEDIAN

PLAN
(RAMPED NOSES)

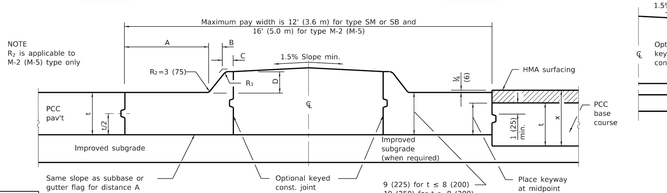
TABLE OF DIMENSIONS — TYPE SB MEDIANS					
TYPE	A	B	C	D	R_1
SB-6.06 (SB-15.15)	6 (150)	1 (25)	6 (150)	6 (150)	1 (25)
SB-6.12 (SB-15.30)	12 (300)	1 (25)	6 (150)	6 (150)	1 (25)
SB-6.18 (SB-15.45)	18 (450)	1 (25)	6 (150)	6 (150)	1 (25)
SB-6.24 (SB-15.60)	24 (600)	1 (25)	6 (150)	6 (150)	1 (25)
SB-9.06 (SB-22.15)	6 (150)	2 (50)	5 (125)	9 (225)	1 (25)
SB-9.12 (SB-22.30)	12 (300)	2 (50)	5 (125)	9 (225)	1 (25)
SB-9.18 (SB-22.45)	18 (450)	2 (50)	5 (125)	9 (225)	1 (25)
SB-9.24 (SB-22.60)	24 (600)	2 (50)	5 (125)	9 (225)	1 (25)

TABLE OF DIMENSIONS — TYPE M AND SM MEDIANS					
TYPE	A	B	C	D	R_1
M-2.06 (M-5.15)	6 (150)	2 (50)	4 (100)	2 (50)	2 (50)
M-2.12 (M-5.30)	12 (300)	2 (50)	4 (100)	2 (50)	2 (50)
SM-4.06 (SM-10.15)	6 (150)	4 (100)	3 (75)	4 (100)	3 (75)
SM-4.12 (SM-10.30)	12 (300)	4 (100)	3 (75)	4 (100)	3 (75)
SM-4.18 (SM-10.45)	18 (450)	4 (100)	3 (75)	4 (100)	3 (75)
SM-4.24 (SM-10.60)	24 (600)	4 (100)	3 (75)	4 (100)	3 (75)
SM-6.06 (SM-15.15)	6 (150)	6 (150)	2 (50)	6 (150)	2 (50)
SM-6.12 (SM-15.30)	12 (300)	6 (150)	2 (50)	6 (150)	2 (50)
SM-6.18 (SM-15.45)	18 (450)	6 (150)	2 (50)	6 (150)	2 (50)
SM-6.24 (SM-15.60)	24 (600)	6 (150)	2 (50)	6 (150)	2 (50)

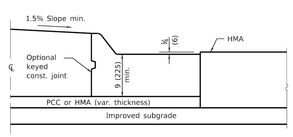


SECTION F-F
SECTION G-G

TABLE OF RAMPED NOSE LENGTHS	
TYPE OF NOSE	L
Median	6' (1.8 m)
Small Island	24 (600)
Intermediate Island	4' (1.2 m)
Large Island	6' (1.8 m)



HALF SECTION FOR PCC PAVEMENT
SECTION H-H
(TYPE SM, SB & M-5 (M-2) MEDIANS)
HALF SECTION FOR PCC BASE COURSE

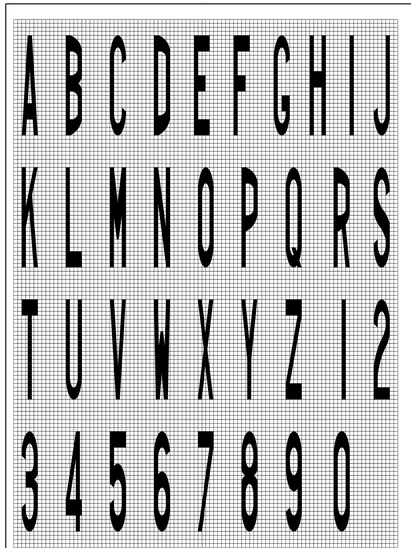


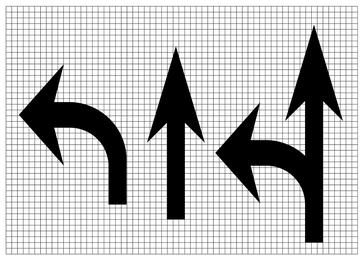
HALF SECTION FOR FLEXIBLE PAVEMENT

Illinois Department of Transportation
PASSED January 1, 2009 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2009 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE BOARD 10-07

PC CONCRETE ISLANDS AND MEDIANS
(Sheet 2 of 2)

STANDARD 606301-04

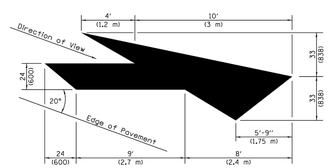




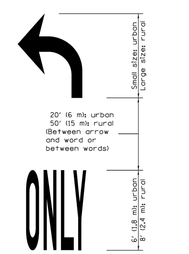
Legend Height	Arrow Size	a
6' (1,8 m)	Small	2,9 (74)
8' (2,4 m)	Large	3,8 (96)

The space between adjacent letters or numerals should be approximately 3 (75) for 6' (1,8 m) legend and 4 (100) for 8' (2,4 m) legend.

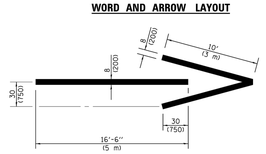
LETTER AND ARROW GRID SCALE



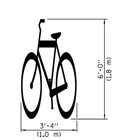
LANE-REDUCTION ARROW
Right lane-reduction arrow shown. Use mirror image for left lane.



WORD AND ARROW LAYOUT



WRONG WAY ARROW



BIKE SYMBOL

Illinois Department of Transportation
APPROVED January 1, 2014 — ENGINEER OF OPERATIONS
APPROVED January 1, 2014 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE BOARD 10-07

TYPICAL PAVEMENT MARKINGS
(Sheet 2 of 2)

STANDARD 780001-04

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

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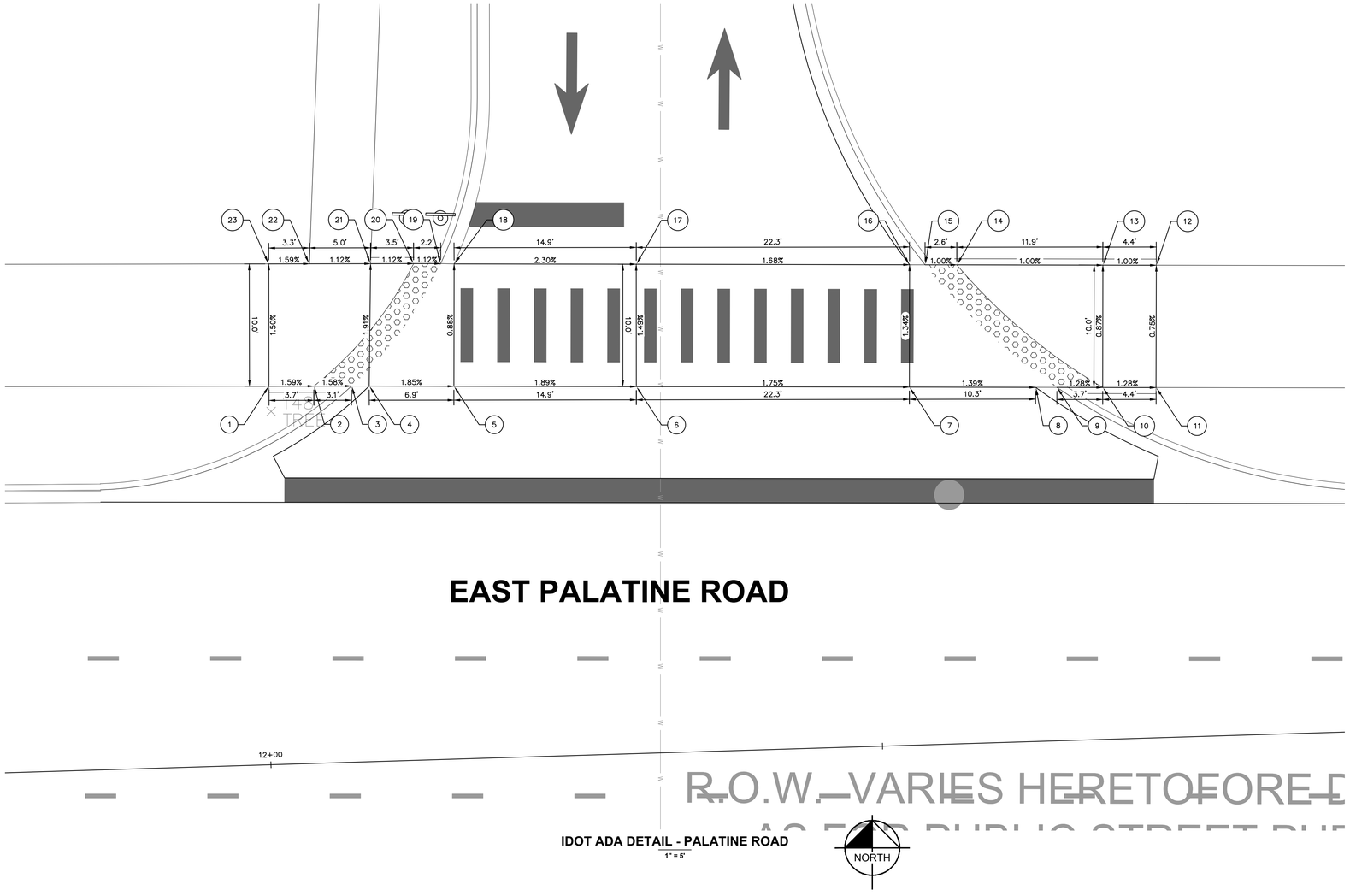
SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

CONSTRUCTION DETAILS - IDOT

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C6.6



IDOT ADA DETAIL - PALATINE ROAD
1" = 5'

IDOT ADA DETAIL (PALATINE)			
CALLOUT	STATION	OFFSET	ELEVATION
1	11+99.22	30.937 RT	690.96
2	11+95.55	30.831 RT	690.90
3	11+92.48	30.741 RT	690.85
4	11+91.03	30.696 RT	690.89
5	11+84.12	30.473 RT	690.76
6	11+69.22	29.991 RT	690.48
7	11+46.92	29.269 RT	690.09
8	11+36.60	28.936 RT	689.95
9	11+34.86	28.880 RT	689.91
10	11+31.12	28.759 RT	689.86
11	11+26.76	28.618 RT	689.80
12	11+26.44	38.612 RT	689.73
13	11+30.80	38.753 RT	689.77
14	11+42.73	39.139 RT	689.89
15	11+45.32	39.223 RT	689.92
16	11+46.59	39.264 RT	689.96
17	11+68.92	39.986 RT	690.33
18	11+83.79	40.467 RT	690.67
19	11+84.88	40.528 RT	690.63
20	11+87.10	40.592 RT	690.66
21	11+90.61	40.693 RT	690.70
22	11+95.61	40.837 RT	690.76
23	11+98.93	40.933 RT	690.81

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

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
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3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

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CORE ACQUISITIONS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

IDOT ADA DETAIL - PALATINE RD

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C7.0

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C7.0 IDOT ADA DETAILS.dwg C7.0 Jun 12, 2026 6:17pm by: Jake.Antony
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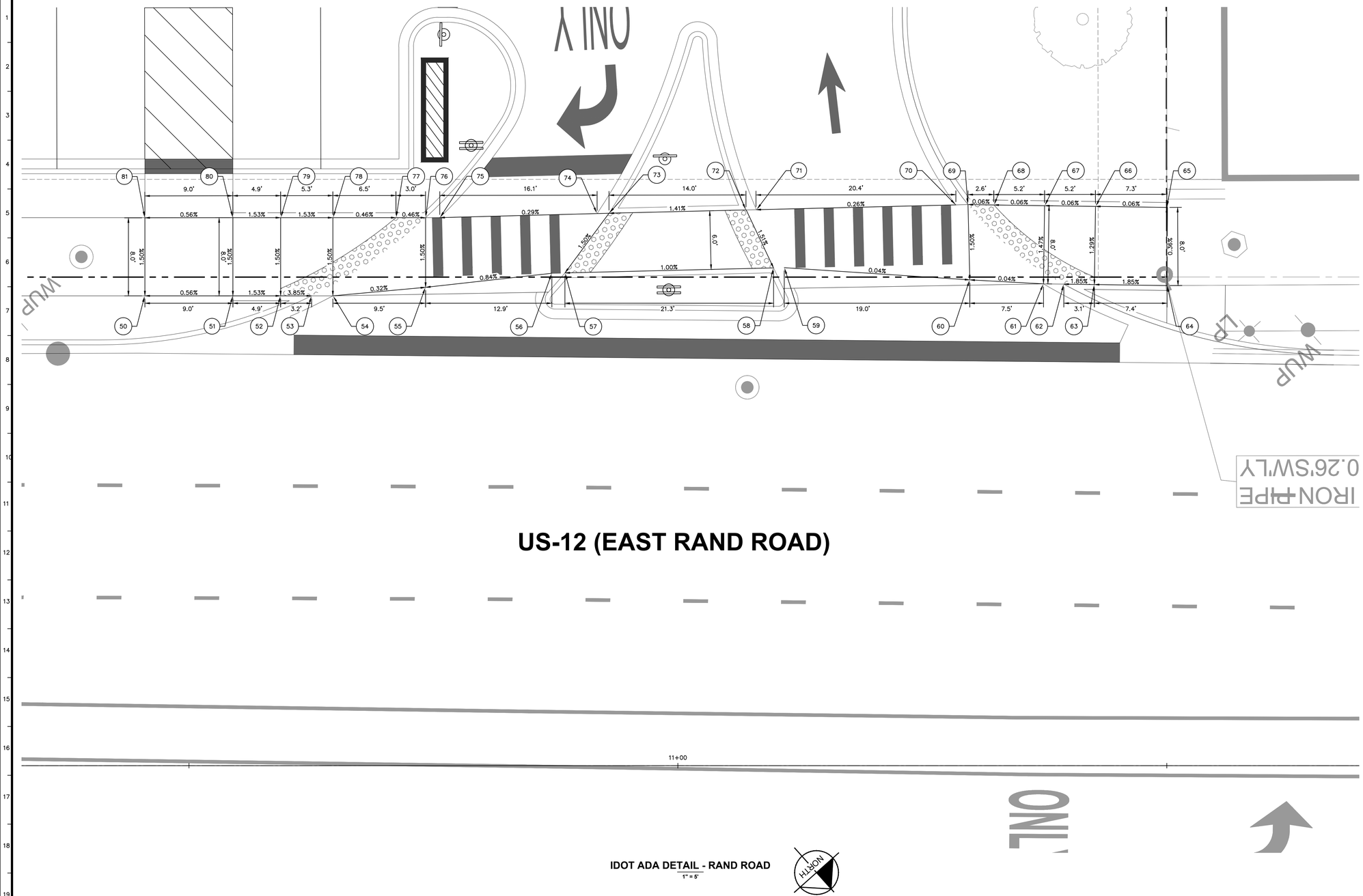

US-12 (EAST RAND ROAD)

IDOT ADA DETAIL - RAND ROAD
1" = 5'

IDOT ADA DETAIL (RAND)			
CALLOUT	STATION	OFFSET	ELEVATION
50	11+54.51	48.081 RT	685.67
51	11+45.51	48.081 RT	685.72
52	11+40.62	48.081 RT	685.65
53	11+37.46	48.081 RT	685.53
54	11+35.28	48.081 RT	685.57
55	11+25.81	48.947 RT	685.54
56	11+12.88	50.390 RT	685.65
57	11+11.55	50.422 RT	685.61
58	10+90.22	50.937 RT	685.82
59	10+89.12	50.963 RT	685.86
60	10+70.14	49.714 RT	685.85
61	10+62.61	49.307 RT	685.86
62	10+60.53	49.278 RT	685.82
63	10+57.40	49.233 RT	685.87
64	10+49.97	49.127 RT	686.01
65	10+50.01	57.128 RT	685.98
66	10+57.29	57.232 RT	685.98
67	10+62.49	57.306 RT	685.97
68	10+67.68	57.380 RT	685.97
69	10+70.33	57.418 RT	685.97
70	10+71.57	57.388 RT	686.01
71	10+91.96	56.896 RT	685.96
72	10+93.04	56.870 RT	685.92
73	11+07.04	56.533 RT	685.72
74	11+08.26	56.503 RT	685.76
75	11+24.35	56.081 RT	685.68
76	11+25.81	56.081 RT	685.64
77	11+28.83	56.081 RT	685.66
78	11+35.28	56.081 RT	685.69
79	11+40.62	56.081 RT	685.77
80	11+45.51	56.081 RT	685.84
81	11+54.51	56.066 RT	685.79

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NO.	REVISIONS	DATE	BY
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SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

IDOT ADA DETAIL - RAND RD

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C7.1

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_JL\2 Design\CAD\PlanSheets\C7.0 IDOT ADA DETAILS.dwg C7.1 Jun 12, 2026 6:17pm by: Jake.Antony
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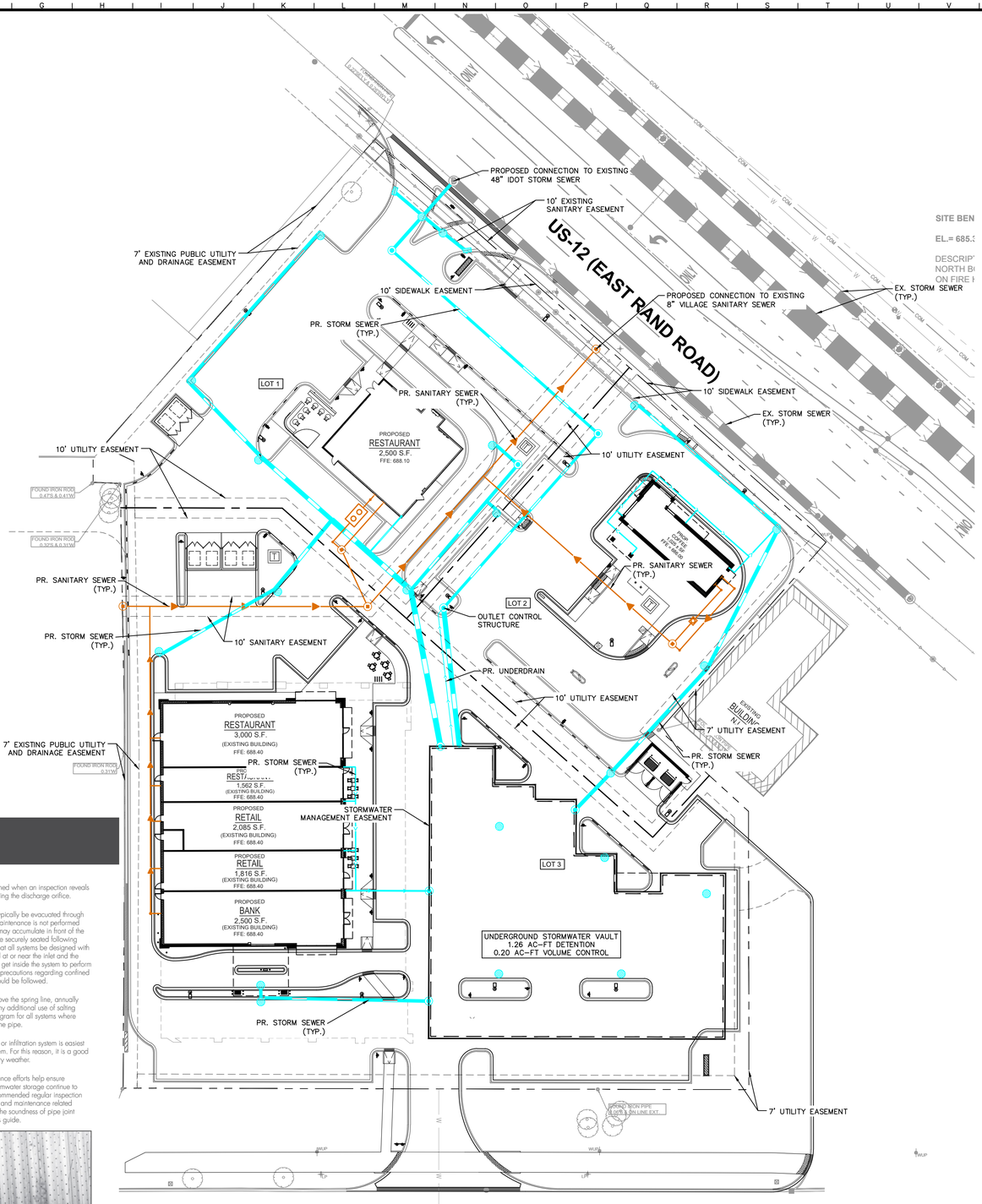

Contech® CMP Detention Inspection and Maintenance Guide

Underground stormwater detention and infiltration systems must be inspected and maintained at regular intervals for purposes of performance and longevity.

Inspection

Inspection is the key to effective maintenance of CMP detention systems and is easily performed. Contech recommends ongoing, quarterly inspections. The rate at which the system collects pollutants will depend more on site specific activities rather than the size or configuration of the system.

Inspections should be performed more often in equipment washdown areas, in climates where sanding and/or salting operations take place, and in other various instances in which one would expect higher accumulations of sediment or abrasive/corrosive conditions. A record of each inspection is to be maintained for the life of the system.

Maintenance

CMP detention systems should be cleaned when an inspection reveals accumulated sediment or trash is clogging the discharge orifice.

Accumulated sediment and trash can typically be evacuated through the manhole over the outlet orifice. If maintenance is not performed as recommended, sediment and trash may accumulate in front of the outlet orifice. Manhole covers should be securely seated following cleaning activities. Contech suggests that all systems be designed with an access/inspection manhole situated at or near the inlet and the outlet orifice. Should it be necessary to get inside the system to perform maintenance activities, all appropriate precautions regarding confined space entry and OSHA regulations should be followed.

Systems are to be rinsed, including above the spring line, annually soon after the spring thaw, and after any additional use of salting agents, as part of the maintenance program for all systems where salting agents may accumulate inside the pipe.

Maintaining an underground detention or infiltration system is easiest when there is no flow entering the system. For this reason, it is a good idea to schedule the cleanout during dry weather.

The foregoing inspection and maintenance efforts help ensure underground pipe systems used for stormwater storage continue to function as intended by identifying recommended regular inspection and maintenance practices. Inspection and maintenance related to the structural integrity of the pipe or the soundness of pipe joint connections is beyond the scope of this guide.

NOTHING IN THIS CATALOG SHOULD BE CONSTRUED AS A WARRANTY. APPLICATIONS SUGGESTED HEREIN ARE DESCRIBED ONLY TO HELP READERS MAKE THEIR OWN EVALUATIONS AND DECISIONS, AND ARE NEITHER GUARANTEES NOR WARRANTIES OF SUITABILITY FOR ANY APPLICATION. CONTECH MAKES NO WARRANTY WHATSOEVER, EXPRESS OR IMPLIED, RELATED TO THE APPLICATIONS, MATERIALS, COATINGS, OR PRODUCTS DISCUSSED HEREIN. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND ALL IMPLIED WARRANTIES OF FITNESS FOR ANY PARTICULAR PURPOSE ARE DISCLAIMED BY CONTECH. SEE CONTECH'S CONDITIONS OF SALE AVAILABLE AT WWW.CONTECHES.COM/COS FOR MORE INFORMATION

CMP MAINTENANCE GUIDE 2/17 PDF

CONTECH CMP DETENTION SYSTEMS

CONTECH ENGINEERED SOLUTIONS

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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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UTILITY LEGEND

- PROPOSED STORM SEWER LINE
- PROPOSED PERFORATED UNDERDRAIN
- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY SEWER LINE

SITE SUMMARY

PROPERTY ADDRESS	375–425 E. RAND ROAD ARLINGTON HEIGHTS IL 60004	
PROPERTY INDEX NUMBERS	03–17–303–007–0000 03–17–303–008–0000 03–17–303–017–0000 03–17–303–019–0000 03–17–303–020–0000	
1. TOTAL CONTIGUOUS OWNERSHIP AREA	2.796	ACRES
2. DETENTION REQUIRED	1.26	AC–FT
3. DETENTION PROVIDED	1.26	AC–FT
4. VOLUME CONTROL REQUIRED	0.20	AC–FT
5. VOLUME CONTROL PROVIDED	0.20	AC–FT

RESPONSIBLE PARTY

DEVELOPER:
CW ARLINGTON HOLDINGS, LLC
10 PARKWAY NORTH, SUITE 120
DEERFIELD, IL 60015
TEL: (224) 470–2212
CONTACT: ADAM FIRSEL

LEGAL DESCRIPTION

PARCEL 1:
LOT 1 IN PEP BOYS RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3, 4, 10, AND 11 IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT NUMBER 95068512, ALL IN COOK COUNTY, ILLINOIS

TOGETHER WITH:

PARCEL 2:
LOTS 5, 6, AND 9 IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 02, 1934 AS DOCUMENT NUMBER 11422032, ALL IN COOK COUNTY, ILLINOIS

MAINTENANCE PLAN

GENERAL MAINTENANCE

REGULAR INSPECTIONS AND ROUTINE MAINTENANCE OF GENERAL AREAS SHALL BE PERFORMED ON A MONTHLY OR AS–NEEDED BASIS. SPECIFIC ITEMS OF CONCERN INCLUDE:

1. LITTER AND DEBRIS SHALL BE CONTROLLED.
2. LANDSCAPED AREAS SHALL BE MAINTAINED WITH REGULAR MOWING AND RESTORED WITH APPROPRIATE SEEDING/VEGETATION AS NECESSARY.
3. ACCUMULATED SEDIMENT SHALL BE DISPOSED OF PROPERLY, ALONG WITH ANY WASTES GENERATED DURING MAINTENANCE OPERATIONS.
4. RIPRAP AREAS SHALL BE REPAIRED WITH THE ADDITION OF NEW RIPRAP, AS NECESSARY OF SIMILAR SIZE AND SHAPE.
5. ROADS SHALL BE SWEPT, VACUUMED AND OR WASHED ON A REGULAR BASIS.

STORMWATER COLLECTION SYSTEM

THE OWNER SHALL PERFORM MONTHLY INSPECTION OF ALL COMPONENTS OF THE COLLECTION SYSTEM. THE MONTHLY INSPECTION SHALL OCCUR BETWEEN MARCH AND NOVEMBER AND INCLUDE THE FOLLOWING SPECIFIC AREAS OF CONCERN:

STORM INLETS/MANHOLES

1. REMOVE ACCUMULATED LEAVES AND OTHER DEBRIS FROM GRATES.
2. RESET COVERS/LIDS ON AS–NEEDED BASIS.
3. REMOVE ACCUMULATED SEDIMENT FROM MANHOLE BOTTOM WHEN 50% OF SUMP IS FILLED.

STORM SEWERS/CULVERTS

1. VISUALLY INSPECT PIPES BY REMOVING MANHOLE LIDS, MAKE REPAIRS AS NECESSARY.
2. STORM SEWERS AND CULVERTS SHALL BE CHECKED FOR SILTATION DEPOSITS AT INLETS, OUTLETS, AND WITHIN THE CONDUIT, CLEAN OUT AS NECESSARY.
3. RESTORE RIPRAP AT OUTFALL IF EROSION IS OBSERVED.
4. REPLANT AND RESEED ANY ERODED AREAS.

OVERLAND FLOW ROUTES

1. ANNUAL VISUAL INSPECTION SHALL BE PERFORMED THAT VERIFY THE DESIGN CAPACITY OF THE OVERLAND FLOW ROUTES IS MAINTAINED. THE SLOPE AND CROSS–SECTIONAL AREA OF THE ROUTE SHALL BE VERIFIED DURING THIS INSPECTION.
2. REMOVE ANY OBSTRUCTIONS THAT HAVE BEEN PLACED IN THE DRAINAGE PATH.
3. SEED AND SOD ANY ERODED AREAS.
4. REGRADE TO PROVIDE POSITIVE DRAINAGE AS NECESSARY.
5. PROVIDE REGULAR MOWING TO CONTROL VEGETATION.

STORMWATER MANAGEMENT FACILITIES

ALL COMPONENTS OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE CHECKED MONTHLY BETWEEN MARCH AND NOVEMBER AND MAINTAINED AS NECESSARY TO ENSURE PROPER PERFORMANCE. IT IS CRITICAL THAT ALL INFLOW AND OUTFLOW TO THE DETENTION FACILITY ARE CLEAN AND PERFORMING AS DESIGNED. IN ADDITION, THE DESIGN VOLUME OF THE DETENTION FACILITY SHALL ALSO BE MAINTAINED. INSPECTION FOR THE FOLLOWING SPECIFIC ITEMS SHOULD BE CONDUCTED MONTHLY BETWEEN MARCH AND NOVEMBER:

DETENTION FACILITIES

1. INSPECT STORMWATER DETENTION FACILITIES TO ENSURE THAT THE CONSTRUCTED VOLUME FOR DETENTION IS MAINTAINED.
2. NO SEDIMENT, TOPSOIL, OR OTHER DUMPING INTO THE FACILITY SHALL BE ALLOWED.
3. REVIEW PROVIDED CONTECH DETENTION INSPECTION & MAINTENANCE GUIDE (THIS SHEET)
4. REMOVE ACCUMULATED SEDIMENT FROM BOTTOM OF INTERNAL SUMPS WITHIN CONTECH SYSTEM WHEN 50% OF SUMP IS FILLED.

OUTLET CONTROL STRUCTURE

1. INSPECT RESTRICTOR AND REMOVE DEBRIS IF CLOGGED OR DISCHARGE IS REDUCED.
2. REMOVE ACCUMULATED SEDIMENT AT OUTLET.
3. REPAIR IF NECESSARY ANY ICE DAMAGE TO OUTLET OF PIPE.

VOLUME CONTROL SYSTEM

ALL COMPONENTS OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE CHECKED MONTHLY BETWEEN MARCH AND NOVEMBER AND MAINTAINED AS NECESSARY TO ENSURE PROPER PERFORMANCE. IT IS CRITICAL THAT ALL INFLOW AND OUTFLOW TO THE VOLUME CONTROL FACILITY ARE CLEAN AND PERFORMING AS DESIGNED. IN ADDITION, THE DESIGN VOLUME OF THE VOLUME CONTROL FACILITY SHALL ALSO BE MAINTAINED. INSPECTION FOR THE FOLLOWING SPECIFIC ITEMS SHOULD BE CONDUCTED MONTHLY BETWEEN MARCH AND NOVEMBER:

VOLUME CONTROL

INSPECT ALL STORMWATER VOLUME CONTROL FACILITIES TO ENSURE THAT THE CONSTRUCTED VOLUME IS MAINTAINED. NO SEDIMENT, TOPSOIL, OR OTHER DUMPING INTO THE FACILITY SHALL BE ALLOWED. SPECIFIC LOCATION IN THE STORMWATER MANAGEMENT SYSTEM, DESIGNED TO ACCUMULATE SEDIMENT, SHALL BE DREDGED AS NECESSARY TO PREVENT SEDIMENT FROM REACHING THE INVERT OF ANY GRAVITY OUTLET PIPE.

QUALIFIED SEWER CONSTRUCTION

1. PERFORM MANHOLE INSPECTIONS ONCE EVERY FIVE YEARS, MAKE NECESSARY REPAIRS.
2. PERFORM SEWER INSPECTIONS ONCE EVERY FIVE YEARS, MAKE NECESSARY REPAIRS.
3. PERFORM REGULAR CLEANING SO THAT EACH SEWER SEGMENT IS CLEANED ONCE EVERY 5 YEARS.
4. REMOVE ANY OBSTRUCTIONS PLACED IN MAINTENANCE EASEMENT THAT MAY IMPEDE MAINTENANCE EQUIPMENT ACCESS.

NO.	REVISIONS	DATE	BY
7	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
6	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
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SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

MAINTENANCE AND MONITORING PLAN

CW ARLINGTON HOLDINGS, LLC – ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER C8.0

Drawing name: K:\CHI_LIDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C8.0 MWRD SCH–R MAINTENANCE PLAN.dwg C8.0 Jun 12, 2026 6:17pm by: JakeAntony
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PROJECT SUMMARY

CALCULATION DETAILS
- LOADING = HS20/HS25
- APPROX. LINEAR FOOTAGE = 2,263 LF

STORAGE SUMMARY
- STORAGE VOLUME REQUIRED = N/A
- PIPE STORAGE VOLUME = 48,992 CF
- BACKFILL STORAGE VOLUME = 13,055 CF
- TOTAL STORAGE PROVIDED = 62,047 CF
- STONE VOID = 36%

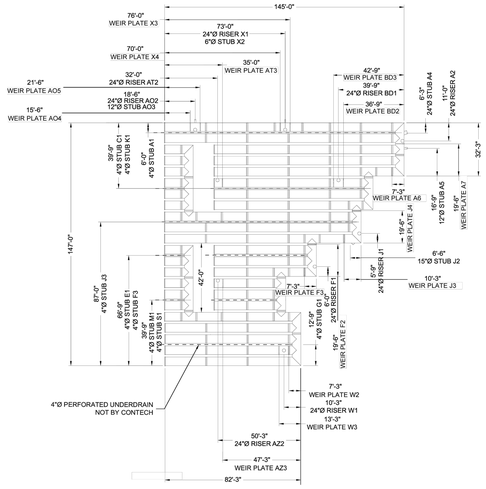
PIPE DETAILS
- DIAMETER = 63"
- CORRUGATION = 8x1
- GAGE = 16
- COATING = ALT2
- WALL TYPE = XFILTRATION
- BARREL SPACING = 18"

BACKFILL DETAILS
- WIDTH AT ENDS = 12"
- ABOVE PIPE = 0"
- WIDTH AT SIDES = 12"
- BELOW PIPE = 3"

PROPOSED ELEVATIONS
- BOTTOM OF STONE = 677.50
- BOTTOM OF PIPE = 677.75
- TOP OF PIPE/HWL = 683.00
- MINIMUM GRADE = 686.59

NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE $2\frac{2}{3}$" x $\frac{1}{2}$" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. ADJUST OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYOOS DESIGN, QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.



ASSEMBLY
SCALE: 1" = 40'

RISER INFORMATION		
PIECE	RISER RIM	SYSTEM INVERT
24"Ø RISER A2	687.11	677.75
24"Ø RISER F1	687.67	677.75
24"Ø RISER J1	686.96	677.75
24"Ø RISER W1	687.67	677.75
24"Ø RISER X1	687.31	677.75
24"Ø RISER AO2	687.50	677.75
24"Ø RISER AT2	686.68	677.75
24"Ø RISER A2Z	686.68	677.75
24"Ø RISER BD1	686.67	677.75

STUB INFORMATION		
PIECE	STUB INVERT	SYSTEM INVERT
4"Ø STUB A1	677.75	677.75
24"Ø STUB A4	680.00	677.75
12"Ø STUB A5	678.70	677.75
4"Ø STUB C1	677.75	677.75
4"Ø STUB E1	677.75	677.75
4"Ø STUB F3	677.75	677.75
4"Ø STUB G1	677.75	677.75
15"Ø STUB J2	680.00	677.75
4"Ø STUB J3	677.75	677.75
12"Ø STUB M1	677.75	677.75
4"Ø STUB S1	677.75	677.75
6"Ø STUB X2	683.50	677.75
12"Ø STUB A03	683.50	677.75

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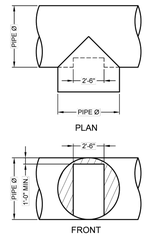
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH DYOOS DRAWING

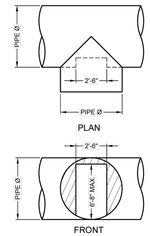
DYO94318 CW Arlington Heights, LLC
63" CMP Detention System
Arlington Heights, IL
DETENTION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
61377	94318	3/12/2026
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.:	1	



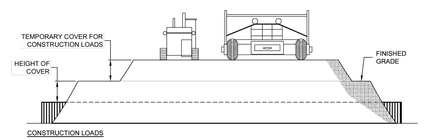
48"Ø to 90"Ø FITTING REINFORCEMENT MAY BE REQUIRED BASED ON HEIGHT OF COVER AND LIVE LOAD CONDITION

TYPICAL MANWAY DETAIL
NOT TO SCALE



96"Ø to 144"Ø FITTING REINFORCEMENT MAY BE REQUIRED BASED ON HEIGHT OF COVER AND LIVE LOAD CONDITION

TYPICAL MANWAY DETAIL
NOT TO SCALE



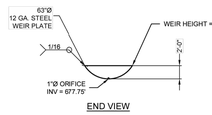
CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM
NOT TO SCALE



END VIEW

INTERNAL WEIR PLATE DETAIL
NOT TO SCALE

SPECIFICATION FOR CORRUGATED STEEL PIPE-ALUMINIZED TYPE 2 STEEL

SCOPE

THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE CORRUGATED STEEL PIPE (CSP) DETAILED IN THE PROJECT PLANS.

MATERIAL

THE ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M274 OR ASTM A929.

PIPE

THE CSP SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF AASHTO M36 OR ASTM A760. THE PIPE SIZES, GAGES AND CORRUGATIONS SHALL BE AS SHOWN ON THE PROJECT PLANS.

ALL FABRICATION OF THE PRODUCT SHALL OCCUR WITHIN THE UNITED STATES.

HANDLING AND ASSEMBLY

SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE NATIONAL CORRUGATED STEEL PIPE ASSOCIATION (NCSPA)

INSTALLATION

SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II OR ASTM A798 AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

ANTI-FLOTATION PROVISIONS DUE TO HIGH GROUNDWATER OR OTHER FLOTATION CONCERNS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.

MATERIAL SPECIFICATION
NOT TO SCALE

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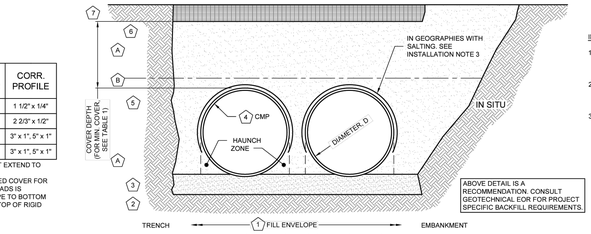
CONTECH CMP DETENTION SYSTEMS
CONTECH DYOOS DRAWING

DYO94318 CW Arlington Heights, LLC
63" CMP Detention System
Arlington Heights, IL
DETENTION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
61377	94318	3/12/2026
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.:	2	



ABOVE DETAIL IS A RECOMMENDATION. CONSULT GEOTECHNICAL EOR FOR PROJECT SPECIFIC BACKFILL REQUIREMENTS.

MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT

TABLE 1:

DIAMETER, D	MIN. COVER	CORR. PROFILE
6"-10"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
>48"-96"	12"	3" x 1", 5" x 1"
>96"	D/8	3" x 1", 5" x 1"

- STRUCTURAL BACKFILL MUST EXTEND TO LIMITS OF THE TABLE
- TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.

INSTALLATION NOTES

1. WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
2. OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
3. IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

TABLE 2:

XFILTRATION® JOINT STANDARD BACKFILL SPECIFICATIONS

	MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION	
1	FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE ≤ 12": D + 16" PIPE > 12": 1.5D + 12"	MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE: PIPE < 24": 3.0D PIPE 24" - 144": D + 4'0" PIPE > 144": D + 10'0"
2	FOUNDATION	**AASHTO 26.5.2** - PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.	
3	BEDDING	**AASHTO M 43: 3, 357, 4, 467, 5, 56, 57**	ENGINEER OF RECORD TO DETERMINE IF BEDDING IS REQUIRED. PIPE MAY BE PLACED ON THE TRENCH BOTTOM OF A RELATIVELY LOOSE, NATIVE SUITABLE WELL GRADED GRANULAR MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN DEPTH. THE BEDDING MATERIAL MAY BE SUITABLE OPEN GRADED GRANULAR BEDDING CONFORMING TO AASHTO SOIL CLASSIFICATIONS A1, A2, OR A3 WITH MAXIMUM PARTICLE SIZE OF 3" PER AASHTO 26.3.8.1	
4	CORRUGATED METAL PIPE			
5	BACKFILL	FREE-DRAINING, ANGULAR, WASHED-STONE PER **AASHTO M 43: 3, 357, 4, 467, 5, 56, 57** OR APPROVED EQUAL *	HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 8" +/- LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO T 99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO LIFT (16") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING. WHERE CONVENTIONAL COMPACTION TESTING IS NOT PRACTICAL, THE MATERIAL SHALL BE MECHANICALLY COMPACTED UNTIL NO FURTHER YIELDING OF MATERIAL IS OBSERVED UNDER THE COMPACTOR. **IN AREAS WITH HIGH WATER TABLE FLUCTUATIONS THAT INTERACT WITH THE PIPE ZONE, CONSIDER INSTALLING A GEOTEXTILE SEPARATION LAYER TO PREVENT SOIL MIGRATION.	
6	COVER MATERIAL	UP TO MIN. COVER - **AASHTO M 145: A-1, A-2, A-3** ABOVE MIN. COVER - PER ENGINEER OF RECORD	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROADBASE MATERIAL WITHIN MIN COVER LIMITS	
7	RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.	
A	SIDE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION WHEN STONE BEDDING IS USED. IF NO STONE BEDDING IS USED, THEN SIDE GEOTEXTILE IS REQUIRED.	
B	GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.	

NOTES:
- FOR MULTIPLE BARREL INSTALLATIONS, THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE THE PIPE DIAMETER /2 BUT NO LESS THAN 12" FOR DIAMETERS <72". FOR 72" AND LARGER DIAMETERS, THE MINIMUM SPACING IS 36". CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING.
- * APPROVED REGIONAL EQUIVALENTS FOR SECTION 5 INCLUDE CA-7, MIDOT 6AA, 6A, OR 5G, PROVIDED THEY MEET THE PARTICLE SIZES INDICATED.

MANUFACTURER RECOMMENDED BACKFILL
NOT TO SCALE

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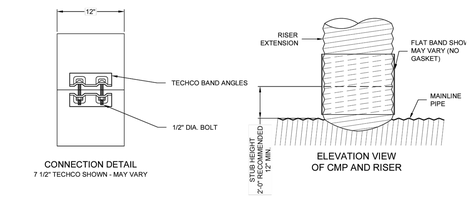
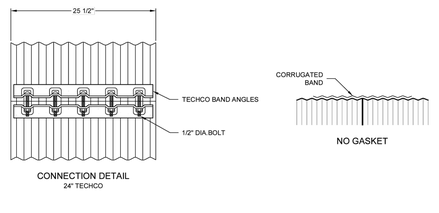
CONTECH CMP DETENTION SYSTEMS
CONTECH DYOOS DRAWING

DYO94318 CW Arlington Heights, LLC
63" CMP Detention System
Arlington Heights, IL
DETENTION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
61377	94318	3/12/2026
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.:	3	





PLAIN END CMP RISER PIPE

GENERAL NOTES:

1. **DELIVERED BAND STYLE AND FASTENER TYPE MAY VARY BY FABRICATION PLANT.**
2. JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
3. BAND MATERIAL AND GAGE TO BE SAME AS RISER MATERIAL.
4. IF RISER HAS A HEIGHT OF COVER OF 10' OR MORE, USE A SLIP JOINT.
5. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
   - 12" THRU 48" 1-PIECE
   - 54" 2-PIECES
6. ALL RISER JOINT COMPONENTS WILL BE FIELD ASSEMBLED.
7. MANHOLE RISERS IN APPLICATIONS WHERE TRAFFIC LOADS ARE IMPOSED REQUIRE SPECIAL DESIGN CONSIDERATIONS.
8. DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCES.

12" RISER BAND DETAIL
NOT TO SCALE

2 2/3"x1/2" RIVETED PIPE

GENERAL NOTES:

1. JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
2. BAND MATERIALS AND/OR COATING CAN VARY BY LOCATION. CONTACT YOUR CONTECH REPRESENTATIVE FOR AVAILABILITY.
3. BANDS ARE SHAPED TO MATCH THE PIPE-ARCH WHEN APPLICABLE.
4. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
   - 12" THRU 48" 1-PIECE
   - 54" THRU 96" 2-PIECES
   - 102" THRU 144" 3-PIECES
5. BAND FASTENERS ARE ATTACHED WITH SPOT WELDS, RIVETS OR HAND WELDS.
6. ALL CMP IS REROLLED TO HAVE ANNULAR END CORRUGATIONS OF 2 2/3"x1/2"
7. DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
8. ORDER SHALL DESIGNATE GASKET OPTION, IF REQUIRED (SEE DETAILS ABOVE).

10-C BAND DETAIL
NOT TO SCALE

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CHECKED: DYO	APPROVED: DYO	
SHEET NO.:	4	

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

Kimley»Horn
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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-520-9200
WWW.KIMLEY-HORN.COM

CORE ACQUISITIONS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

UNDERGROUND VAULT DETAILS

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
UG1.0

Drawing name: K:\CHN_LIDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\UG1.0 UNDERGROUND VAULT DETAILS.dwg UG1.0 Jun 12, 2025 6:17pm by: Jake.Antony
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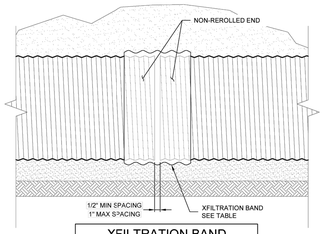
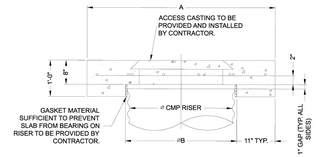


XFILTRATION BAND		
DIAMETER	BAND	FASTENER
UP TO 84"Ø	5-C OR H-12	STD. PLANT FASTENER WITH NO GASKET
84"Ø +	10-C	STD. PLANT FASTENER WITH NO GASKET

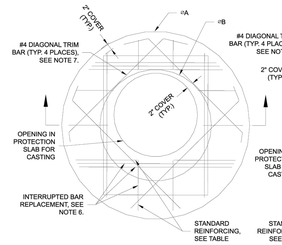
XFILTRATION JOINT DETAIL
NOT TO SCALE



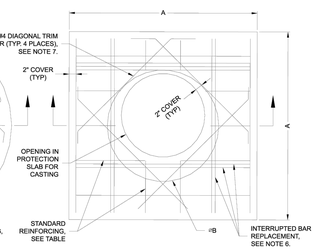
SECTION VIEW

REINFORCING TABLE				
∅ CMP RISER	A	∅ B	REINFORCING	**BEARING PRESSURE (PSF)
24"	∅ 4' 4'X4'	26"	#5 @ 12" OCEW #5 @ 12" OCEW	2,410 1,780
30"	∅ 4'-6" 4'-6" X 4'-6"	32"	#5 @ 12" OCEW #5 @ 12" OCEW	2,120 1,530
36"	∅ 5' 5' X 5'	38"	#5 @ 10" OCEW #5 @ 10" OCEW	1,890 1,350
42"	∅ 5'-6" 5'-6" X 5'-6"	44"	#5 @ 10" OCEW #5 @ 9" OCEW	1,720 1,210
48"	∅ 6' 6' X 6'	50"	#5 @ 9" OCEW #5 @ 8" OCEW	1,600 1,100

** ASSUMED SOIL BEARING CAPACITY



ROUND OPTION PLAN VIEW



SQUARE OPTION PLAN VIEW

NOTES:

1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 3,500 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

MANHOLE CAP DETAIL
SCALE: N.T.S.

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61077	94318	3/12/2026
DESIGNED: DYO	DRAWN: DYO	
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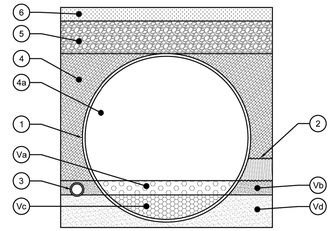
SHEET NO:	5	



IMPORTANT ELEVATIONS:
BOTTOM OF STONE: 677.50
CMP SYSTEM INVERT: 677.75
INT. UNDERDRAIN INVERT: 677.75
EXT. UNDERDRAIN INVERT: 678.50
CMP OUTLET ELEVATION: 678.58
TOP OF CMP SYSTEM: 683.00
MIN. GRADE: 686.59

1. CMP UNDERGROUND STORAGE
2. PRIMARY OUTLET FROM CMP
3. EXTERNAL UNDERDRAIN - SET 1 FOOT FROM BOTTOM OF VOLUME CONTROL
4. RATE CONTROL - COARSE AGGREGATE ABOVE CMP OUTLET
4a. RATE CONTROL - PIPE STORAGE ABOVE CMP OUTLET
5. COARSE AGGREGATE - 12" FROM CROWN OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT, MINIMUM
6. PAVEMENT SECTION

MEDIA VOLUME DESCRIPTIONS:
Vc - VOLUME OF CMP STORAGE BELOW UNDERDRAIN INVERT.
Vd - VOLUME OF COARSE AGGREGATE BELOW UNDERDRAIN INVERT.
Va - VOLUME OF CMP STORAGE ABOVE UNDERDRAIN INVERT TO CMP OUTLET.
Vb - VOLUME OF COARSE AGGREGATE ABOVE UNDERDRAIN INVERT TO CMP OUTLET.

VOLUMES				
VOLUME TYPE	POROSITY	MEDIA VOLUME	STORAGE VOLUME	VOLUME PROVIDED
CMP STORAGE BELOW UD INV.	1	Vc	1.0 X Vc	4,293.17 CF
COARSE AGGREGATE BELOW UD INV.	0.36	Vd	0.36 X Vd	4,034.82 CF
CMP STORAGE ABOVE UNDERDRAIN INV.	1	Va	0.5 X Va	339.80 CF
COARSE AGGREGATE ABOVE UNDERDRAIN INV.	0.18	Vb	0.18 X Vb	100.89 CF
TOTAL VOLUME CONTROL				8,768.88 CF

MWRD VOLUME CALCULATIONS
N.T.S.

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CONTECH CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

DYO94318 CW Arlington Heights, LLC
63" CMP Detention System
Arlington Heights, IL
DETENTION SYSTEM

PROJECT No:	SEQ. No.	DATE:
61077	94318	3/12/2026
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO:	6	

Contech® CMP Detention Inspection and Maintenance Guide

Underground stormwater detention and infiltration systems must be inspected and maintained at regular intervals for purposes of performance and longevity.

Inspection

Inspection is the key to effective maintenance of CMP detention systems and is easily performed. Contech recommends ongoing, quarterly inspections. The rate at which the system collects pollutants will depend more on site specific activities rather than the size or configuration of the system.

Inspections should be performed more often in equipment washdown areas, in climates where sanding and/or salting operations take place, and in other various instances in which one would expect higher accumulations of sediment or abrasive/corrosive conditions. A record of each inspection is to be maintained for the life of the system.

Maintenance

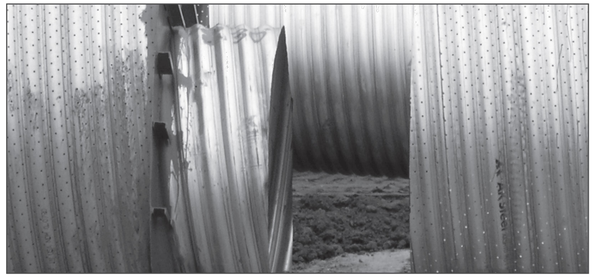
CMP detention systems should be cleaned when an inspection reveals accumulated sediment or trash is clogging the discharge orifice.

Accumulated sediment and trash can typically be evacuated through the manhole over the outlet orifice. If maintenance is not performed as recommended, sediment and trash may accumulate in front of the outlet orifice. Manhole covers should be securely seated following cleaning activities. Contech suggests that all systems be designed with an access/inspection manhole situated at or near the inlet and the outlet orifice. Should it be necessary to get inside the system to perform maintenance activities, all appropriate precautions regarding confined space entry and OSHA regulations should be followed.

Systems are to be rinsed, including above the spring line, annually soon after the spring thaw, and after any additional use of salting agents, as part of the maintenance program for all systems where salting agents may accumulate inside the pipe.

Maintaining an underground detention or infiltration system is easiest when there is no flow entering the system. For this reason, it is a good idea to schedule the cleanout during dry weather.

The foregoing inspection and maintenance efforts help ensure underground pipe systems used for stormwater storage continue to function as intended by identifying recommended regular inspection and maintenance practices. Inspection and maintenance related to the structural integrity of the pipe or the soundness of pipe joint connections is beyond the scope of this guide.



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CMP MAINTENANCE GUIDE 2/17 PDF

CONTECH CMP DETENTION SYSTEMS
CONTECH ENGINEERED SOLUTIONS

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DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

UNDERGROUND VAULT DETAILS

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
UG1.1

Drawing name: K:\CHN_LIDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\UG1.9 UNDERGROUND VAULT DETAILS.dwg UG1.1 Jun 12, 2026 6:17pm by Jake.Antony
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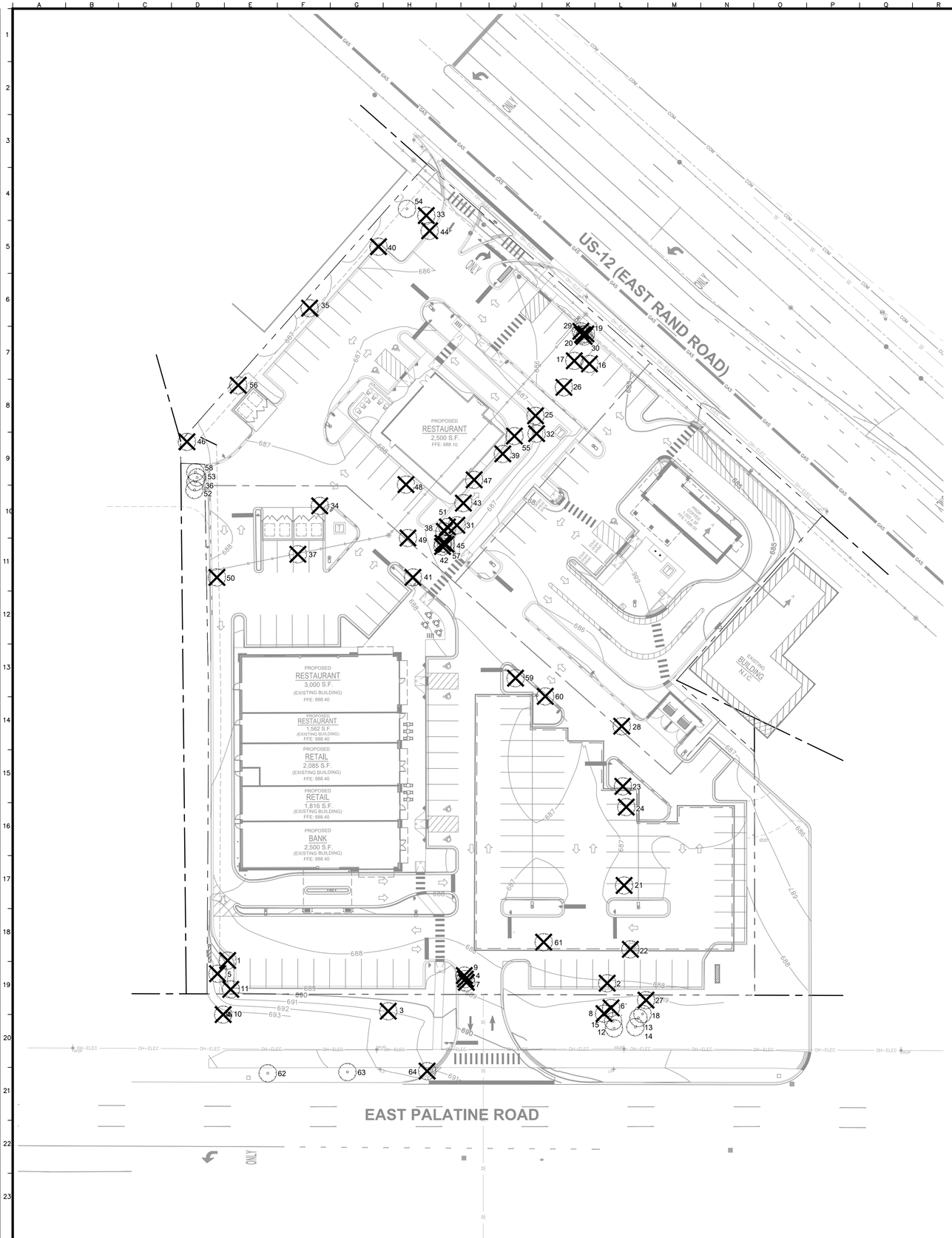

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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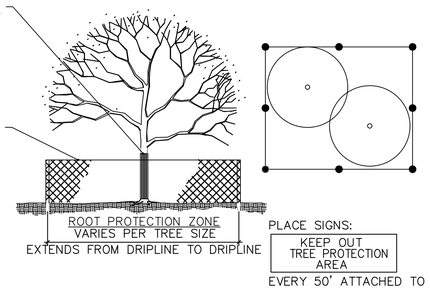
TRUNK PROTECTION
REQUIRED IF WHEELED CONSTRUCTION EQUIPMENT INVOLVED WITHIN 20' OR LESS. 1" BOARDS NOT LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE, NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.

BRANCH PROTECTION
PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIPLINE (MIN.)



1 TREE PROTECTION

NTS

TREE PROTECTION NOTES

1. ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
3. 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.
4. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
6. 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.
7. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE.
9. FENCING MATERIAL SHALL ENCIRCLE ANY TREE OR SHRUB WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
10. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
11. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
12. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE 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 THIS DETAIL FOR TREE PROTECTION FENCE GUIDELINES FOR FENCE LOCATIONS.

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TREE PRESERVATION PLAN

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
L1.0

Drawing name: K:\CHI-LSD\268959000_Cw Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\TP1.0 TREE PRESERVATION PLAN.dwg Jan 12, 2026 6:18pm by JakeAntony
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Tree Number	Species (Common Name)	Species (Scientific Name)	Condition	DBH	Status	Exchange Rate*	Tree Value (ISA Standards)	Notes
1	Box elder	Acer negundo	Poor	10	Removed	3		
2	Littleleaf Linden	Tilia cordata	Fair	4	Removed	2		
3	Pine spp.	Pinus ssp.	Fair	16	Removed	4		Public ROW
4	Eastern Red Cedar	Juniperus virginiana	Fair	5	Removed	2		
5	Box elder	Acer negundo	Poor	12	Removed	3		
6	Elm spp.	Ulmus ssp.	Fair	11	Removed	3		Public ROW
7	Eastern Red Cedar	Juniperus virginiana	Fair	8	Removed	3		
8	Littleleaf Linden	Tilia cordata	Fair	10	Removed	3		Public ROW
9	Eastern Red Cedar	Juniperus virginiana	Fair	8	Removed	3		
10	Box elder	Acer negundo	Poor	19	Removed	4		Public ROW
11	Box elder	Acer negundo	Poor	11	Removed	3		
12	Common Hackberry	Celtis occidentalis	Fair	15	Preserved			Public ROW
13	Elm spp.	Ulmus ssp.	Fair	8	Preserved			Public ROW
14	White Mulberry	Morus alba	Poor	7	Preserved			Public ROW
15	Box elder	Acer negundo	Poor	19	Preserved			Public ROW
16	Unknown	Unknown	Dead	23	Removed	5		
17	Littleleaf Linden	Tilia cordata	Good	6	Removed	2		
18	Tree of Heaven	Ailanthus altissima	Fair	15	Preserved			Public ROW
19	White Mulberry	Morus alba	Fair	5	Removed	2		
20	Eastern Red Cedar	Juniperus virginiana	Fair	6	Removed	2		
21	Box elder	Unknown	Poor	15	Removed	4		
22	White Mulberry	Morus alba	Fair	19	Removed	4		
23	White Mulberry	Morus alba	Fair	15	Removed	4		
24	White Mulberry	Morus alba	Poor	26	Removed	6		
25	Callery Pear	Pyrus calleryana	Fair	6	Removed	2		
26	Silver Maple	Acer saccharinum	Fair	13	Removed	4		
27	Tree of Heaven	Ailanthus altissima	Fair	11	Removed	3		Public ROW
28	American Elm	Ulmus americana	Poor	17	Removed	4		
29	Eastern Red Cedar	Juniperus virginiana	Fair	7	Removed	2		
30	Eastern Red Cedar	Juniperus virginiana	Fair	6	Removed	2		
31	Elm spp.	Ulmus ssp.	Fair	10	Removed	3		
32	White Mulberry	Morus alba	Fair	8	Removed	3		
33	Arborvitae	Thuja occidentalis	Fair	8	Removed	3		
34	Honey Locust	Gleditsia triacanthos	Good	14	Removed	4		
35	Red Maple	Acer rubrum	Fair	14	Removed	4		
36	Arborvitae	Thuja occidentalis	Fair	4	Preserved			
37	Honey Locust	Gleditsia triacanthos	Fair	11	Removed	3		
38	Elm spp.	Ulmus ssp.	Fair	6	Removed	2		
39	Callery Pear	Pyrus calleryana	Fair	6	Removed	2		
40	Red Maple	Acer rubrum	Fair	15	Removed	4		
41	Eastern White Pine	Unknown	Fair	6	Removed	2		
42	Elm spp.	Ulmus ssp.	Good	5	Removed	2		
43	Littleleaf Linden	Tilia cordata	Good	13	Removed	4		
44	Red Maple	Acer rubrum	Poor	15	Removed	4		
45	Elm spp.	Ulmus ssp.	Fair	3	Removed	2		
46	Colorado Blue Spruce	Picea pungens	Poor	5	Removed	2		
47	Silver Maple	Acer saccharinum	Fair	24	Removed	5		
48	Honey Locust	Gleditsia triacanthos	Good	14	Removed	4		
49	Eastern White Pine	Unknown	Fair	9	Removed	3		
50	Littleleaf Linden	Tilia cordata	Good	14	Removed	4		
51	Elm spp.	Ulmus ssp.	Fair	10	Removed	3		
52	Arborvitae	Thuja occidentalis	Fair	6	Preserved			
53	Arborvitae	Thuja occidentalis	Fair	6	Preserved			
54	Arborvitae	Thuja occidentalis	Fair	4	Preserved			
55	Callery Pear	Pyrus calleryana	Fair	6	Removed	2		
56	Crabapple spp.	Malus ssp.	Poor	15	Removed	4		
57	Elm spp.	Ulmus ssp.	Good	4	Removed	2		
58	Arborvitae	Thuja occidentalis	Fair	5	Preserved			
59	Honey Locust	Gleditsia triacanthos	Good	11	Removed	3		
60	Honey Locust	Gleditsia triacanthos	Good	9	Removed	3		
61	Littleleaf Linden	Tilia cordata	Fair	3	Removed	2		
62	Honey Locust	Gleditsia triacanthos	Fair	10	Preserved			PUBLIC ROW; Condition based on aerial
63	Honey Locust	Gleditsia triacanthos	Fair	12	Preserved			PUBLIC ROW; Condition based on aerial
64	Honey Locust	Gleditsia triacanthos	Fair	12	Removed	3		PUBLIC ROW; Condition based on aerial

*Only if a tree designated for preservation on the Preservation Plan is destroyed or razed during construction or removed without receiving approval, a permit or in the field adjustments, such trees shall be replaced with new trees in accordance with the above Exchange Rate.

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TREE PRESERVATION TABLE

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
L1.1

Drawing name: K:\CHI_LDEV\268959000_Core Acquisitions_Arlington Heights_ALV\3 Design\CAD\PlanSheets\TP1.0 TREE PRESERVATION PLAN.dwg L1.1 TREE PRESERVATION TABLE Jun 12, 2026 6:18am by JakeAntony
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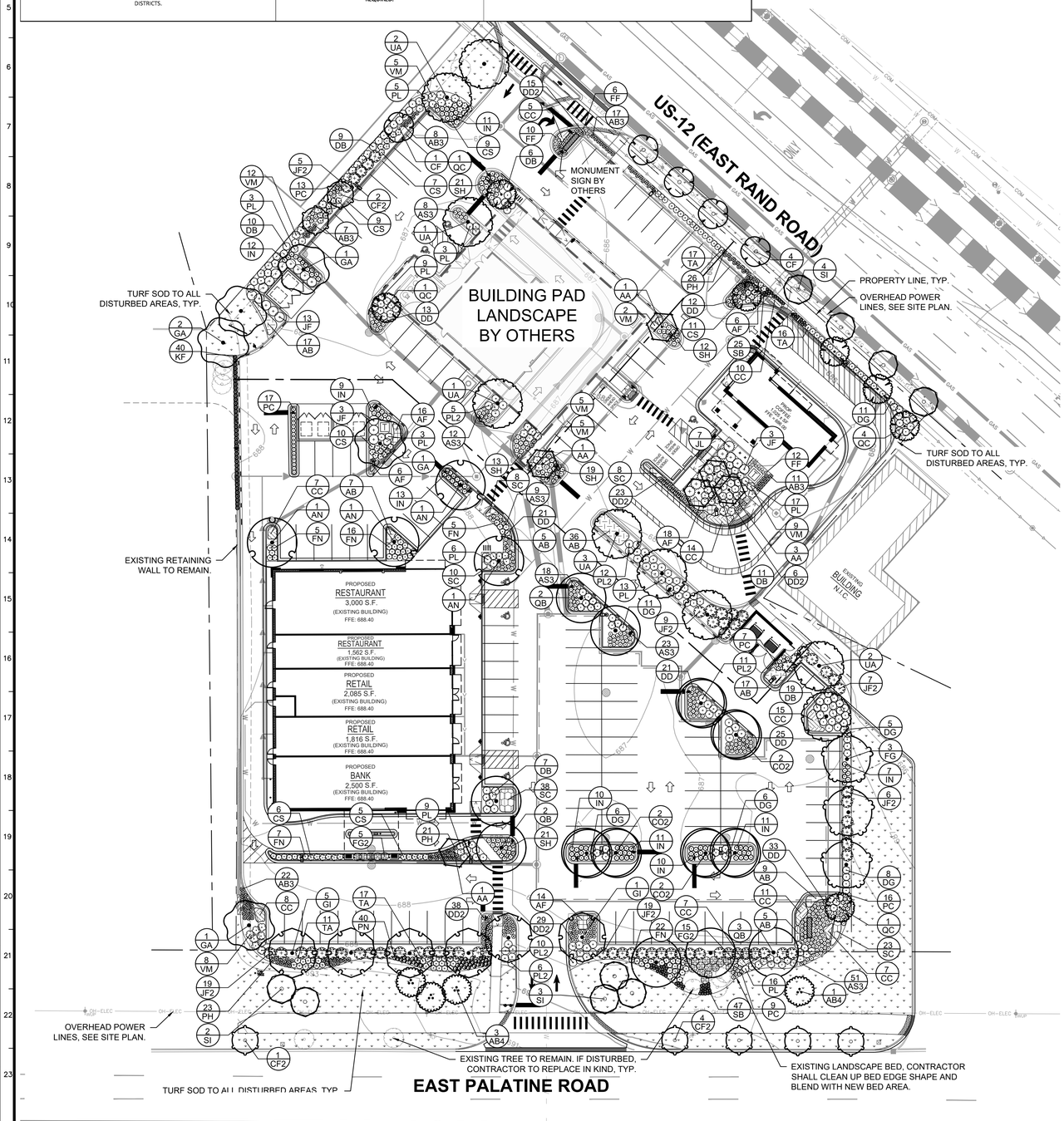
ARLINGTON HEIGHTS, IL LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	**REQUIRED**	**PROVIDED**
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT		
THERE SHALL BE AN ABUNDANCE OF LANDSCAPING ALONG RAND ROAD AND PALATINE ROAD WITH A GENEROUS AMOUNT OF GREEN SPACE.	AN ABUNDANCE OF LANDSCAPE ALONG RAND ROAD AND PALATINE ROAD IS REQUIRED.	AN ABUNDANCE OF LANDSCAPE AND GREENSPACE ALONG RAND ROAD AND PALATIINE ROAD, INCLUDING PARKING LOT SCREENING, CANOPY TREES, AND ORNAMENTAL TREES PROVIDED.
PROVIDE LANDSCAPING ADJACENT TO THE TRASH ENCLOSURE FOR A LAYERED SCREEN/BUFFER.	LANDSCAPE SCREENING ADJACENT TO THE TRASH ENCLOSURE IS REQUIRED.	EVERGREEN SCREENING AND LAYERED PLANTINGS PROVIDED ADJACENT TO TRASH ENCLOSURES.
ALL MECHANICAL UNITS MUST BE SCREENED.	ALL MECHANICAL UNITS ARE REQUIRED TO BE SCREENED.	ALL MECHANICAL UNITS WITHOUT CONFLICTS ARE SCREENED.
SECTION 20-6.11 - TREE PLANTING		
TREES SHALL BE PLANTED IN THE PARKWAY AREA AND SHALL BE SPACED NOT LESS THAN 40 FEET NOR MORE THAN 60 FEET APART.	E PALATINE ROAD: 286.4 LINEAR FT 286.4 / 40 = 7.2 = **7 PARKWAY TREES REQUIRED ALONG E PALATINE ROAD** E RAND ROAD: 283.1 LINEAR FT 283.1 / 40 = **7 PARKWAY TREES REQUIRED ALONG E RAND ROAD**	**7 PARKWAY TREES PROVIDED ALONG E PALATINE ROAD** **8 PARKWAY TREES PROVIDED ALONG E RAND ROAD**
SECTION 28-6.15-1.2 - LANDSCAPING REQUIREMENTS		
LANDSCAPED ISLANDS EQUAL IN AREA TO AT LEAST ONE PARKING SPACE AND CONTAIN AT LEAST ONE LIVE SHADE TREE AT A MINIMUM OF 4 INCHES IN DIAMETER SHALL BE LOCATED AT THE END OF EVERY 20 PARKING SPACES OR BENEATH EVERY LIGHT POLE.	**ONE SHADE TREE REQUIRED IN EVERY PARKING ISLAND.**	ONE SHADE TREE PROVIDED IN EVERY PARKING ISLAND WHEN FEASIBLE
SECTION 6.15-2.2 - LANDSCAPE REQUIREMENTS BETWEEN ZONING DISTRICTS		
SCREENING CONSISTING OF A MASONRY WALL, SOLID WOOD FENCE, OFFSET DOUBLE ROW OF DENSLEY PLANTED LANDSCAPE MATERIAL, OR A LANDSCAPE BERM IS REQUIRED BETWEEN ZONING DISTRICTS.	**SCREENING ALONG WEST SIDE OF PROPERTY BETWEEN ZONING DISTRICTS REQUIRED.**	NOT PROVIDED, SEE PLAN.



NOTE: SITE FURNISHING PACKAGE IDENTIFYING DECORATIVE LIGHTING, RAISED PLANTERS, TRASH CANS AND SEATING BY OTHERS.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES						
	AN	4	ACER X FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE	B & B	4" CAL. MIN.	
	AA	6	ACER X FREEMANII 'ARMSTRONG' / ARMSTRONG FREEMAN MAPLE	B & B	4" CAL. MIN.	
	CO2	6	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	4" CAL. MIN.	
	FG	3	FAGUS GRANDIFOLIA / AMERICAN BEECH	B & B	4" CAL. MIN.	
	GA	5	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE MALE ONLY	B & B	4" CAL. MIN.	
	GI	6	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST	B & B	4" CAL. MIN.	
	QB	7	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	4" CAL. MIN.	
	QC	7	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK	B & B	4" CAL. MIN.	
	UA	9	ULMUS X `MORTON` / ACCOLADE™ ELM	B & B	4" CAL. MIN.	
ORNAMENTAL TREES						
	AB4	4	AMELANCHIER CANADENSIS `AUTUMN BRILLIANCE` / CANADIAN SERVICEBERRY MULTI-STEM	B & B		6` HT. MIN.
	CF2	7	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD SINGLE STEM	B & B	2.5" CAL. MIN.	
	CF	5	CORNUS FLORIDA / FLOWERING DOGWOOD SINGLE STEM	B & B	2.5" CAL. MIN.	
	SI	9	SYRINGA RETICULATA `IVORY SILK` / IVORY SILK JAPANESE TREE LILAC SINGLE STEM	B & B	2.5" CAL. MIN.	
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
SHRUBS						
	AS3	121	ARONIA MELANOCARPA `UCONNAM165` / LOW SCAPE MOUND CHOKEBERRY	-	SEE PLAN	6" HT. MIN.
	CS	57	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES' / SIXTEEN CANDLES SUMMERSWEET	-	SEE PLAN	24" HT. MIN.
	DD2	111	DEUTZIA X `NCDX1` / YUKI SNOWFLAKE® DEUTZIA	-	SEE PLAN	6" HT. MIN.
	DD	125	DEUTZIA X `NCDX2` / YUKI CHERRY BLOSSOM® DEUTZIA	-	SEE PLAN	6" HT. MIN.
	DB	62	DIERVILLA SESSILIFOLIA 'BUTTERFLY' / BUTTERFLY BUSH-HONEYSUCKLE	-	SEE PLAN	24" HT MIN
	DG	47	DIERVILLA X `G2X885411` / KODIAK RED BUSH HONEYSUCKLE	-	SEE PLAN	24" HT. MIN.
	FN	55	FORSYTHIA X INTERMEDIA 'NIMBUS' / SHOW OFF® SUGAR BABY® DWARF FORSYTHIA	-	SEE PLAN	6" HT. MIN.
	FG2	20	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	-	SEE PLAN	24" HT. MIN.
	IN	94	ITEA VIRGINICA `SMNIVDFC` / SCENTLANDIA® SWEETSPIRE	-	SEE PLAN	6" HT. MIN.
	PL	84	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK	-	SEE PLAN	24" HT MIN
	PL2	44	POTENTILLA FRUTICOSA `LUNDY` / HAPPY FACE® YELLOW BUSH CINQUEFOIL	-	SEE PLAN	24" HT. MIN.
	SH	86	SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET SPIRAEA	-	SEE PLAN	6" HT. MIN.
	VM	46	VIBURNUM CARLESII `SMVCB` / SPICE BABY™ KOREANSPICE VIBURNUM	-	SEE PLAN	24" HT MIN
EVERGREEN SHRUBS						
	JF	19	JUNIPERUS CHINENSIS `FAIRVIEW` / FAIRVIEW JUNIPER	B & B	SEE PLAN	6` HT. MIN.
	JL	7	JUNIPERUS CHINENSIS 'GOLD LACE' / GOLD LACE JUNIPER	B & B	SEE PLAN	24" HT. MIN.
	JF2	65	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	SEE PLAN	36" HT. MIN.
	TA	61	THUJA OCCIDENTALIS 'HOLMSTRUP' / HOLMSTRUP EASTERN ARBORVITAE	B & B	SEE PLAN	36" HT. MIN.
ORNAMENTAL GRASSES						
	AB3	65	ANDROPOGON GERARDII `BLACKHAWKS` / BLACKHAWKS BIG BLUESTEM	2 GAL.	SEE PLAN	
	KF	40	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	2 GAL.	SEE PLAN	
	FF	28	FESTUCA X `COOL AS ICE` / COOL AS ICE BLUE FESCUE	2 GAL.	SEE PLAN	
	PH	70	PANICUM VIRGATUM `HEAVY METAL` / HEAVY METAL SWITCH GRASS	2 GAL.	SEE PLAN	
	PC	62	PANICUM VIRGATUM 'CAPE BREEZE' / CAPE BREEZE SWITCH GRASS	2 GAL.	SEE PLAN	
	PN	40	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS	2 GAL.	SEE PLAN	
	SB	72	SCHIZACHYRIUM SCOPARIUM `BLAZE` / BLAZE LITTLE BLUESTEM	2 GAL.	SEE PLAN	
PERENNIALS						
	AF	60	AGASTACHE X `BLUE FORTUNE` / BLUE FORTUNE ANISE HYSSOP	1 GAL.	24" OC	
	AB	96	AMSONIA TABERNAEMONTANA `BLUE ICE` / BLUE ICE EASTERN BLUESTAR	1 GAL.	24" OC	
	CC	84	COREOPSIS X `CREME BRULEE` / CREME BRULEE TICKSEED	1 GAL.	24" OC	
	SC	87	SEDUM X `CARL` / CARL SEDUM	1 GAL.	24" OC	
SYMBOL			**BOTANICAL / COMMON NAME**			
GROUND COVERS						
			TURF SOD			

NOTES:
1. SEE SHEET L3.0 FOR LANDSCAPE NOTES & DETAILS
2. SEE SHEET L3.1 FOR LANDSCAPE SPECIFICATIONS

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
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SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

LANDSCAPE PLAN

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER L2.0

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_ALL\2 Design\CAD\PlanSheets\L1.0 LANDSCAPE PLAN.dwg L2.0 LANDSCAPE PLAN Jan 12, 2026 6:18pm brr_jake.lotery
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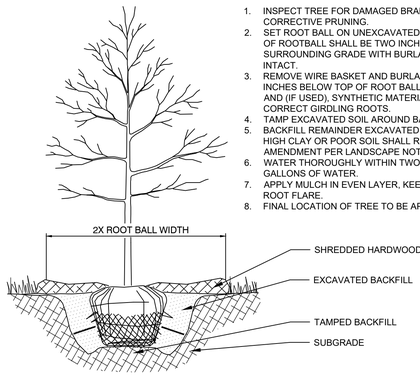
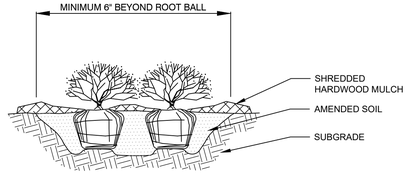


NOTES:

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.

1 TREE PLANTING

NTS

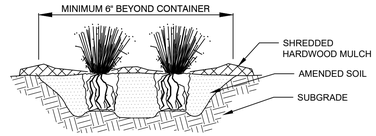


NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

3 SHRUB PLANTING

NTS



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF CONTAINER SHALL BE ONE INCH ABOVE SURROUNDING GRADE.
3. SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN GRASSES, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR GRASS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 ORNAMENTAL GRASS PLANTING

NTS

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.

SECTION

PLAN VIEW

4 PERENNIAL PLANTING

NTS

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

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LANDSCAPE NOTES AND DETAILS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
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ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
L3.0

Drawing name: K:\CHN_LDD\A268959000_Core Acquisitions_Arlington Heights_ALL\2 Design\CAD\PlanSheets\L3.0 LANDSCAPE NOTES AND DETAILS.dwg Jun 12, 2026 - 6:18pm by Jake.Ankney
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MAINTENANCE REQUIREMENTS

MAINTENANCE PROGRAMS SHALL BE SITE SPECIFIC AND COORDINATED WITH THE LANDSCAPE CONTRACTOR AND COUNTY FOR ADEQUATE MAINTENANCE PROCEDURES. A THREE YEAR STEWARDSHIP PROGRAM IS NECESSARY TO ENSURE PROPER ESTABLISHMENT AND HEALTH OF GROUND COVER, TO CONTROL INVASIVE SPECIES, AND TO PREVENT OVERGROWTH AND SHADING OF EQUIPMENT. AFTER THE THIRD GROWING SEASON, PROGRAM MAY BE REDUCED TO TWO VISITS PER YEAR AS NEEDED, DEPENDENT UPON SITE CONDITIONS AND REQUIRED STRATEGIES TO MAINTAIN GOOD HEALTH OF THE SITE SUCH AS DETHACHING, ADDITIONAL MOWING, OR HERBICIDE TREATMENTS.

FIRST YEAR

SPRING:
-EARLIEST POSSIBLE INSTALLATION MAY OCCUR IN THE SPRING OF THE FIRST YEAR. NO ACTIONS ARE REQUIRED TO BE PERFORMED DURING THE FIRST SEASON OF INSTALL. IF SEED APPLICATION TAKES PLACE IN SUMMER OR FALL OF THE FIRST YEAR, MAINTENANCE AND MONITORING SHOULD START THE FOLLOWING SEASON.

SUMMER:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SUMMER, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE SUMMER IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES AND DOMINATED BY DESIRABLE SPECIES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. NEWLY SEEDED AREAS SHOULD BE CUT BACK TO 10 INCHES IN HEIGHT.

FALL:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE FALL, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE FALL IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES AND DOMINATED BY DESIRABLE SPECIES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. NEWLY SEEDED AREAS SHOULD BE CUT BACK TO 10 INCHES IN HEIGHT.

SECOND YEAR

SPRING:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SPRING, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-DURING FIRST VISIT, MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE SPRING IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES AND DOMINATED BY DESIRABLE SPECIES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-PLANT SUPPLEMENTAL SEED AS NEEDED TO ADDRESS AREAS OF POOR COVERAGE AND TO INCREASE COMPETITION AND BIO-DIVERSITY.

SUMMER:
-SITE VISITS ARE TO BE PERFORMED THREE TIMES THROUGHOUT THE SUMMER, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS.
-CONDUCT MOWING UP TO THREE TIMES MAXIMUM DURING THE SUMMER IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES AND DOMINATED BY DESIRABLE SPECIES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.

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THIRD YEAR

SPRING:
-SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE EARLY SPRING, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.
-MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

SUMMER:
-SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE SUMMER, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.
-MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 16 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 16 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

FALL:
-SITE VISIT IS TO BE PERFORMED ONE TIME DURING THE FALL, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING.
-MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 24 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 24 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

FOLLOWING THE THIRD YEAR

-SITE VISITS ARE TO BE PERFORMED TWICE A YEAR, DURING THE EARLY SPRING AND LATE SUMMER, WITH MONITORING AND EVALUATION OF VEGETATION HEIGHT AND PRESENCE OF INVASIVE SPECIES OCCURRING AT EACH VISIT.
-DURING THE SPRING, MOWING SHOULD OCCUR TO CUT BACK ANY VEGETATION TO A HEIGHT OF 10 INCHES AND REMOVE DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON.
-DURING THE FALL, MOWING SHOULD OCCUR IN AREAS OF THE SITE IDENTIFIED TO HAVE VEGETATION OVER 24 INCHES IN HEIGHT. AREAS WITH HEIGHT UNDER 24 INCHES MAY REMAIN UNTIL THE NEXT SCHEDULED MONITORING VISIT. SEEDED AREAS SHOULD BE CUT BACK TO 12 INCHES IN HEIGHT.
-IF INVASIVE WOODY AND HERBACEOUS FLORA HAVE BEEN IDENTIFIED, PHYSICAL REMOVAL OR SPOT *HERBICIDE TREATMENTS ARE REQUIRED.

*ALL HERBICIDES ARE TO BE ANIMAL FRIENDLY AND APPLIED BY A TRAINED PERSONNEL.

PERFORMANCE STANDARDS

SATISFACTORY LANDSCAPE DEVELOPMENT ASSOCIATED WITH NATURALIZED VEGETATION WILL BE BASED ON THE FOLLOWING ITEMS.

FIRST YEAR:

WITHIN THREE MONTHS OF SEED INSTALLATION (OR THREE MONTHS AFTER THE START OF THE GROWING SEASON FOLLOWING DORMANT SEEDING), APPROXIMATELY 90 PERCENT OF THE SEEDED AREA, AS MEASURED BY AERIAL COVER, WILL BE VEGETATED OR OTHERWISE STABILIZED AGAINST EROSION. THE COVER CROP MAY BE INCLUDED IN THIS MEASUREMENT. IF MINIMUM IS NOT MET, ADDITIONAL SEEDING IS REQUIRED IN AREAS WITH POOR COVER.

SECOND YEAR:

BY THE END OF THE SECOND GROWING SEASON, THE PLANTED AREAS ARE DESIGNED TO HAVE A MINIMUM OF 50 PERCENT GROUND COVER BY SPECIES IN FINAL SEED MIX (NOT TO INCLUDE TEMPORARY COVER CROP OR UNDESIRABLE / INVASIVE SPECIES).

THIRD YEAR:

BY THE END OF THE THIRD GROWING SEASON, THE PLANTED AREAS ARE DESIGNED TO HAVE A MINIMUM OF 75 PERCENT GROUND COVER BY SPECIES IN FINAL SEED MIX (NOT TO INCLUDE TEMPORARY COVER CROP OR UNDESIRABLE / INVASIVE SPECIES).

ESTABLISHMENT NOTES AND STANDARDS

TREE / SHRUB ESTABLISHMENT

PREPARATION

HOLES DUG FOR TREES AND SHRUBS SHALL BE NO DEEPER THAN THE ROOTBALL OR CONTAINER, MEASURED TO THE TRUNK FLARE. DIAMETER OF HOLES SHALL BE TWICE THE DIAMETER OF THE ROOT BALL FOR TREES, AND AT MINIMUM 6 INCHES BEYOND THE DIAMETER OF CONTAINERS FOR SHRUBS.

INSTALLATION

INSTALL TREES AND SHRUBS SO THAT THE TRUNK FLARE IS AT A MAXIMUM 2 INCHES ABOVE GRADE, AND AT MINIMUM, AT GRADE. REMOVE CONTAINER AND REMOVE ANY BURLAP 6 INCHES FROM THE HEIGHT OF THE ROOT BALL, THEN BACKFILL TO FINISHED GRADE USING EXCAVATED SOIL FROM THE DUG HOLE.

SEED AREA ESTABLISHMENT

PREPARATION

SOIL PH IS TO BE TESTED PRIOR TO AMENDMENT AND FINAL GRADING. LIME OR SULFUR IS TO BE ADDED IN APPROPRIATE QUANTITY TO BRING PH TO ACCEPTABLE LEVELS FOR SEED APPLICATION AS NEEDED. IN AREAS OF SOIL AMENDMENT OR EXISTING AGRICULTURAL LAND, SOIL IS RECOMMENDED TO BE DISKED, CULTIVATED, AND PLANED / ROLLED AS NEEDED. SOILS SHALL BE UNIFORM, WITHOUT EXCESSIVE FURROWS, RUTS, OR RIDGES, AND LOW AREAS WHERE WATER MAY COLLECT. SOIL PREPARATION SHALL OCCUR WHEN WEATHER PERMITS AND TIMING ALLOWS FOR AT LEAST A FOLLOWING 48 HOURS WHERE SEEDING AND STABILIZATION METHODS MAY TAKE PLACE.

TIMING

IN ORDER TO MINIMIZE INITIAL USES OF BROAD APPLICATION HERBICIDE TREATMENT, AND PROMOTE EARLY AND STRONG ESTABLISHMENT OF SPECIFIED SEED MIXES WITH MINIMAL UNDESIRABLE WEED COMPETITION, DORMANT SEEDING SHOULD BE UTILIZED AS SITE CONDITIONS AND CONSTRUCTION TIMELINE PERMITS. IF ACTIVE SEASON SEEDING SHOULD BE REQUIRED, IT IS RECOMMENDED TO DO SO BETWEEN APRIL 1ST AND MAY 30TH, AFTER RISK OF MAJOR FREEZING CONDITIONS IS MINIMIZED. COVER CROPS MAY BE SEEDED AT ANY TIME IN THE EVENT THAT STABILIZATION IS REQUIRED OUTSIDE OF RECOMMENDED PLANTING TIMES. COVER CROPS MAY BE REQUIRED TO BE IRRIGATED IF APPLIED DURING WARM SEASONS AND IF ADEQUATE SOIL MOISTURE IS NOT PRESENT.

APPLICATION

SEED MIXTURES SHALL BE MECHANICALLY DRILLED, BROADCAST, OR HYDROSEEDED WITH STRAW MULCH PER SUPPLIER'S RECOMMENDATION (IF APPLICABLE). NO STRAW MULCH IS REQUIRED IF DRILL APPLIED, UNLESS NEEDED FOR STEEP SLOPES, SOIL STABILIZATION, OR OTHER AREAS THAT ARE IDENTIFIED FOR EROSION PREVENTION. SEED SHALL BE APPLIED AT INDICATED RATES WITH COVER CROP OATS, JAPANESE MILLET, WINTER PEA, OR ANNUAL RYE DEPENDENT ON SEASON AND SOIL CONDITIONS. SEED SPECIES SHALL BE LOCALLY SOURCED WHEN FEASIBLE. FINAL SEED MIX MAY VARY DEPENDENT UPON SPECIFIC SPECIES AVAILABILITY AND TIME OF INSTALLATION. FINAL SEED MIX SHALL BE APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR LANDSCAPE ARCHITECT. IF SEEDING IS PERFORMED PRIOR TO FINAL SITE INSTALLATION, ADDITIONAL SEED MAY BE APPLIED BY A LOW SPREADER IN AREAS THAT WERE DISTURBED. SITE SHOULD BE MONITORED FOLLOWING INSTALLATION FOR AREAS IDENTIFIED FOR ADDITIONAL RESEEDING UNTIL SEED MIX IS SUFFICIENTLY ESTABLISHED.

INVASIVE WEED CONTROL, MONITORING, & MANAGEMENT

A WORK PLAN SHOULD BE DEVELOPED TO AVOID THE SPREAD OF INVASIVE PLANTS FROM THESE AREAS. IF SUBSTANTIAL AREAS OF INVASIVE HERBACEOUS SPECIES ARE FOUND PRIOR TO OR AFTER PROJECT DEVELOPMENT, FOLIAR OR BROADCAST HERBICIDE APPLICATIONS MAY BE REQUIRED. FOR INVASIVE TREES, SHRUBS, AND VINES, MANAGEMENT MAY REQUIRE CUT-STEM HERBICIDE TREATMENTS.
ALL INVASIVE SPECIES MANAGEMENT SHOULD BE CONDUCTED DURING THE SUMMER MONTHS WHILE THE TARGET PLANTS ARE ACTIVELY GROWING.
TREATMENTS SHOULD BE CONDUCTED BETWEEN JULY AND AUGUST OF EACH YEAR AND SHOULD BE SEPARATED BY AT LEAST TWO WEEKS. APPROXIMATELY TWO HERBICIDE TREATMENTS SHOULD BE SCHEDULED PER SEASON FOR AT LEAST TWO YEARS FOLLOWING INITIATION OF PROJECT WORK. HERBICIDE USE REPORTING WILL ADHERE TO ALL APPLICATOR LICENSING REQUIREMENTS.

LANDSCAPE SPECIFICATIONS

Part 1.00 General

1.01 SCOPE OF WORK
A. This section covers furnishing and installing all landscape plants and non-plant 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 their 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. Quantities shown on plant list and schedules are for the convenience of the Owner and jurisdictional review agencies. The Contractor is responsible for verifying all quantities as drawn.

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 also conform to American Standard for Nursery Stock, ANSI (American National Standards Institute, Inc.) Z60.1-2014 (or most current version).
B. The Owner, Owner's representative, or Landscape Architect shall have the right, at any stage of the operations, to reject any and all work and materials which, in their 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 the 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 from 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.
C. Soil amendments shall be added to the soil in the amount and manner prescribed by soil analysis to obtain a pH of 5.5 to 6.5. 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 expenses.
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 excavated to a depth of 18" and 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 all non-turf seed mix areas, shrub, ornamental grass, perennial, and annual beds.

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 Princap (Simazine) as manufactured by Gelgy Agricultural Chemicals, Ardsley, New York 10502, or an approved equal.

2.04 ANTIDESICCANT
A. Antidesiccant 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 Nursery Specialty Products, Inc., or an acceptable equal. The antidesiccant shall be delivered in the manufacturer's fully identified containers and shall be mixed in accordance with manufacturer's instructions.

2.05 BORICIDE
A. Boricide shall be Lindane as manufactured by Platt, or an approved equal.

2.06 MULCH
A. Wood Mulch shall be shredded hardwood mulch at 3" in. depth. Furnish and install mulch to all trees, shrubs, perennial, and groundcover areas. Trees placed in area covered by turf shall receive a 4' wide tree ring with 3" depth shredded hardwood mulch. If requested, Contractor must submit a mulch sample to Owner, Owner's representative, and Landscape Architect for review and approval.

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 their 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 their 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 default method of measuring sizes of trees unless otherwise noted on plans. Diameter at breast height (DBH) shall be taken 4.5' above the ground level.
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, Owner's representative, or Landscape Architect; 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 (or will 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 of the project. All collected plants shall 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 than 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 hold the soil 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 tree does 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 or Owner's representative so they may agree on a time to mutually inspect the selected plants. The Owner or Owner's representative 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 after the Owner is convinced that all means of purchasing 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, they shall, after the award of the contract, make written application to the Owner or Owner's representative 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 all 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 plans where size, soil 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 antidesiccant. Antidesiccant shall be applied to all collected pines and oaks. Two weeks after planting or as specified by the product manufacturer; the material shall be sprayed again with the antidesiccant. The antidesiccant 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 winch or crane shall be thoroughly protected from chain marks, girdling or other bark slippage by means of burlap, wood battens or other acceptable method.

4.02 NON-PLANT 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 or Owner's representative, and the Contractor shall not proceed with this work until the unsatisfactory 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, for acceptance by the Owner or Owner's representative, before planting operations begin. The Contractor shall stake the location of the center of each tree and paint the outline of each shrub and groundcover bed. The stakes shall be oriented in a vertical manner so that they can be viewed and read from one direction. The Contractor shall give the Owner notice 24 hours prior to the completion staking described herein.
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 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 conditions 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 grade.
G. Immediately after each tree pit 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 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.

5.07 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 superfluous 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.

5.08 CLEANUP
A. During the course of planting, excess and waste materials shall be continuously and promptly removed daily, lawns 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 soils, 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.

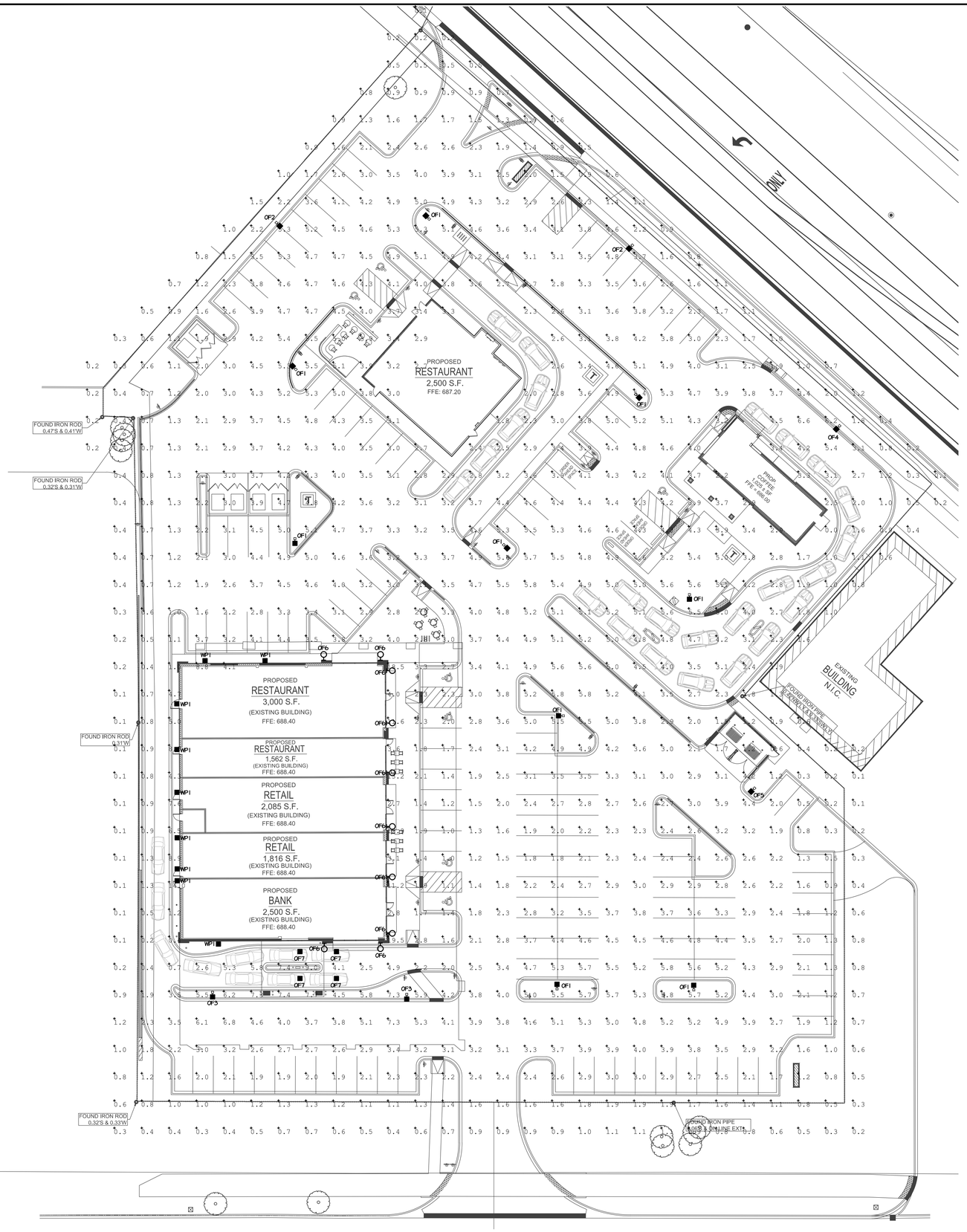
5.09 DISTURBED AREAS
A. All areas outside of the limits of work that are disturbed by the Contractor's construction activities shall be repaired and replanted to its original condition.

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 natural disaster. 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 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.

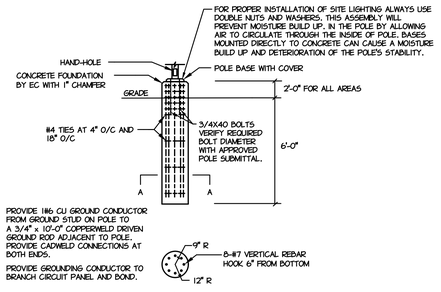
6.02 FINAL INSPECTION AND ACCEPTANCE
A. The Contractor shall notify the Owner in writing when the work has been completed in accordance with this Contract and request an inspection. The Owner or Owner's representative will make the inspection of the work and report findings as to acceptability and completeness. Any work remaining to be done shall be subject to reinspection 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 ac



SITE PLAN - PHOTOMETRICS

SCALE 1" = 20'-0"



SECTION A-A

LIGHTING CONCRETE POLE BASE

NOTES

1. POLE LIGHTING SHALL BE PROVIDED WITH INTEGRAL OCCUPANCY SENSORS AND DIMMING. LUMINARIE MOUNTING HEIGHT SHALL BE 20'. HEADS ARE TO BE MOUNTED ON A 18' POLE.
2. POLES SHALL BE BONDED TO AN EQUIPMENT GROUNDING CONDUCTOR ORIGINATING FROM THE SERVICE PANEL GROUNDING SYSTEM. 2017 NEC, SECTION 410.30(B)(3).

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	2.95	18.8	0.0	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	[MANUFAC]	Mounting Height
▭■	9	RSX3 LED P3 40K R5	Single	OF1	0.900	36282	266.82	2401.38	Lithonia Lighting	20
▭■	2	RSX2_LED_P1_40K_R3__EGS	Single	OF2	0.900	9452	72.0642	144.128	Lithonia Lighting	20
▭■	2	RSX2_LED_P2_40K_R4	Single	OF3	0.900	17427	114.07	228.14	Lithonia Lighting	20
▭■	1	RSX2_LED_P2_40K_R3__EGS	Single	OF4	0.900	14792	114.071	114.071	Lithonia Lighting	20
▭■	1	RSX3 LED P1 40K R3	Single	OF5	0.900	27281	194.71	194.71	Lithonia Lighting	20
⊢○	10	OLWX1 LED 20W 40K DDB	Single	OF6	1.500	1261	20	200	Lithonia Lighting	8
■	4	RCNY LED SYMC ALO1 Setting 1	Single	OF7	0.900	1980	14.132	56.528	Lithonia Lighting	10
■	9	WDGE2_LED_P2_40K_80CRI_VW	Single	WP1	0.910	2076	14.53	130.77	Lithonia Lighting	8

NOTES:

1. FINAL SELECTIONS FOR WALL MOUNTED AND CANOPY FIXTURES SHALL BE BY LANDLORD.

PFDA ARCHITECTS, INC.
2803 BUTTERFIELD RD.
SUITE 340
OAK BROOK, IL 60523
TEL: (312) 795-1245
FAX: (312) 795-6123

PROJECT:

CORE ACQUISITIONS

CORE ACQUISITIONS
200 S WACKER DR.
SUITE 1325
OAK BROOK, IL 60606

PROJECT:

PROPOSED
SITE REWORK

EAST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

SHEET TITLE:

SITE PLAN - PHOTOMETRICS

NO.	DATE	DESCRIPTION
	06.10.25	PHOTOMETRICS UPDATE
	01.30.25	PHOTOMETRICS UPDATE
	10.09.25	FOR REVIEW

KENNETH L. KRAUS
062.049638
LICENSED
PROFESSIONAL ENGINEER
OF
ILLINOIS

Date 10-09-2025
Expires NOV 30, 25

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DRAWN BY:

CHECKED BY:

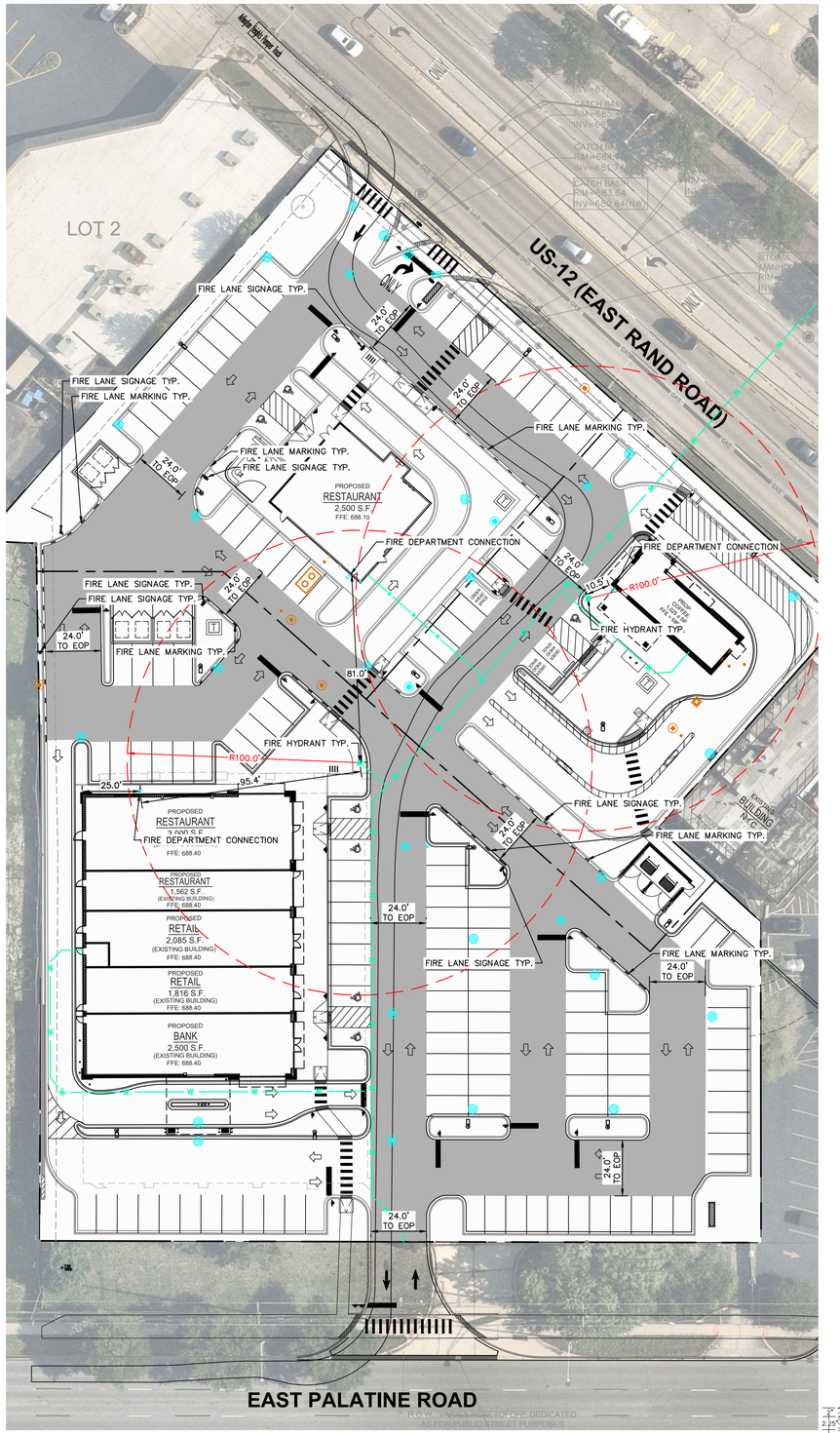
SHEET:

E1.0

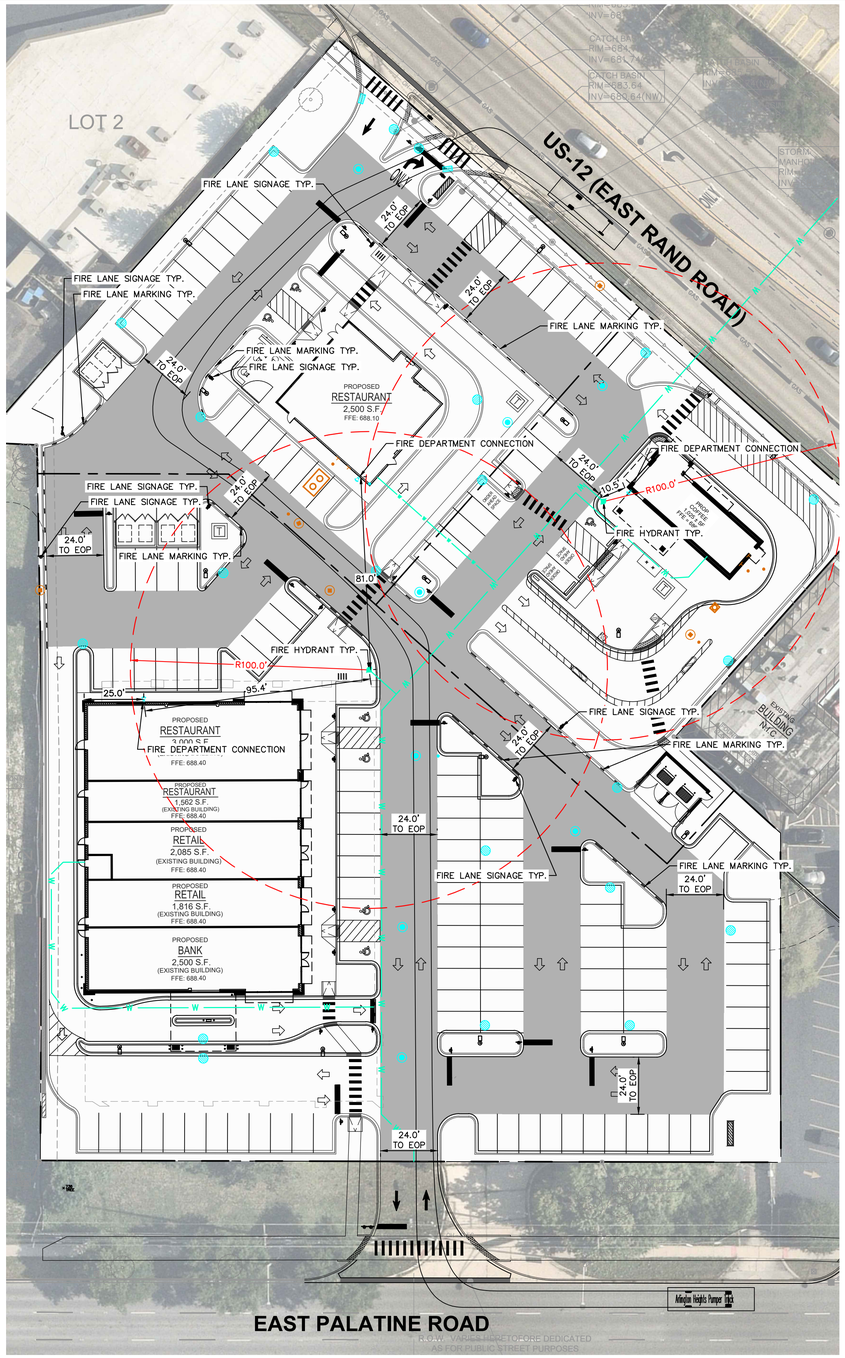
JOB NO. 25065

8112E1.0 06/11/26

CARTLAND ◆ KRAUS ENGINEERING, LTD.
760 Telser Road Lake Zurich, IL 60047
T (847) 719-1700 F (847) 719-1738
Plumbing ◆ Mechanical ◆ Electrical
Design Firm Number 184.004007
Expires: 04/30/2027



RAND ENTRANCE & PALATINE EXIT
1" = 30'



PALATINE ENTRANCE & RAND EXIT
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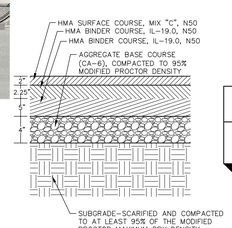
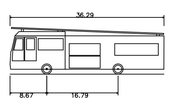


VILLAGE OF ARLINGTON HEIGHTS FIRE LANE
N.T.S.

PAVING LEGEND

HEAVY DUTY ASPHALT PAVEMENT – FIRE LANE
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION



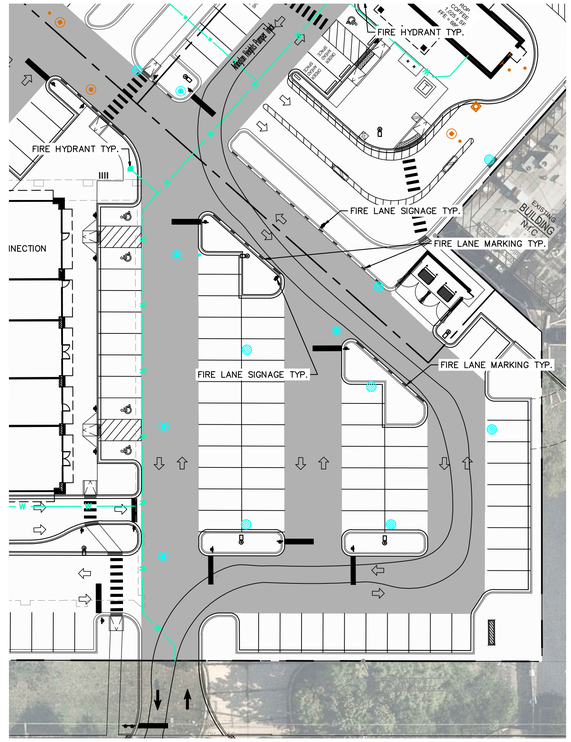
Arlington Heights Pumper Truck	
Overall Length	36,290ft
Overall Width	9,776ft
Overall Body Height	11,000ft
Min Body Ground Clearance	1,130ft
Track Width	6,830ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

NO PARKING FIRE LANE

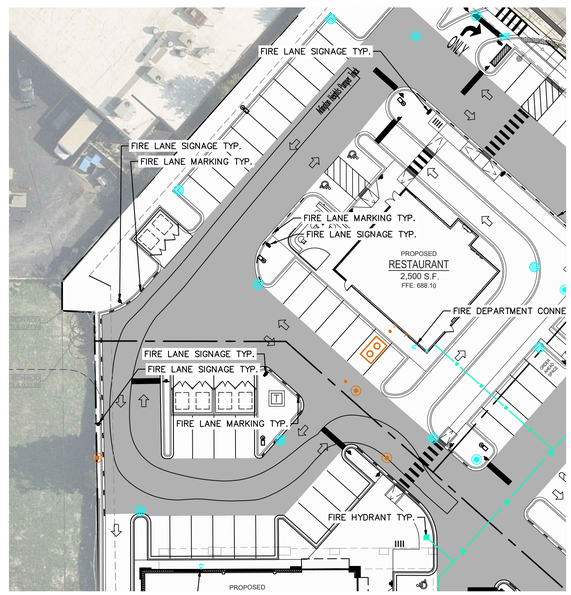
GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

NO PARKING FIRE LANE SIGNAGE
(12" X 18" WITH RED LETTERS ON WHITE REFLECTIVE BACKGROUND)



EAST CORNER AROUND PARKING LOT
1" = 30'



WEST CORNER AROUND DUMPSTER ENCLOSURE
1" = 30'

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	06/12/26	JTA
2	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
3	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
4	REVISED PER VILLAGE COMMENTS	03/13/26	INS
5	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
6	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
7	REVISED PER VILLAGE COMMENTS	12/17/25	INS

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-572-4700
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

FIRE TRUCK TURN

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER C2.2

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_JL\2 Design\CAD\Exhibits\268959000-Fire Truck Turn.dwg C2.2 Jun 12, 2026 6:34pm by: Ian.Spence
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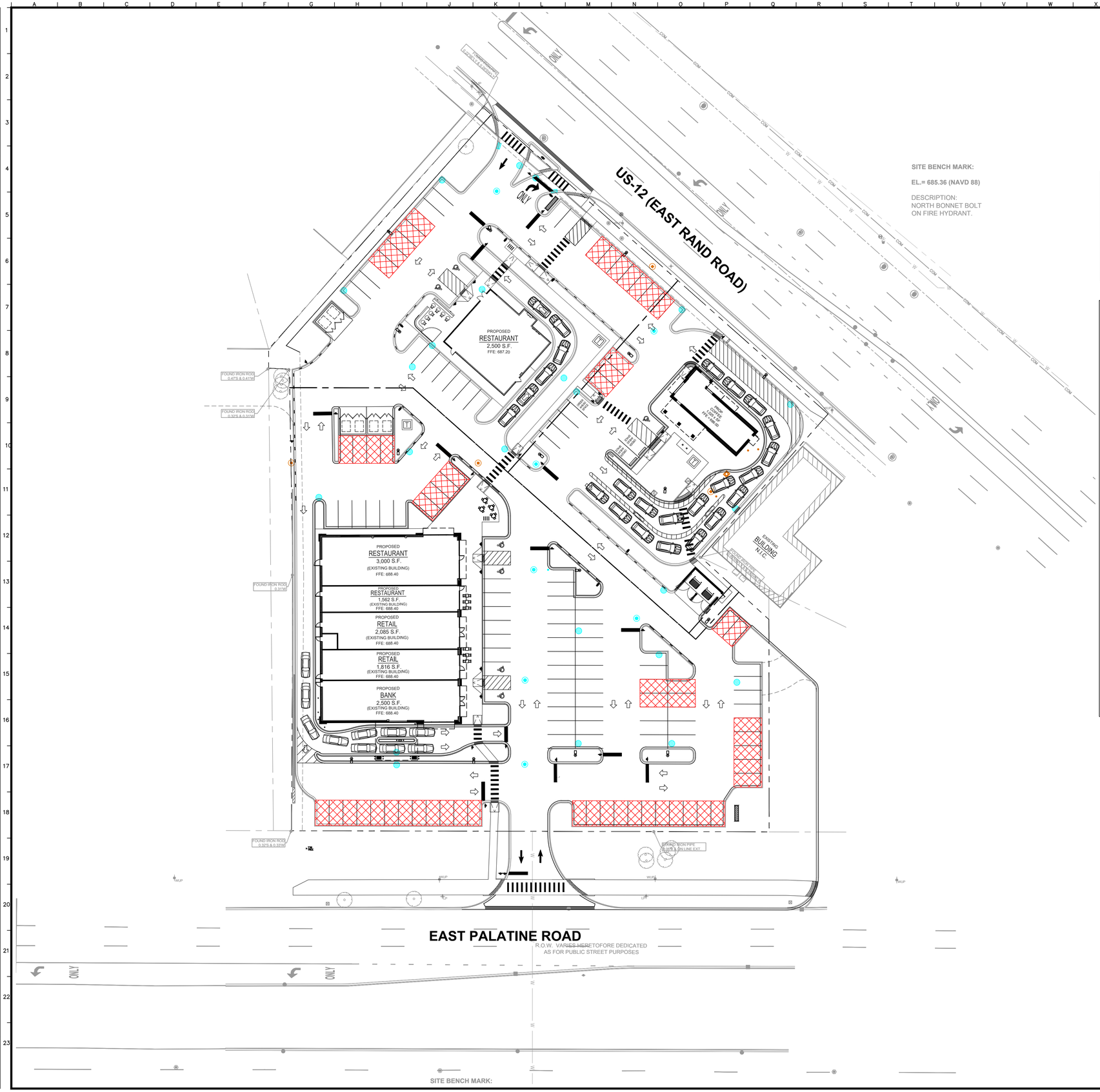

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
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LEGEND

OPERATIONAL SNOW REDISTRIBUTION AREAS

1. SNOW REMOVAL OPERATIONS SHALL BE PERFORMED BY THE PROPERTY OWNER OR THEIR DESIGNATED SNOW REMOVAL CONTRACTOR.
2. SNOW WILL BE PLOWED AND TEMPORARILY STOCKPILED WITHIN LANDSCAPED ISLANDS, PERIMETER LANDSCAPE AREAS, AND PAVEMENT EDGES AS SHOWN. SNOW STORAGE AREAS ARE OPERATIONAL IN NATURE AND DO NOT PERMANENTLY REMOVE OR REDUCE REQUIRED PARKING SPACES.
3. ALL REQUIRED PARKING SPACES ARE PROVIDED AND MAINTAINED IN ACCORDANCE WITH VILLAGE ZONING REQUIREMENTS. PARKING STALLS MAY BE TEMPORARILY OBSTRUCTED DURING SNOW EVENTS BUT WILL BE RETURNED TO SERVICE FOLLOWING SNOW REDISTRIBUTION AND MELT.
4. SNOW SHALL NOT BE PLACED WITHIN PUBLIC RIGHT OF WAY, PUBLIC SIDEWALKS, FIRE LANES, OR REQUIRED ACCESS DRIVES.
5. ADA ACCESSIBLE ROUTES, BUILDING ENTRANCES, FIRE LANES, AND EMERGENCY ACCESS ROUTES SHALL BE MAINTAINED CLEAR DURING SNOW EVENTS.
6. CATCH BASINS WITHIN PARKING AREAS SHALL REMAIN CLEAR OF SNOW STOCKPILE TO MINIMIZE ICING AND REFREEZING.
7. SNOW REMOVAL OPERATIONS AND RESPONSIBILITIES SHALL BE CARRIED OUT IN ACCORDANCE WITH THE SITE OPERATIONS AND MAINTENANCE RESPONSIBILITIES.

NO.	REVISIONS	DATE	BY
1	ISSUED FOR PERMIT – LOT 3	05/26/26	JTA
2	REVISED PER IDOT & VILLAGE COMMENTS	05/12/26	JTA
3	REVISED PER VILLAGE COMMENTS	03/13/26	INS
4	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
1	ISSUED FOR PERMIT – LOT 3	01/28/26	INS
2	REVISED PER VILLAGE COMMENTS	12/17/25	INS
3	REVISED PER VILLAGE COMMENTS	10/7/25	INS

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-520-9004
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

SNOW REMOVAL PLAN

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
EXH

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\Exhibits\268959000-Snow Removal Plan.dwg C2.0 Jun 09, 2026 4:54pm by: Ian.Spence
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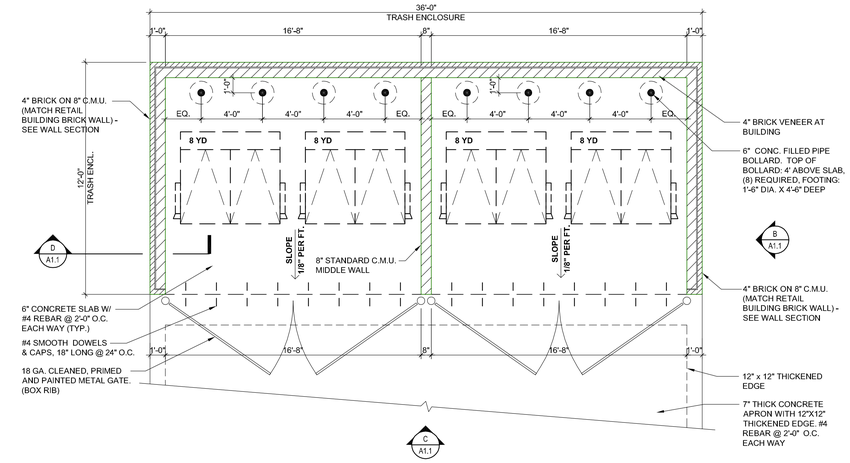
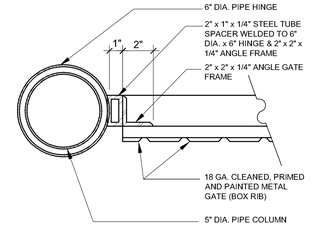


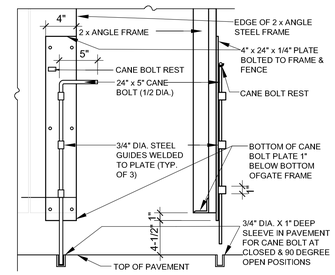
A A1.1 ENLARGED TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



E A1.1 GATE HINGE DETAIL

SCALE: N.T.S.



F A1.1 CANE BOLT DETAIL

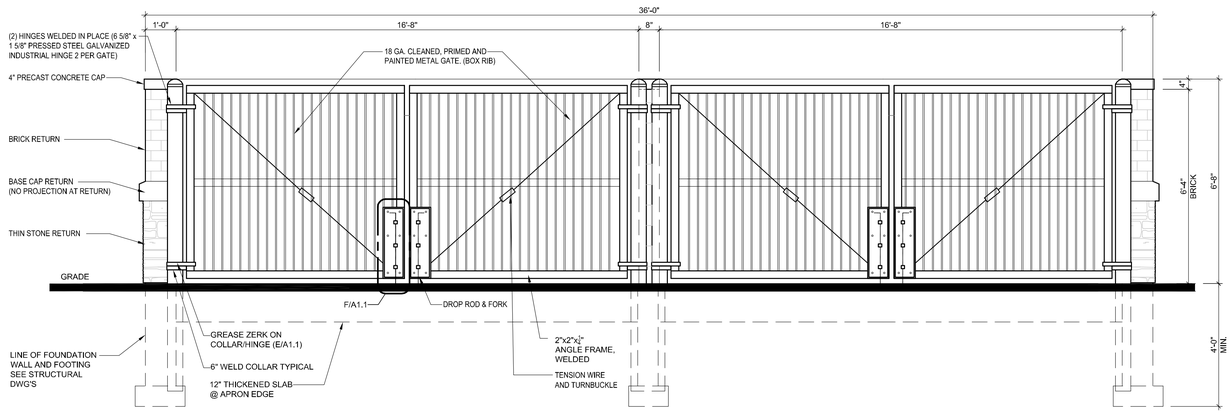
SCALE: N.T.S.

B A1.1 TRASH ENCLOSURE SIDE ELEVATION

SCALE: 1/2" = 1'-0"

D A1.1 TRASH ENCLOSURE SECTION

SCALE: 1/2" = 1'-0"



C A1.1 TRASH ENCLOSURE FRONT ELEVATION

SCALE: 1/2" = 1'-0"

PFDA ARCHITECTS, INC.
2803 BUTTERFIELD RD.
SUITE 340
OAK BROOK, IL 60523
TEL: (312) 795-1245
FAX: (312) 795-6123

PROJECT:

CORE ACQUISITIONS

CORE ACQUISITIONS
200 S. WACKER DR.
SUITE 1325
OAK BROOK, IL 60606

PROJECT:

PROPOSED
BUILDING REMODEL

375-425 EAST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

SHEET TITLE:
SITE DETAILS

NO.	DATE	DESCRIPTION
	11.26.25	DESIGN REVIEW
	10.28.25	PLAN / ELEVATION UPDATE
	10.08.25	FOR REVIEW

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DRAWN BY: | CHECKED BY:

SHEET:

A1.1

JOB NO. xxxxx

375

RETAIL SPACE FOR LEASE

Brendan Reedy
BReedy@MidAmericaGrp.com
630.954.7230

Jimmy Danaher
JDanaher@MidAmericaGrp.com
630.954.7238

MIDAMERICA

NOTICE OF PUBLIC HEARING

Hearing for:
CW Arlington Holdings LLC
PUD Amendment, Final Plat of Subdivision, Special Use Permits, Rezoning to B-2 General Business District, with Variations

Hearing Location:
Arlington Heights Municipal Building
33 S. Arlington Heights Road

DATE: Wednesday, July 8th **TIME:** 7:30 PM

PUBLIC ATTENDANCE & COMMENTS INVITED

For details call:
Adam Bell
(224) 470-2211

or:
Village of Arlington Heights, Department of Planning and Community Development
(847) 368-5200

WE'RE MOVING
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ARLINGTON HEIGHTS
STG
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ARLINGTON HEIGHTS
STG
TIM'S GLASS AUTO UPHOLSTERY
STG

SUBURBAN
TRIM & GLASS AUTO UPHOLSTERY

RETAIL SPACE FOR LEASE

630.954.7390

NOTICE OF PUBLIC HEARING

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PUD Amendment, Final Plat of Subdivision, Special Use Permits,
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For details call:
Adam Bell
(224) 470-2211

or:
Village of Arlington Heights, Department of
Planning and Community Development
(847) 368-5200

Suggested Motion for Village Board Meeting – 9/8/2026

X.C. 375 E. Rand Road – Pep Boys Redevelopment

Motion to Direct Staff and the Village Attorney to prepare final documents granting the zoning relief for consideration at a future Board meeting for PC#26-022, subject to the recommended conditions all as set forth in the agenda for tonight's Board Meeting.

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/8/2026

Item: 375 - 425 E. Rand Road – Sign Variation DC #26-029
Department: Planning & Community Development

Item Description:
A public meeting was held by the Design Commission on May 19, 2026 where the Design Commission unanimously recommended to the Village Board of Trustees approval of the following sign variations for the proposed development located at 375-425 E. Rand Road.

Ground Signs

1. A variation from Chapter 30, Section 30-303.c Dimensions, to allow two 80 sf ground signs, where 66 sf is the maximum allowed size.

Wall Signs

2. A variation from Chapter 30, Section 30-402.a Number, to allow five wall signs for Dutch Bros Coffee, where only one wall sign is allowed.

Drive-Through Signs

3. A variation from Chapter 30, Section 30-208.b to allow four menu board signs for Dutch Bros Coffee, where only two menu board signs are allowed.

4. A variation from Chapter 30, Section 30-208.a.4.c to allow one wall-mounted menu board to face Rand Road for Dutch Bros Coffee, where menu boards are required to be located in the side or rear yards, away from the primary street frontage.

5. A variation from Chapter 30, Section 30-208.a.3 to allow four supplemental "snap frame" menu advertisement signs totaling 19.26 sf for Dutch Bros Coffee, where additional advertising signage is not allowed.

This recommendation is based on the plans received 4/27/26, Federal, State, and Village Codes, regulations, and policies, the issuance of all

required permits, and the following conditions as recommended by the Design Commission:

1. Omit the “Dutch Bros” wall sign on the west wall.

2. The wall mounted menu board located next to the drive-through pick-up window shall be a non-illuminated “snap-frame”.

3. Omit the four “snap frames” on the north wall.

Staff Recommendation:

Staff has prepared two potential motions for Village Board consideration:

a. If the Village Board concurs with the Design Commission's recommendation (as outlined above), the appropriate motion is as follows: *To direct Staff and the Village Attorney to prepare final documents granting the requested sign variation relief as recommended by the Design Commission, and as set forth in the agenda materials for tonight’s Board Meeting, noting that any additional ground signs on the property are expressly prohibited.*

b. If the Village Board concurs with Staff's recommendation, the appropriate motion is as follows: *To direct Staff and the Village Attorney to prepare final documents granting the requested sign variation relief as outlined by Staff in their memo dated September 2, 2026, and as set forth in the agenda materials for tonight’s Board Meeting.*

ATTACHMENTS:

1. Staff Report 5.12.26
2. Summary of Staff v. DC Recommendations_09.02.2026
3. 375-425 E Rand - Exhibits
4. Design Commission Minutes 5-19-26
5. Revised Exhibits 7-10-26
6. Suggested VB Motion - 375-425 E Rand SV

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Sign Variation
Project Address: 375-425 E. Rand Road
Prepared By: Steve Hautzinger
Date Prepared: May 12, 2026

PETITION INFORMATION:

DC Number: 26-029
Petitioner Name: Ben Barad
Petitioner Address: Core Acquisitions
10 Parkway North Blvd
Suite 120
Deerfield, IL 60015
Meeting Date: May 19, 2026

Requested Action(s):

Ground Signs:

1. A variation from Chapter 30, Section 30-303.c Dimensions, to allow two 116 sf ground signs, where 66 sf is the maximum allowed size.

Wall Signs:

2. A variation from Chapter 30, Section 30-402.a Number, to allow six wall signs for Dutch Bros Coffee, where only one wall sign is allowed.

Drive-Through Signs:

3. A variation from Chapter 30, Section 30-208.b to allow four menu board signs for Dutch Bros Coffee, where only two menu board signs are allowed.
4. A variation from Chapter 30, Section 30-208.a.4.c to allow one wall-mounted menu board to face Rand Road for Dutch Bros Coffee, where menu boards are required to be located in the side or rear yards, away from the primary street frontage.
5. A variation from Chapter 30, Section 30-208.a.3 to allow eight supplemental "snap frame" menu advertisement signs totaling 38.52 sf for Dutch Bros Coffee, where additional advertising signage is not allowed.

ANALYSIS:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

Summary:

The subject property is approximately 2.8 acres in size. The western side of the site is zoned B-2 'General Business District', and includes the former Pep Boys building and associated parking area. The eastern side of the site is currently zoned R-1 'One Family Dwelling District', and includes the former Suburban Trim & Glass building as well as several accessory structures. The proposed redevelopment includes rezoning the entire site to B-2. The site has access from Rand Road on the north and Palatine Road from the south.

The petitioner is proposing to demolish the former Suburban Trim & Glass building and all accessory structures to allow redevelopment of the north end of the property with two new free-standing drive-through restaurants facing Rand Road. One of the two proposed new free-standing drive-through restaurants will be Dutch Bros Coffee, and the other restaurant will be determined in a future phase. The

petitioner is also proposing partial demolition and renovation of the existing Pep Boys building to create a new multi-tenant retail building along Palatine Road.

Two new multi-tenant ground signs are being proposed for the overall development. Per code, one ground sign is allowed per building, so two ground signs are allowed. One of the signs will face Rand Road on the north, and the other sign will face Palatine Road on the south. All businesses within the development will be listed on the ground signs, so there will be no other separate individual ground signs. Per code, the maximum allowed size for each ground sign is based on the width of the road and the speed limit, which in this case is 66 sf maximum. The petitioner is seeking a variation to allow each of the ground signs to be 116 sf, where 66 sf is the maximum allowed. Table 1 below summarizes the proposed ground signs.

Dutch Bros Coffee is proposing six wall signs on their new building: two on the north wall, two on the west wall, one on the east wall, and one on the south wall. Per code, only one wall sign is allowed per street frontage. With just one frontage on Rand Road, only one wall sign is allowed. A sign variation is required for the five additional signs. Table 2 below summarizes the proposed wall signs.

Dutch Bros is also proposing extensive drive-through signage including two free-standing pre-sell menu boards, two free-standing menu boards, two wall-mounted menu boards, and eight supplemental "snap frame" menu advertisement signs. Variations are required due to the quantity of drive-through signs proposed. A variation is also required for one of the wall-mounted menu boards which is facing Rand Road, which is not allowed. Tables 3 & 4 below summarize the proposed menu board signs.

Table 1: Proposed Ground Signs Summary:

GROUND SIGN #	SIGN DESCRIPTION SIGN LOCATION/ STREET FRONTAGE	SIZE 66 SF MAX ALLOWED	HEIGHT 16'-6" MAX ALLOWED	REMARKS
1	Multi-tenant ground sign with seven tenant panels Facing Rand Road	116 sf	16'-6"	**Variation Required for Size**
2	Multi-tenant ground sign with seven tenant panels Facing Palatine Road	116 sf	16'-6"	**Variation Required for Size**
TOTAL		232 sf		

Table 2: Proposed Dutch Bros Wall Signs Summary:

WALL SIGN # DESCRIPTION	ELEVATION / FRONTAGE	SIGNABLE AREA	25% OF SIGNABLE AREA	SIGN SIZE	REMARKS
N-02 "DUTCH BROS"	West Elevation / no street frontage	156 sf	39 sf	32.24 sf	**Variation Required for Number of Signs**
N-03 "DUTCH BROS"	South Elevation / No street frontage	272 sf	68 sf	32.24 sf	**Variation Required for Number of Signs**
N-04 "DUTCH BROS"	North Elevation / Rand Road	250 sf	63 sf	32.24 sf	Complies with code
N-05 Windmill logo	West Elevation / no street frontage	224 sf	56 sf	18.4 sf	**Variation Required for Number of Signs**
N-06 Windmill logo	North Elevation / Rand Road	190 sf	48 sf	18.4 sf	**Variation Required for Number of Signs**
N-07 Windmill logo	East Elevation / no street frontage	439 sf	66 sf (15%)	18.4 sf	**Variation Required for Number of Signs**
TOTAL				151.92 sf	

Table 3: Proposed Menu Board Signs Summary:

MENU BOARD SIGN # DESCRIPTION	ELEVATION/ FRONTAGE	MAX ALLOWED SIZE	SIGN SIZE	REMARKS
N-08 Wall-Mounted Menu Board at walk-up window	South Elevation / no street frontage	49 sf	10.70 sf	**Variation Required for Number of Menu Board Signs**
N-09 Wall-Mounted Menu Board at drive-through pick-up window	North Elevation / Rand Road	49 sf	10.70 sf	**Variation Required for Number of Menu Board Signs** **Variation Required for facing Rand Road**
N-10 Free-standing Pre-Sell Menu Board in drive-through lane	Not Applicable	24 sf	21.70 sf	Complies with code
N-11 Free-standing Pre-Sell Menu Board in drive-through lane	Not Applicable	24 sf	21.70 sf	Complies with code
N-12 Free-standing Menu Board in drive-through lane	Not Applicable	49 sf	21.70 sf	Complies with code
N-13 Free-standing Menu Board in drive-through lane	Not Applicable	49 sf	21.70 sf	Complies with code

Table 4: Proposed Snap Frame Menu Advertisement Signs Summary:

SNAP FRAME SIGN #	ELEVATION/ FRONTAGE	SIGN SIZE	REMARKS
N-14	South Elevation / no street frontage	1.3 sf	**Variation Required for Supplemental Advertising Sign**
N-15	South Elevation / no street frontage	1.3 sf	**Variation Required for Supplemental Advertising Sign**
N-16	North Elevation / Rand Road	1.3 sf	**Variation Required for Supplemental Advertising Sign**
N-17	North Elevation / Rand Road	1.3 sf	**Variation Required for Supplemental Advertising Sign**
N-18	South Elevation / no street frontage	8.33 sf	**Variation Required for Supplemental Advertising Sign**
N-19	South Elevation / no street frontage	8.33 sf	**Variation Required for Supplemental Advertising Sign**
N-20	North Elevation / Rand Road	8.33 sf	**Variation Required for Supplemental Advertising Sign**
N-21	North Elevation / Rand Road	8.33 sf	**Variation Required for Supplemental Advertising Sign**
TOTAL		38.52 sf	

Sign Variation Criteria:
The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

a. *That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
b. *That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
c. *That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
d. *That the variation will not alter the essential character of the locality;*
e. *That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter addressing the sign variation criteria for each of the variations, which is summarized as follows:

Ground Signs:
The petitioner feels that the additional ground sign size is necessary to effectively serve all seven of their prospective tenants across the development.

Wall Signs:
The petitioner feels that the six proposed wall signs for Dutch Bros is necessary to be consistent with their national prototype requirements. Also, the petitioner feels that enhanced visibility is critical,

particularly for southbound traffic to the primary point of access to the site, and additional signage also ensures visibility for customers approaching from Palatine Road. The petitioner states that the requested signage package is necessary to maintain brand consistency and ensure adequate visibility within a high-traffic corridor.

Drive-through Menu Signs:

The petitioner reports that the proposed drive-through menu signs are Dutch Bros standard prototype menu board signage. The menu boards are pre-manufactured, non-order-taking displays and are strictly informational in nature. The menu boards are a key component of Dutch Bros' national prototype and are designed to streamline the customer experience by improving menu visibility and expediting ordering decisions which helps improve traffic flow and operational efficiency within the drive-through.

Staff Comments/Analysis:

Ground Signs:

Staff does not agree with the variation for the oversized multi-tenant ground signs. Table 5 below provides a comparison to ground signs at adjacent surrounding retail centers. The subject property is significantly smaller than the three adjacent major retail centers, yet the size of the proposed signs is the largest. All of the surrounding retail centers' ground signs are code complaint in regards to size. Staff does not feel that there is a hardship necessitating larger signs. Staff recommends that the proposed ground signs be redesigned to comply with code.

Table 5: Ground Sign Comparison to Adjacent Retail Centers:

Adjacent Retail Centers	Approximate Total Building Area	Approximate Site Area	Ground Sign Number / Size / Total
Town & Country, 325-615 E. Palatine Rd.	325,603 sf	30.8 acres	3 signs: 66 sf each Total: 198 sf
Arlington Plaza, 134-278 W. Rand Rd.	276,800 sf	27.3 acres	1 sign: 80 sf
Northpoint, 304-470 E. Rand Rd.	264,206 sf	19.7 acres	3 signs: 64 sf, 80 sf, & 58 sf Total: 202 sf
Arlington Heights Promenade, 305-349 E. Rand Rd.	24,000 sf	1.7 acres	2 signs: 48.3 sf each Total: 96.6 sf requested
Subject Property, 375-425 E. Rand Rd.	14,587 sf	2.8 acres	2 signs proposed: 116 sf each Total: 232 sf proposed

Wall Signs:
Six wall signs totaling 151.92 sf for Dutch Bros is excessive as compared to other drive-through restaurants' wall signs in Arlington Heights (see Table 6 below). However, Staff does acknowledge that this is partially due to a few unique circumstances. It is not uncommon for businesses to have a logo combined with their business name to create one sign. However, Dutch Bros brand standard is unique with the windmill logo separated from the business name, essentially creating two signs out of one. The signs also work well with the building design, and they are all appropriately sized being less than 25% of the signable wall area. For these reasons, Staff does not strongly object to two wall signs on the main north and west facades. Additionally, in this unique situation, customers will also be entering the site from Palatine Road and approaching the building from the back, and Staff does not strongly object to one wall sign on the south wall for wayfinding.

However, Staff does object to six wall signs, which is excessive. Staff feels that no more than four wall signs should be allowed to avoid an unfair competitive advantage. It is recommended that the Design Commission and the petitioner evaluate which two wall signs should be omitted.

Table 6: Summary of Wall Signs at Existing Drive-Through Restaurants:

BUSINESS NAME, ADDRESS	STREET FRONTAGES / NUMBER OF WALL SIGNS PERMITTED	NUMBER OF WALL SIGNS APPROVED	TOTAL SQUARE FOOTAGE OF WALL SIGNAGE	REMARKS
McDonald's, 1920 N Arlington Heights Rd	1	4	82.8 sf	Variations Approved in 2006
McDonald's, 45 E Golf Rd	1	3	60.8 sf	Variations Approved in 2019
McDonald's, 15 E Dundee Rd	1	3	58.8 sf	Variations Approved in 2006
Arby's, 100 W. Rand Rd	1	2	51.6 sf	Variations Approved in 1984
Burger King, 675 E. Rand Rd	1	3	99.8 sf	Variations Approved in 2012
Taco Bell, 1530 W Algonquin Rd	1	2	55.4 sf	Variations Approved in 2019
Popeye's, 7 W Dundee Rd	1	2	85.2 sf	Variations Approved in 2017
Culver's, 2060 E. Northwest Hwy	1	3	85.5 sf	Variations Approved in 2012
Raising Cane's, 225 E Rand Rd	1	3	212.1 sf	Variations Approved in 2022
Chipotle, 711 E. Palatine Rd	1	2	76 sf	Variations Approved in 2023
Subject Property	1	6 proposed	151.92 sf proposed	Variations Required for Number of Signs

Drive-Through Menu Signage:
Staff does not object to the Wall-Mounted Menu Board and the four Snap Frame signs located adjacent to the walk-up order window. These signs are for customers already on site, and they are necessary in this unique situation where there is no interior dining room for customers to view menus and place their order. The menu signs are laid out on the building wall in a neat and organized manner, which is much nicer than adding supplemental signage as an afterthought in a haphazard way.

However, Staff does not agree with the need for the Wall-Mounted Menu Board and the four Snap Frame signs on the north wall along the drive-thru lane. These signs are visible from Rand Road, which is not allowed, and Staff feels that they are unnecessary and add visual clutter. Each drive-through lane already has two drive-through menus which each have two Snap Frames, for a total of four menu boards and eight Snap Frames. Staff feels that this is sufficient signage to accommodate customers, who may also pre-order their drinks using the company app.

RECOMMENDATION

It is recommended that the Design Commission **deny** the following sign variations for 375-425 E. Rand Road:

Ground Signs:

1. A variation from Chapter 30, Section 30-303.c Dimensions, to allow two 116 sf ground signs, where 66 sf is the maximum allowed size.

Wall Signs:

2. A variation from Chapter 30, Section 30-402.a Number, to allow six wall signs for Dutch Bros Coffee, where only one wall sign is allowed.

Drive-Through Signs:

3. A variation from Chapter 30, Section 30-208.b to allow four menu board signs for Dutch Bros Coffee, where only two menu board signs are allowed.
4. A variation from Chapter 30, Section 30-208.a.4.c to allow one wall-mounted menu board to face Rand Road for Dutch Bros Coffee, where menu boards are required to be located in the side or rear yards, away from the primary street frontage.
5. A variation from Chapter 30, Section 30-208.a.3 to allow eight supplemental "snap frame" menu advertisement signs totaling 38.52 sf for Dutch Bros Coffee, where additional advertising signage is not allowed.

It is recommended that the Design Commission recommend **approval** to the Village Board for the following revised sign variations for 375-425 E. Rand Road:

Wall Signs:

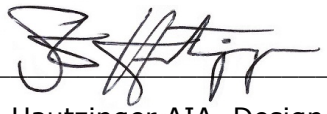
2. A variation from Chapter 30, Section 30-402.a Number, to allow four wall signs for Dutch Bros Coffee, where only one wall sign is allowed.

Drive-Through Signs:

3. A variation from Chapter 30, Section 30-208.b to allow three menu board signs for Dutch Bros Coffee (one free-standing menu board in each drive-through lane and one wall-mounted menu board at the walk up window on the South Elevation), where only two menu board signs are allowed.
5. A variation from Chapter 30, Section 30-208.a.3 to allow four supplemental "snap frame" menu advertisement signs (on the South Elevation) totaling 38.52 sf for Dutch Bros Coffee, where additional advertising signage is not allowed.

These recommendations are based on the plans received 4/27/26, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. All signage approvals are contingent upon obtaining the corresponding zoning approvals for the proposed development, including rezoning the entire property to B-2 'General Business District'.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.



May 12, 2026

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

c: Emily Rodman, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Dan Osoba, Planner II, Petitioner, DC File 26-029

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Date: September 1, 2026

To: Randy Recklaus, Village Manager

From: Emily Rodman, Director of Planning & Community Development

Subject: **DC26-029, 375-425 E. Rand Road Sign Variations**

On May 19, 2026, the Design Commission reviewed five sign variations for the proposed development at 375-425 E. Rand Road. The Design Commission recommendation differed significantly from the petitioners request as well as the Staff recommendation. Thus, the following summary is being provided to clarify the difference between:

a) Petitioner's initial sign variation request,
b) Staff's initial recommendation and any changes to our recommendations following Design Commission consideration, and
c) The Design Commission's recommendation. The petitioner has agreed to abide by the Design Commission's recommendation, should the Village Board concur.

GROUND SIGNS

1. **a) Initial Request**: A variation from Chapter 30, Section 30-303.c Dimensions, to allow two 116 sf ground signs, where 66 sf is the maximum allowed size.

   b) Staff Recommendation: Staff's initial recommendation was denial of the request. However, given the unique configuration of the site, the orientation of the existing building, and the petitioner's statement that they will not seek additional ground signs, Staff now concurs with the Design Commission recommendation, provided the following condition is added: "Any additional ground signs on the property are expressly prohibited."

   As noted by the petitioner in their Sign Variation Request letter dated April 27, 2026 which states, "*Neither Wendy's nor Dutch Bros will have dedicated freestanding signs. Instead, both tenants will be incorporated into the shared shopping center monument signage".*

   c) Design Commission Recommendation: A variation from Chapter 30, Section 30-303.c Dimensions, to allow two ~~116~~ 80 sf ground signs, where 66 sf is the maximum allowed size.

WALL SIGNS

2. **a) Initial Request**: A variation from Chapter 30, Section 30-402.a Number, to allow six wall signs for Dutch Bros Coffee, where only one wall sign is allowed.

   b) Staff Recommendation: Staff's initial recommendation was to allow only four wall signs, where the Village Code now permits two (based on the recent Sign Code amendment). *Staff feels that five wall signs is excessive and continues to recommend only four walls sign be permitted.*

   c) Design Commission Recommendation: A variation from Chapter 30, Section 30-402.a Number, to allow ~~six~~ five wall signs for Dutch Bros Coffee, where only one wall sign is allowed.

DRIVE-THRU SIGNS

3. **a) Initial Request**: A variation from Chapter 30, Section 30-208.b to allow four menu board signs for Dutch Bros Coffee, where only two menu board signs are allowed.

   b) Staff Recommendation: Staff's initial recommendation was to allow only three menu board signs, as four signs seems excessive. *Staff continues to recommend only three menu board signs be permitted.*

   c) Design Commission Recommendation: Same as the initial request.

4. **a) Initial Request**: A variation from Chapter 30, Section 30-208.a.4.c to allow one wall-mounted menu board to face Rand Road for Dutch Bros Coffee, where menu boards are required to be located in the side or rear yards, away from the primary street frontage.

   b) Staff Recommendation: Staff's initial recommendation was to deny this request due to its visibility to Rand Road. *Staff continues to recommend denial of this request.*

   c) Design Commission Recommendation: Same as the initial request.

5. **a) Initial Request**: A variation from Chapter 30, Section 30-208.a.3 to allow eight supplemental "snap frame" menu advertisement signs totaling 38.52 sf for Dutch Bros Coffee, where additional advertising signage is not allowed.

   b) Staff Recommendation: Staff's recommendation was to allow only four "snap frame" signs.

   c) Design Commission Recommendation: The Design Commission concurred with Staff's recommendation and recommended approval of a variation from Chapter 30, Section 30-208.a.3 to allow ~~eight~~ four supplemental "snap frame" menu advertisement signs totaling ~~38.52 sf~~ 19.26 sf for Dutch Bros Coffee, where additional advertising signage is not allowed.

The Design Commission also recommended placing the following three conditions on approval:

1. Omit the "Dutch Bros" wall sign on the west wall.
2. The wall mounted menu board located next to the drive-through pick-up window shall be a non-illuminated "snap-frame".
3. Omit the four "snap frames" on the north wall.

The petitioner has agreed to the Design Commission's recommendations and conditions.

Options for Village Board Consideration

If the Village Board concurs with the Design Commission's recommendation, the Village Board may direct Staff and the Village Attorney to prepare an ordinance that adheres to the Design Commission's recommendation. Please note that Staff still recommends including an additional condition regarding a prohibition on additional grounds signs on the property.

If the Village Board concurs with Staff's recommendations as outlined in this memo, the Village Board may direct Staff and the Village Attorney to prepare an ordinance that adheres to Staff's recommendation.

If the Village Board concurs with some of the Design Commission's recommendations and/or some of Staff's recommendations, and/or some of the Petitioner's initial requests, they may direct Staff and the Village Attorney to prepare an ordinance in accordance with those specific recommendations.

CORE VENTURES

April 27th, 2026

Attn: Steve Hautzinger

Re: Sign Variance Request – 375-425 E Rand Road, Arlington Heights, IL

Steve:

This letter is in reference to the Sign Variance Requests for the site located at 375-425 E Rand Road, Arlington Heights, IL.

Applicant: CW Arlington Holdings, LLC

Adam Firsel, its Manager
10 Parkway North Blvd, Suite 120
Deerfield, Illinois 60015

Property: 375-425 E Rand Road, Arlington Heights, IL

Tax Parcels: 03-17-303-017-0000
03-17-303-007-0000
03-17-303-008-0000
03-17-303-020-0000

Legal Description:

PARCEL 1:
LOT 1 IN PEP BOYS RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3, 4, 10 AND 11 IN SMITH AND DAWSON ARLINGTON HEIGHTS ACRES, IN SECTION 17 RANGE 42 NORTH, TOWNSHIP 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1995 AS DOCUMENT 95068512, IN THE COUNTY OF COOK, STATE OF ILLINOIS.

PARCEL 2:
PARCEL I: LOTS 5 AND 6 (EXCEPT THEREFROM THAT PART THEREOF TAKEN FOR HIGHWAY PER DOCUMENT RECORDED DECEMBER 10, 1940 AS DOCUMENT NO. 12592035), IN SMITH AND DAWSON'S ARLINGTON HEIGHTS ACRES, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF RAND ROAD, IN COOK COUNTY, ILLINOIS.

PARCEL II: LOT 9, IN SMITH AND DAWSON'S ARLINGTON HEIGHTS ACRES, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH,

RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF RAND ROAD, EXCEPTING THEREFROM THAT PART OF LOT 9 DESCRIBED AS LYING NORTHEASTERLY OF A LINE ORA WN FROM THE SOUTHWESTERLY CORNER OF LOT 7, IN SAID SUBDIVISION AND BEING PERPENDICULAR TO THE NORTHWESTERLY LINE OF SAID LOT 7 AND EXTENDED SOUTHEASTERLY TO THE EAST LINE OF SAID LOT 9, IN COOK COUNTY, ILLINOIS.

Variation Requests: **Chapter 30-303:**

We are requesting an increase in the total permitted sign area to accommodate the overall development program. The project consists of three buildings; however, we are proposing only two monument signs rather than one per building. The proposed monument sign includes 126 square feet of total sign area, where 66 square feet is permitted by code. This increase is necessary to accommodate all tenant panels within a single, cohesive signage structure. In order to effectively serve all seven prospective tenants across the development, additional sign area is necessary to provide adequate panel space and visibility. Signage is a critical component for tenant viability, particularly for the multi-tenant building, where individual users rely on panel placement for identification and customer awareness. Neither Wendy's nor Dutch Bros will have dedicated freestanding signs. Instead, both tenants will be incorporated into the shared shopping center monument signage.

1. The particular difficulty or peculiar hardship is not self-created by the petitioner.
    a. The hardship results from the project's multi-tenant configuration. The development includes three buildings with up to seven tenants, while only providing two monument signs rather than one per building. This design approach reduces the number of freestanding signs but necessitates additional sign area within each monument to accommodate all tenant panels while maintaining arterial visibility.
2. The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare.
    a. The proposed increase in sign area will not create a traffic hazard or negatively impact surrounding property values. The signage improves visibility and wayfinding for customers, reducing confusion and supporting safe access into the site.
3. The variation will serve to relieve the applicant from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship; and not merely serve to provide the applicant with a competitive advantage over similar businesses.
    a. The requested increase from 66 square feet permitted to 126 square feet is necessary to accommodate all tenant panels within a single cohesive monument structure. Without the additional area, not all tenants could be reasonably represented. This request is driven by site layout and tenant mix, not to create a competitive advantage.
4. The variation will not alter the essential character of the locality.
    a. The proposed monument signage is consistent with the surrounding commercial corridor along Rand Road, which includes national

retailers with prominent, high-quality signage. The reduction in the number of monument signs further minimizes visual clutter.

5. The applicant's business cannot reasonably function under the standards of this Chapter.
    a. Without the increased sign area, the multi-tenant development cannot adequately provide identification for all tenants, particularly those within the multi-tenant building that rely on monument signage for visibility and customer awareness.

Chapter 30-208:
Dutch Bros is requesting approval for its standard prototype menu board signage. These menu boards are pre-manufactured, non-order-taking displays and are strictly informational in nature. The boards are a key component of Dutch Bros' national prototype and are designed to streamline the customer experience by improving menu visibility and expediting ordering decisions. This, in turn, helps improve traffic flow and operational efficiency within the drive-thru.

1. The particular difficulty or peculiar hardship is not self-created by the petitioner.
    a. The request is not self-created, as the menu boards are a standard component of Dutch Bros' national prototype and are required for operational functionality.
2. The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare.
    a. The menu boards are non-order-taking and strictly informational. They improve traffic flow by helping customers make decisions earlier in the queue, reducing congestion and enhancing on-site circulation.
3. The variation will serve to relieve the applicant from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship; and not merely serve to provide the applicant with a competitive advantage over similar businesses.
    a. The menu boards are necessary for the efficient operation of a high-volume drive-thru and are not intended to provide a competitive advantage, but rather to ensure safe and efficient customer processing.
4. The variation will not alter the essential character of the locality.
    a. The signage is consistent with modern drive-thru restaurant operations and will not alter the essential character of the commercial corridor.
5. The applicant's business cannot reasonably function under the standards of this Chapter.
    a. Without the menu boards, Dutch Bros' drive-thru operations would be less efficient, leading to slower service times and potential stacking issues, which would negatively impact site circulation.

Chapter 30-402:
Dutch Bros is requesting approval for six total wall signs, inclusive of its signature windmill elements, consistent with its national prototype requirements. Given that the building is oriented parallel to Rand Road, enhanced visibility is critical, particularly for southbound traffic, which represents the primary point of access to

the site. Additional signage also ensures visibility for customers approaching from Palatine Road. The requested signage package is necessary to maintain brand consistency and ensure adequate visibility within a high-traffic corridor.

1. The particular difficulty or peculiar hardship is not self-created by the petitioner.
    a. The request is driven by Dutch Bros' standardized prototype, including its windmill signage elements, which are consistent across all locations and required for brand identity and visibility.
2. The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare.
    a. The additional wall signage will not create traffic hazards or negatively impact surrounding properties. Instead, it enhances visibility for vehicles traveling at higher speeds along Rand Road, improving recognition and reducing last-minute turning movements.
3. The variation will serve to relieve the applicant from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship; and not merely serve to provide the applicant with a competitive advantage over similar businesses.
    a. Due to the building's orientation parallel to Rand Road, additional signage is necessary to ensure visibility from multiple approaches, including southbound traffic and vehicles approaching from Palatine Road. This is a functional visibility requirement, not a competitive advantage.
4. The variation will not alter the essential character of the locality.
    a. The signage is consistent with other national retailers in the corridor that utilize multiple wall signs for visibility along high-traffic roadways.
5. The applicant's business cannot reasonably function under the standards of this Chapter.
    a. Without the additional wall signage, the building would have limited visibility from key approaches, reducing brand recognition and negatively impacting the functionality of the tenant in a high-traffic corridor.

Accompanying Exhibits: Exhibit A – Monument Sign Elevations
Exhibit B – Material List

Sincerely,

Adam Firsel - Manager
CW Arlington Holdings, LLC

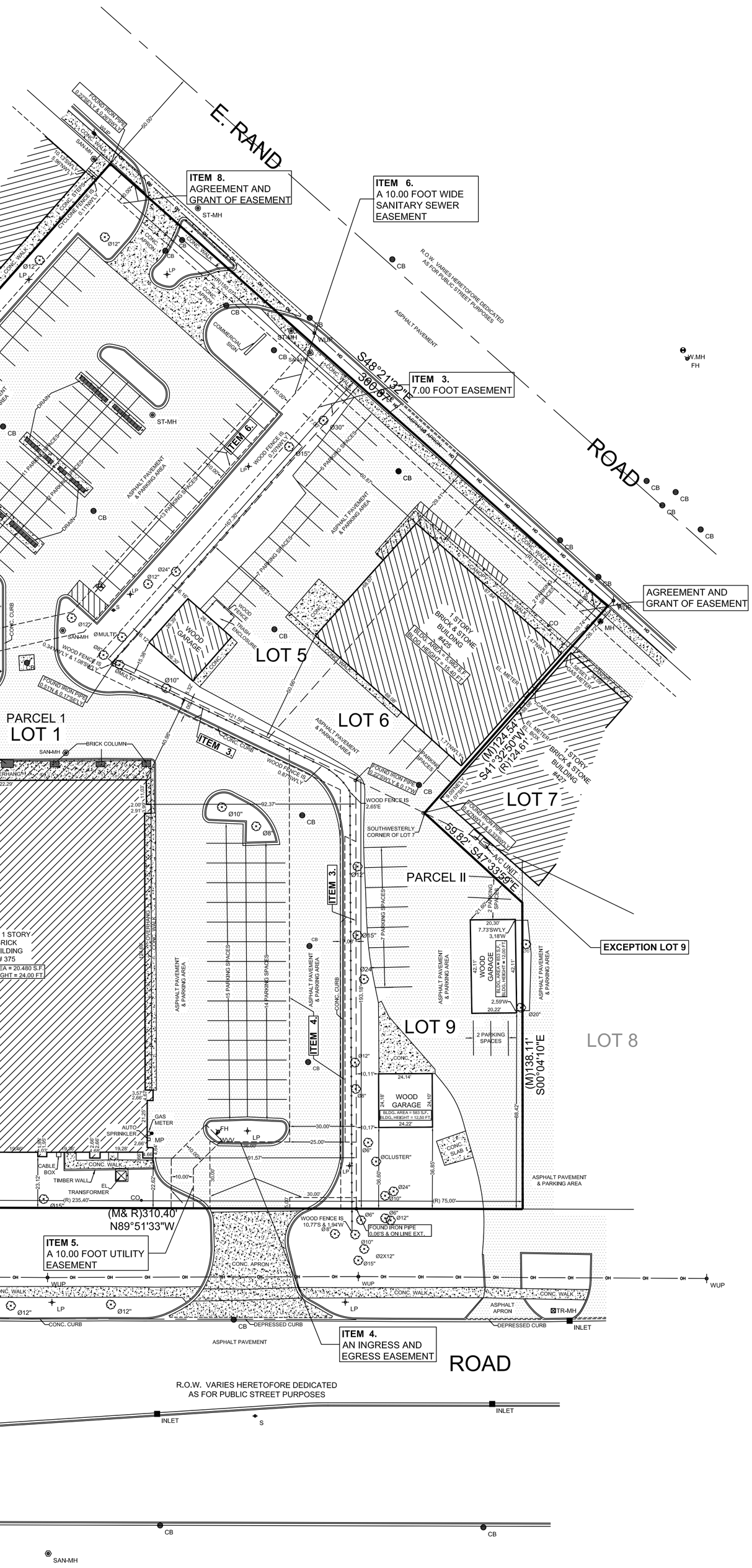
W Techny Rd
N Chestnut Ave
E Techny Rd
N Arlington Heights Rd
N Douglas Ave
W Ivy Ln
E Ivy Ln
E Vargo Ln
N Ridge Ave
N Walnut Ave
W Rand Rd
12
Arlington Plaza
N Dryden Ln
W Ladd St
E Knob Hill Dr
E Crestwood Dr
E Valley Ln
N Juniper Ln
N Chestnut Ave
E Circle Hill Dr
N Brighton Pl
E Cherry Ln
N Windsor Dr
E Jonquil Cir
Private
E Rand Rd
N Fernandez Ave
W Lasalle St
E Redwood Ln
E Briar Pl
N Pinetree Dr
E Oxford Ln
N Eastwood Dr
N Burke Dr
N Derbyshire Ln
N Carlyle Pl
E Rosehill
N Stanton Ct
W Wheeler St
N Highland Ave
N Evergreen Ave
Frontage Rd
W Palatine Rd
E Palatine Rd
N Wilson Pl
N Vail Ave
N Clarence Ave
N Mitchell Ave
W Mitchell Ct
W Lillian Ave
E Lillian Ave
N Belmont Ct
N Douglas Ct
E Maude Ave
E Charles St
E Jane Ave
N Drury Ln

E Rand Rd
E Palatine Rd
N Arlington Heights Rd
N Evergreen Ave
Private
305-347
375-407
425
427
455
204-470
200
1901
1902
1912
1916
1920
1930
1960-1990
2037
2033
2027
2021
2015
2009
2003
1945
1939
1933
1927
1921
1915
1909
1903
2016
2010
2113
949
585
25
12

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY

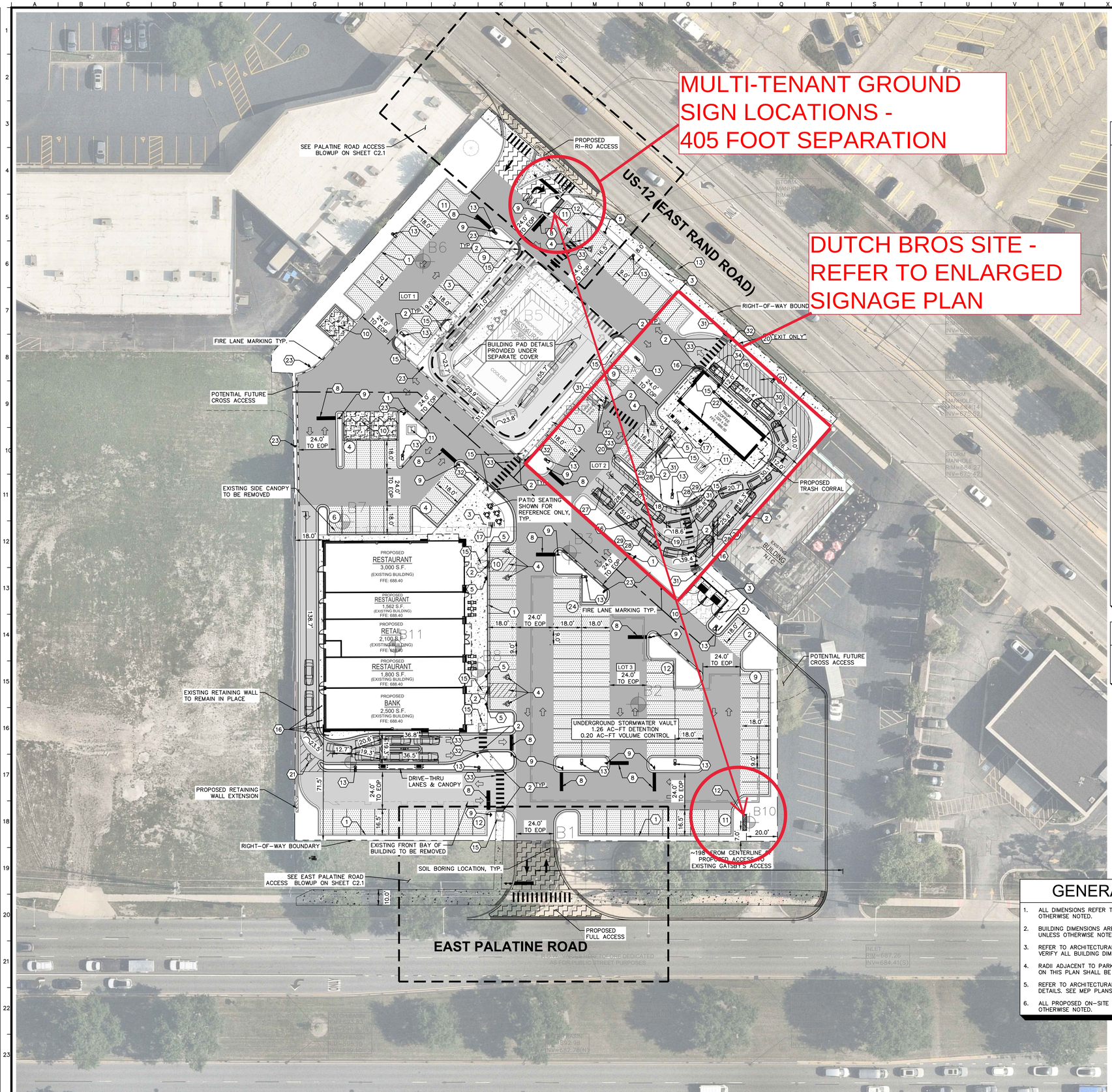
0' 10' 20' 50' 100'



LEGEND	ABBREVIATIONS
SAN-MH	SANITARY MANHOLE
ST-MH	STORM MANHOLE
CB	CATCH BASIN
INLET	INLET
WVV	WATER VALVE VAULT
FH	FIRE HYDRANT
LP	LIGHT POLE
WUP	WOOD UTILITY POLE
TR	TREE
TR-S-MH	TRAFFIC SIGNAL MANHOLE
MH	MANHOLE
SIGN	SIGN
MP	METAL GUARD POST
	HANDICAPPED PARKING SPACE
(R)	RECORD DATA
(M)	MEASURED DATA

ORDERED BY: G.W. PROPERTIES	
SCALE : 1" = 30'	
DATE :JANUARY 31, 2023	01-30-24 ALTA UPDATE
FILE No.: 2023 - 30742-1	05-03-23 RE- CERTIFIED
	DATE REVISION

SHEET 2 OF 2



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
9. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
10. TRASH ENCLOSURE, 24'X8' MIN. OR AS REQUIRED BY LOCAL JURISDICTION, W/LOCKING GATES, AND TRASH LOADING ZONE WITH CONCRETE APRON, COORDINATE APPROACH AND ORIENTATION OF TRASH ENCLOSURE W/LOCAL REFUSE SERVICE PROVIDER
11. TRANSFORMER PAD (FOR REFERENCE ONLY)
12. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
13. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
14. 5-FT DEPRESSED CURB OPENING (SEE GRADING PLAN & DETAILS)
15. ACCESSIBLE RAMP (SEE DETAILS)
16. 6" BOLLARD W/DB BOLLARD COVERS (SEE DETAILS)
17. BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
18. "RUNNERS" WALKWAY, MIN. 2' WIDE ON DRIVER'S SIDE OF DRIVE AISLE
19. STRIPED MEDIAN, MIN 2' WIDE
20. POLE MOUNTED DIRECTIONAL SIGNAGE, BY OTHERS
21. EXIT LANE W/STRIPING, STRIPES 4" WIDE, 24" O.C, SAFETY WHITE
22. WALK-UP SERVICE WINDOW
23. NO PARKING FIRE LANE SIGNAGE (12" X 18" WITH RED LETTERS ON WHITE REFLECTIVE BACKGROUND)
24. DO NOT ENTER SIGN (MUTCD R5-1)
25. RIGHT-TURN ONLY SIGN (MUTCD R3-5R)
26. NO LEFT TURN SIGN (MUTCD R3-2)
27. PROVIDE 2" CONDUIT W/PULL STRING TO CHRISTY BOX FOR FUTURE DRIVE-THRU SENSORS
28. POLE MOUNTED STATIC BACKLIT LED MENU BOARD, BY OTHERS, PROVIDE POWER AND DATA IN WEATHERPROOF J-BOX
29. PROVIDE 2" CONDUIT W/PULL STRING TO CHRISTY BOX, FOR FUTURE DIGITAL MENU BOARD UPGRADE
30. CONCRETE PAD AT DRIVE-THRU WINDOW; DRIVE-THRU CONC. PAD
31. ADA ACCESSIBLE WARNING STRIP (SEE DETAILS)
32. PEDESTRIAN CROSSING SIGNAGE (MUTCD W-11)
33. CROSSWALK STRIPING, 12" WIDE, 3' C-C, THERMOPLASTIC PAVEMENT MARKING FOR HMA & MODIFIED URETHANE PAVEMENT MARKING FOR PCC
34. SIGN FOR AWNING CLEARANCE HEIGHT AT DRIVE-THRU WINDOW

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17031C0201J, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT – FIRE LANE — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE APRON – IDOT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

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.

SITE DATA

TOTAL SITE AREA:	= 2.79 AC
LOT 1 AREA:	= 0.71 AC
LOT 2 AREA:	= 0.53 AC
LOT 3 AREA:	= 1.55 AC
PARKING SPACES REQUIRED	
LOT 1	= 22 SPACES
LOT 2	= 4 SPACES
LOT 3	= 71 SPACES
TOTAL	= 97 SPACES
TOTAL PLUS OUTDOOR SEATING	= 107 SPACES
ACCESSIBLE PARKING SPACES REQUIRED *PER ILLINOIS ACCESSIBILITY CODE	= 5 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 7 SPACES
TOTAL PARKING SPACES PROVIDED	= 136 SPACES
BIKE PARKING SPACES	
BIKE PARKING PROVIDED	= 15 SPACES
BIKE PARKING REQUIREMENTS	= 6 SPACES
*ONE BP SPACE FOR EACH 6,000 SF OF FLOOR SPACE	

SEE CW ARLINGTON HOLDINGS, LLC – PARKING SUMMARY FOR COMPLETE BREAKDOWN OF PARKING COUNTS AND ASSUMPTIONS.

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	03/13/26	INS
2	REVISED PER IDOT AND VILLAGE COMMENT	02/02/26	INS
1	ISSUED FOR PERMIT – LOT 2	01/28/26	INS
2	REVISED PER VILLAGE COMMENTS	12/17/25	INS
1	REVISED PER VILLAGE COMMENTS	10/7/25	INS

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-405-2004
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTA
DRAWN BY: TVC
CHECKED BY: INS

CORE ACQUISITIONS

SITE PLAN

CW ARLINGTON HOLDINGS, LLC - ARLINGTON HEIGHTS
375 - 425 E. RAND RD
ARLINGTON HEIGHTS, IL 60004

ORIGINAL ISSUE: 04/30/25
KHA PROJECT NO. 268959000
SHEET NUMBER
C2.0

Drawing name: K:\CHN_LDEV\268959000_Core Acquisitions_Arlington Heights_IL\2 Design\CAD\PlanSheets\C2.0 SITE PLAN.dwg C2.0 Apr 22, 2026 3:34pm by: Ian.Spence
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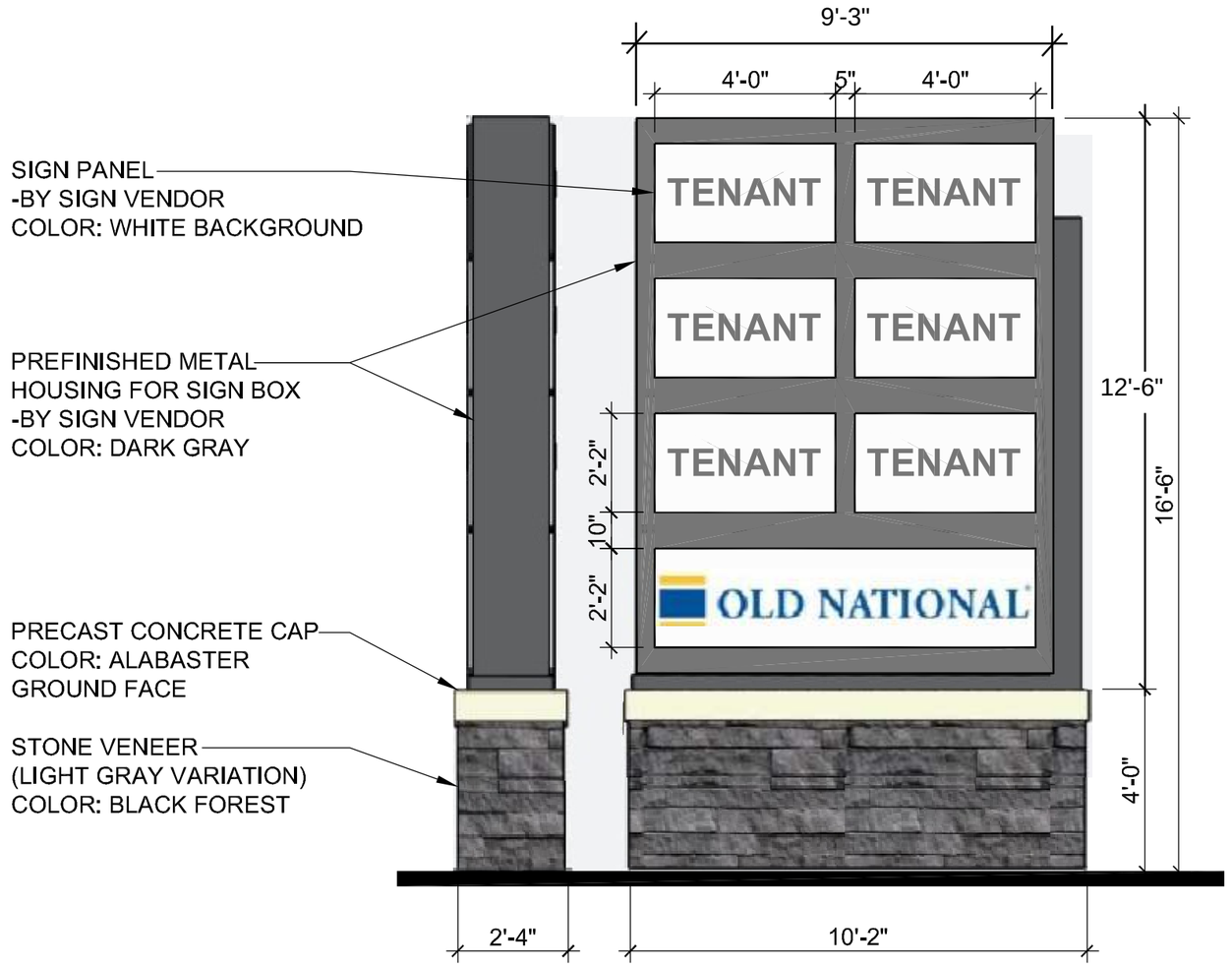
PROPOSED MULTI-TENANT GROUND SIGN - QUANTITY 2



ARLINGTON HEIGHTS

375-425 East Rand Rd
Arlington Heights IL. 60004

PFDA ARCHITECTS, INC.

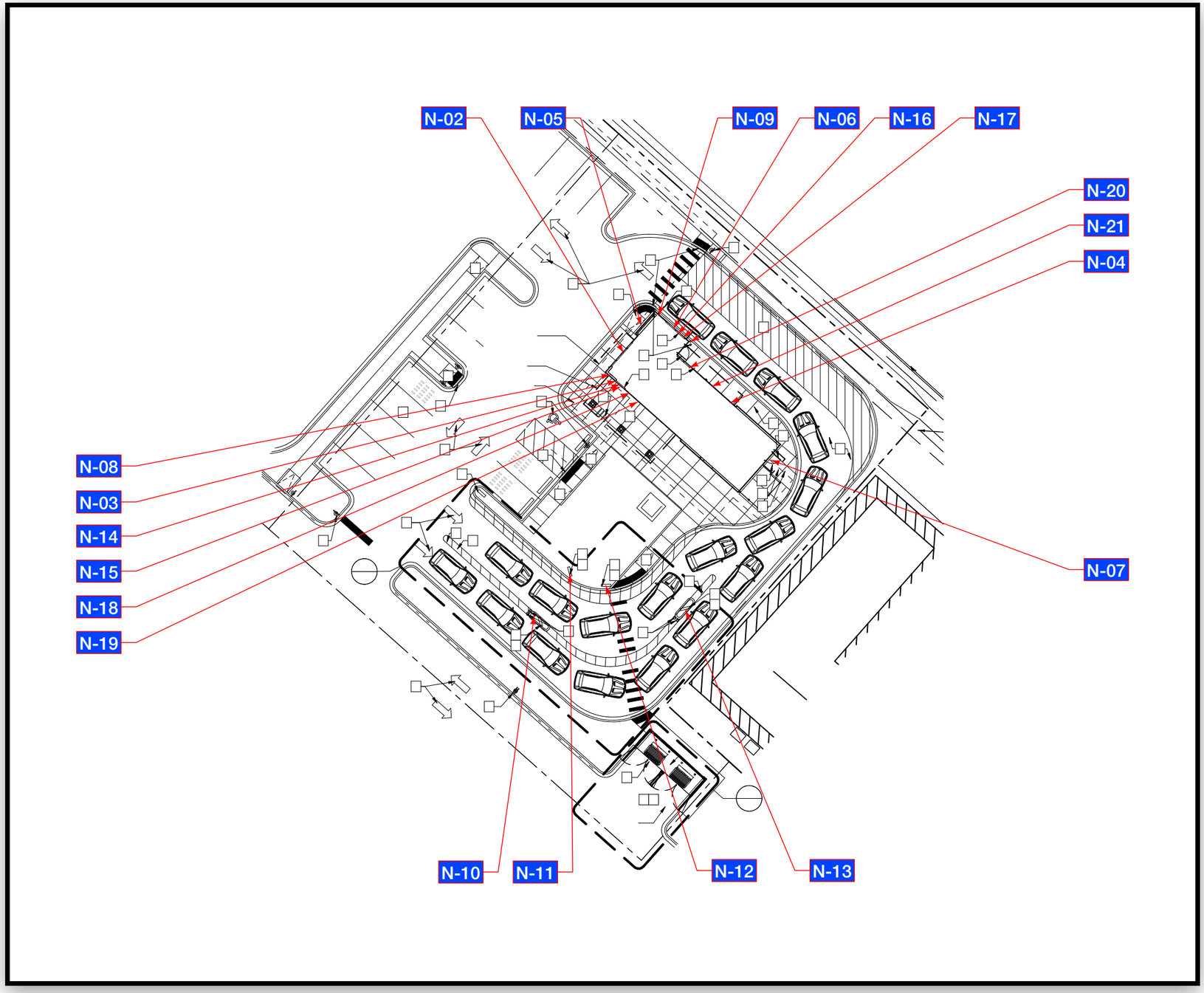
RENDERING OF MULTI-TENANT BUILDING - FOR REFERNCE ONLY

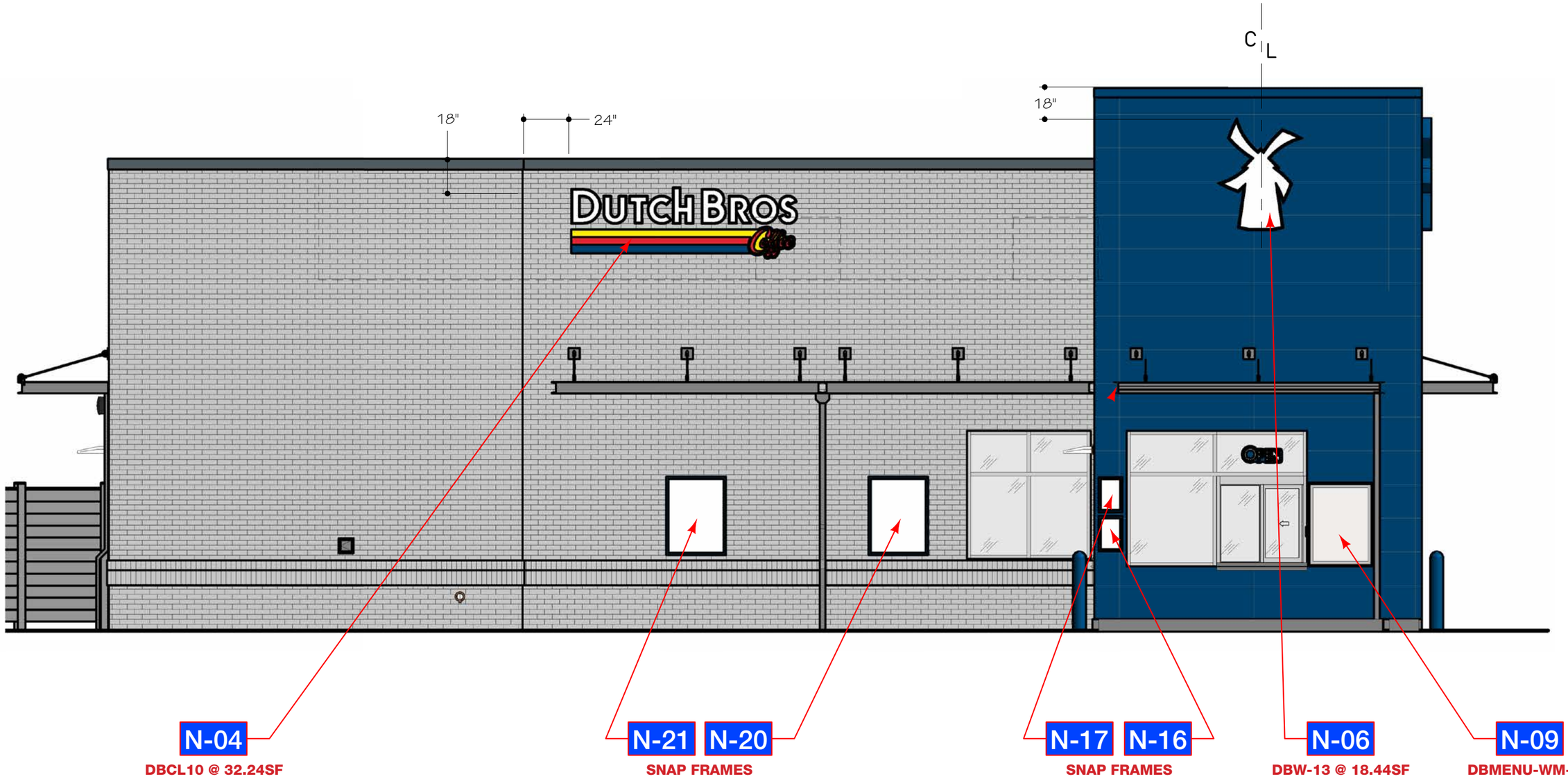
SIGN GUIDE

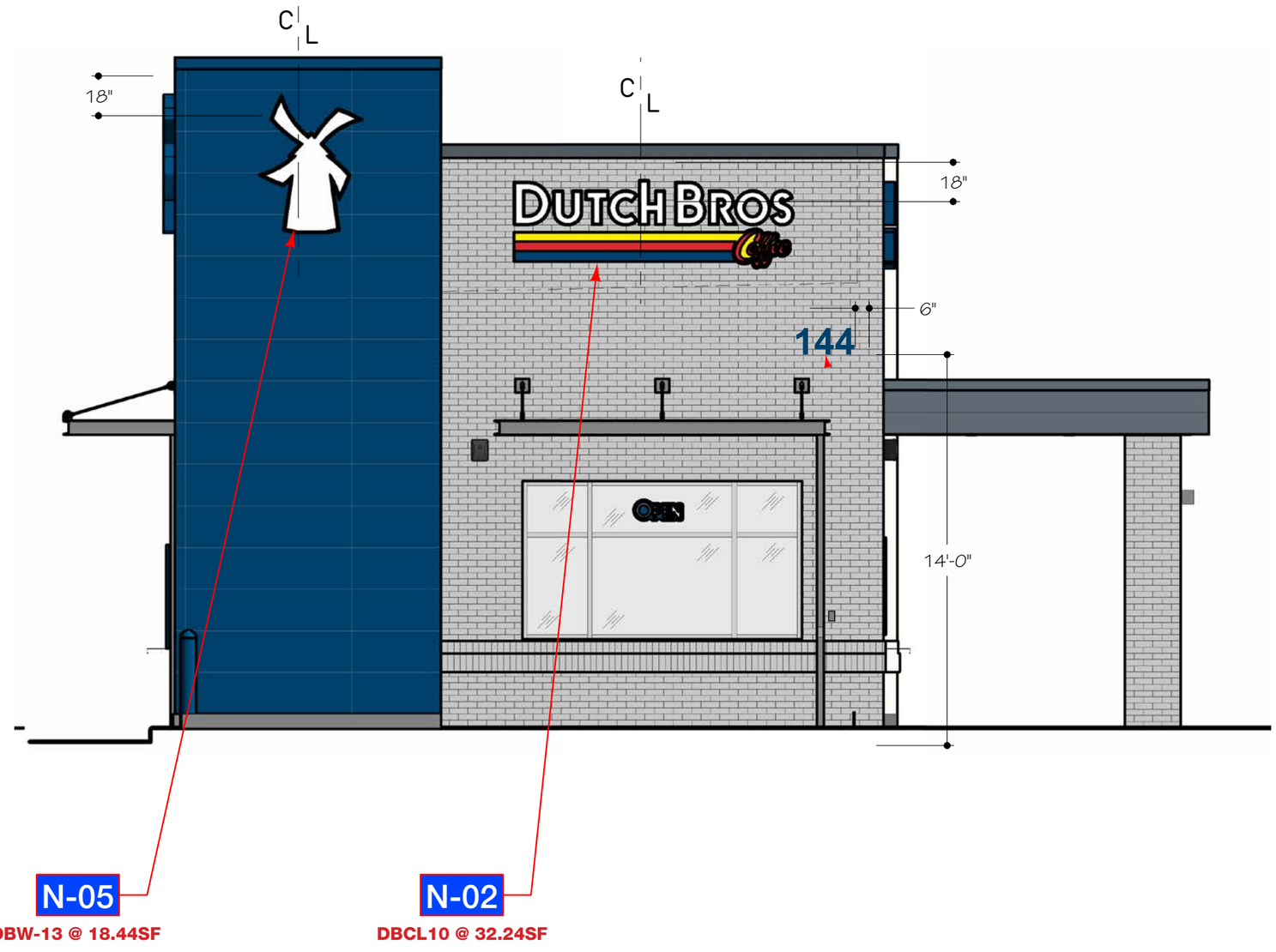
PROPOSED SIGNS

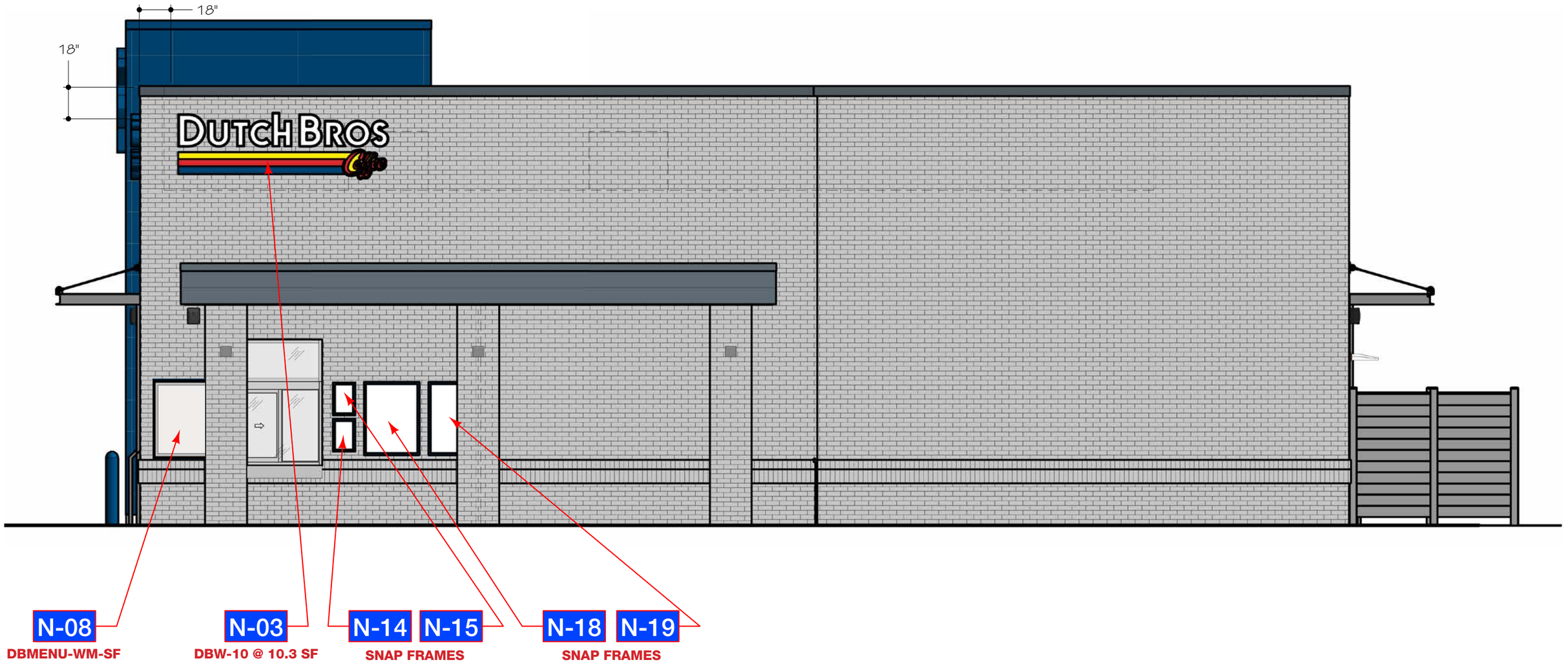
KEY	RECOMMENDED SIGN	SQUARE FOOTAGE
N-02	DBCL10	32.24
N-03	DBCL10	32.24
N-04	DBCL10	32.24
N-05	DBW13	18.4
N-06	DBW13	18.4
N-07	DBW13	18.4
N-08	DBMENU-WM	10.70
N-09	DBMENU-WM	10.70
N-10	DBMENU-PM-SF	21.70
N-11	DBMENU-PM-SF	21.70
N-12	DBMENU-PM-SF	21.70
N-13	DBMENU-PM-SF	21.70
N-14	SNAP FRAMES - SMALL	1.3
N-15	SNAP FRAMES - SMALL	1.3
N-16	SNAP FRAMES - SMALL	1.3
N-17	SNAP FRAMES - SMALL	1.3
N-18	SNAP FRAMES - LARGE	8.33
N-19	SNAP FRAMES - LARGE	8.33
N-20	SNAP FRAMES - LARGE	8.33
N-21	SNAP FRAMES - LARGE	8.33

SITE PLAN

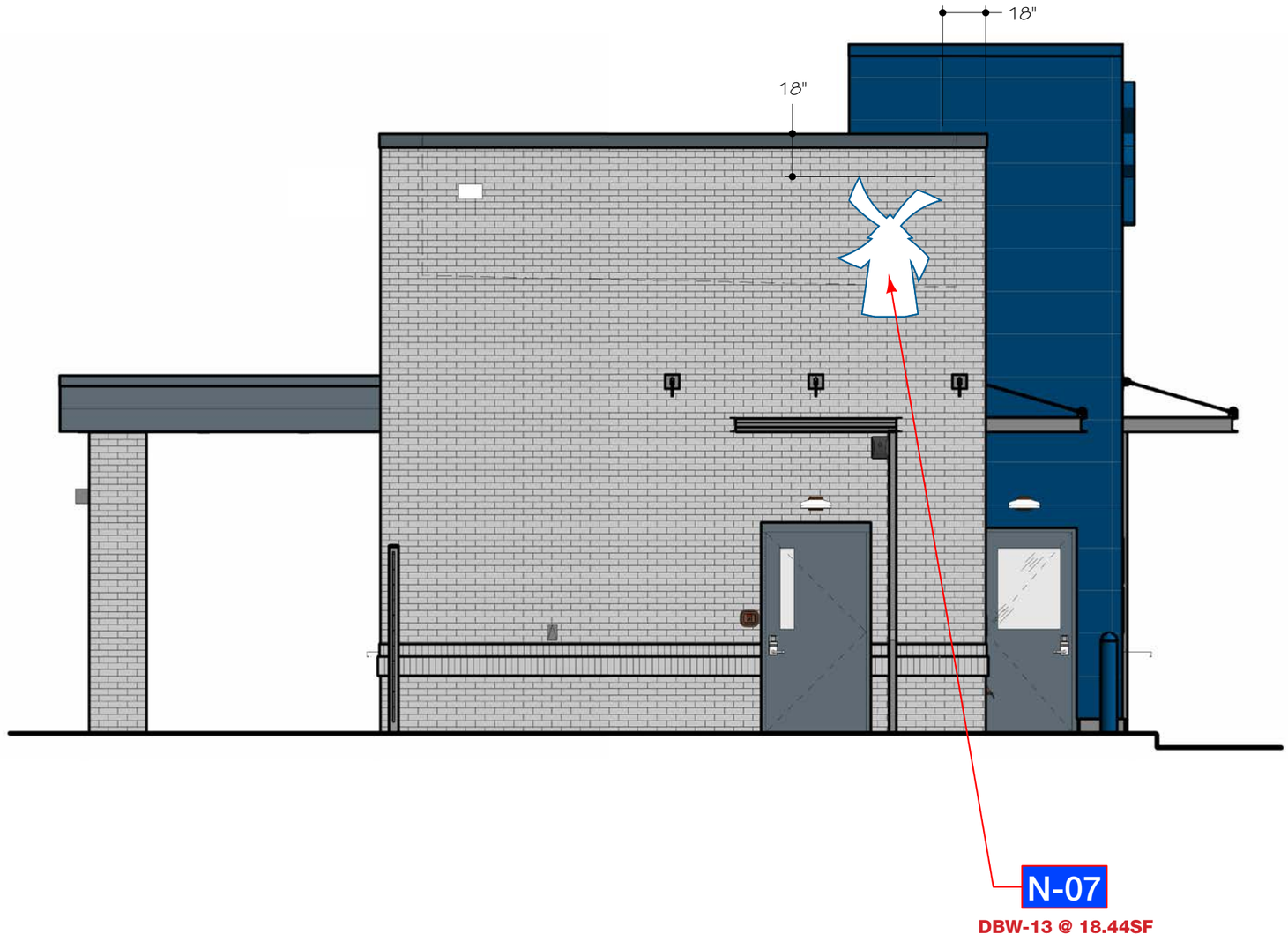



C L
18"
18"
24"
DUTCH BROS
N-04
DBCL10 @ 32.24SF
N-21
N-20
SNAP FRAMES
N-17
N-16
SNAP FRAMES
N-06
DBW-13 @ 18.44SF
N-09
DBMENU-WM-SF


C
L
18"
C
L
DUTCH BROS
18"
6"
144
14'-0"
N-05
DBW-13 @ 18.44SF
N-02
DBCL10 @ 32.24SF


18"
18"
DUTCH BROS
N-08
DBMENU-WM-SF
N-03
DBW-10 @ 10.3 SF
N-14
N-15
SNAP FRAMES
N-18
N-19
SNAP FRAMES

EAST ELEVATION



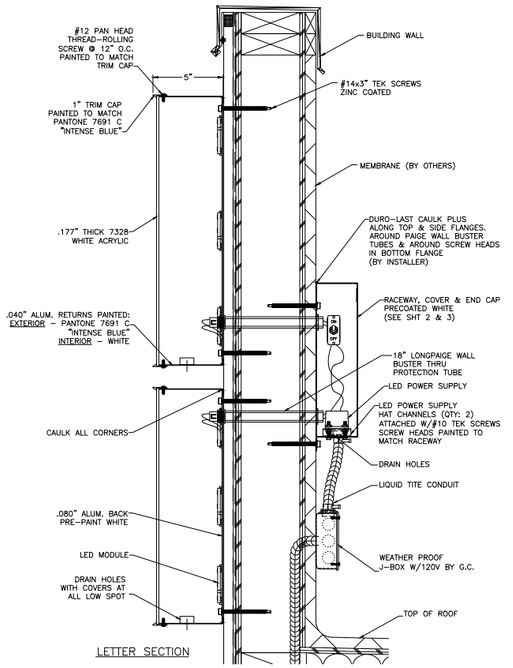
DUTCH BROS

411 E Rand Rd., Arlington Heights, IL 60004

DBCL-10 CHANNEL LETTERSET

32.24 Sq. Ft.

Side View



LETTER SECTION

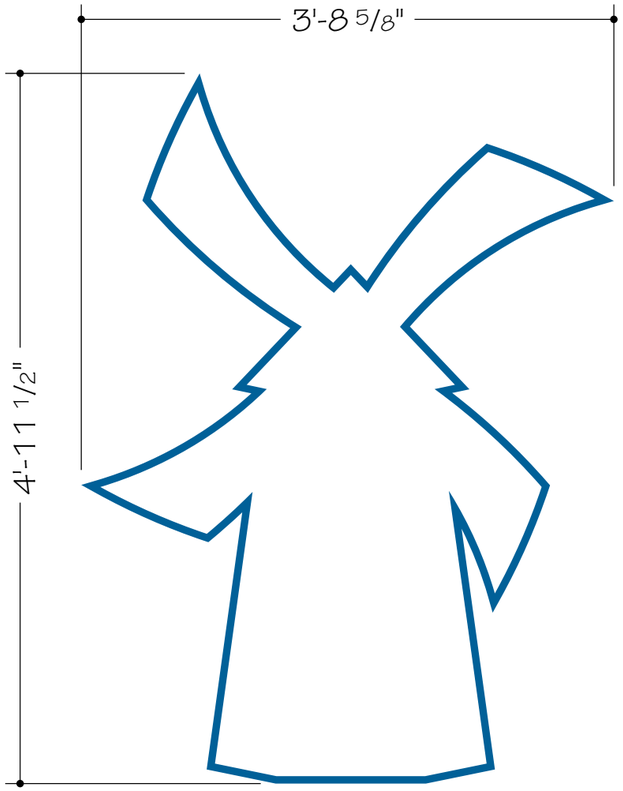
- Face Lit Flush Mount Channel Letters Returns & Trimcap painted to match Pantone 7691 C "Intense Blue"
- Letter 7328 White Acrylic Faces w/ 230-127 Intense Blue Outline
- Coffee Logo 7328 White Acrylic Faces w/ 230-127 Intense Blue / PSV 230-015 Yellow PSV, 230-33 Red PSV Vinyls
- LED illumination

COLOR CODE

- 230-015 YELLOW PSV
- 230-33 RED PSV
- 230-127 INTENSE BLUE PSV
- WHITE

Typical

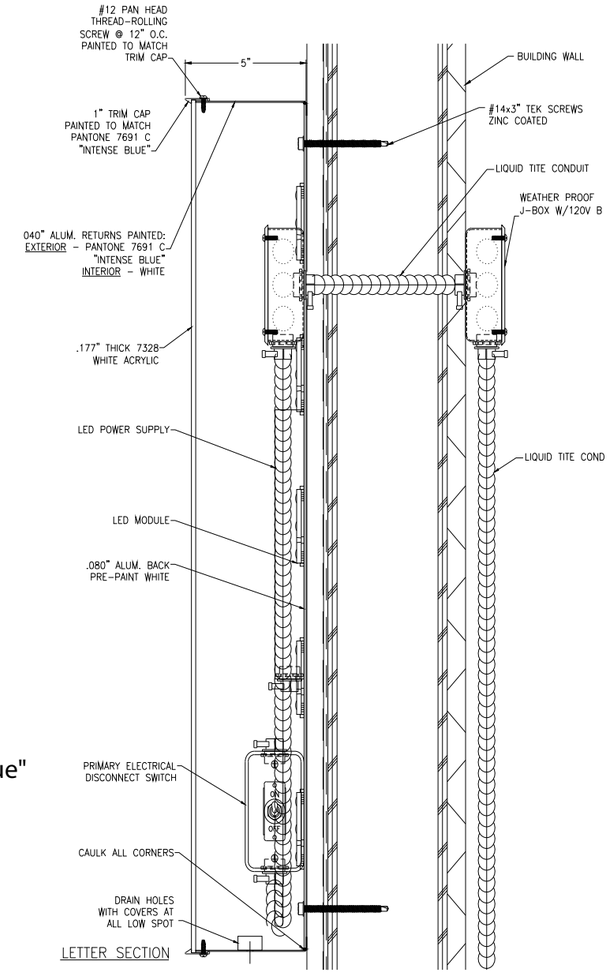
NOTE: GC is responsible for providing power for all building signs.
MUST use the provided Duralast branded caulk for sealing raceways and penetrations or warranties are voided.



DBW-13 WINDMILL

18.4 Sq. Ft

Side View



Typical

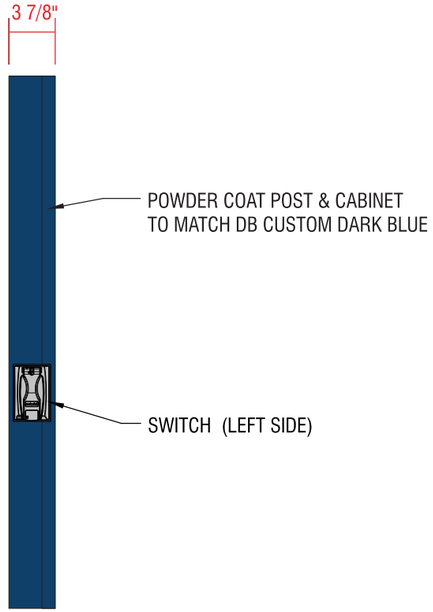
- Face Lit Flush Mount Channel Logo Returns & Trimcap painted to match pantone 7691 C "Intense Blue"
- Letter 7328 White Acrylic Faces w/ 230-127 Intense Blue Outline
- LED illumination

COLOR CODE

230-127 INTENSE BLUE PSV

NOTE: GC is responsible for providing power for all building signs.
MUST use the provided Duralast branded caulk for sealing raceways and penetrations or warranties are voided.

DUTCH BROS
411 E Rand Rd., Arlington Heights, IL 60004



SIDE VIEW

Typical

DBMENU-WM

WALL-MOUNTED BACK-LIT MENU SIGN
- Printed menu panel not included
- LED outdoor light box
- Lockable hinged door
- Aluminum construction

ELECTRICAL INFORMATION
(QTY: 25) PRINCIPAL LED QWIK MOD 4 7100K MODULES (M-QMOXO-71)
LED POWER SUPPLY: (1) 60W 12V 1.1A/100-277VAC (P-OH060-12-HE)
TOTAL CONNECTION LOAD: 1.1 AMPS @ 115V
CIRCUITS REQUIRED: (1) 20 AMP.
ALL ELECTRICAL COMPONENTS TO BE UL LISTED
GROUNDING PER UL AND NEC SPECIFICATIONS
MAXIMUM (38) MODULES ALLOWED ON A 60W POWER

COLOR CODE

DIGITAL PRINT

POWDER COATED
DB CUSTOM DARK BLUE

NOTE: Note: GC is responsible for providing power, as ground signs are illuminated.

DUTCH BROS
411 E Rand Rd., Arlington Heights, IL 60004

SNAP FRAMES WITH FOLDED BACKER EXTENSION PANEL

.090" ALUMINUM PANEL FOLDED WITH (2) WELDED INSIDE CORNERS.

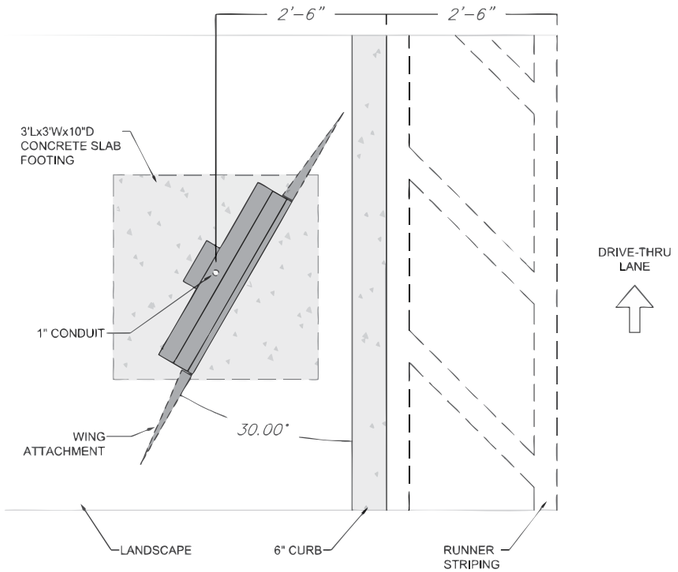
NOTCH FOR OUTLET AVOIDANCE. PAINT DB DARK BLUE.

SNAP FRAME RIVET MOUNTED TO FACE. PAINT RIVET HEAD ON BACK DB DARK BLUE.

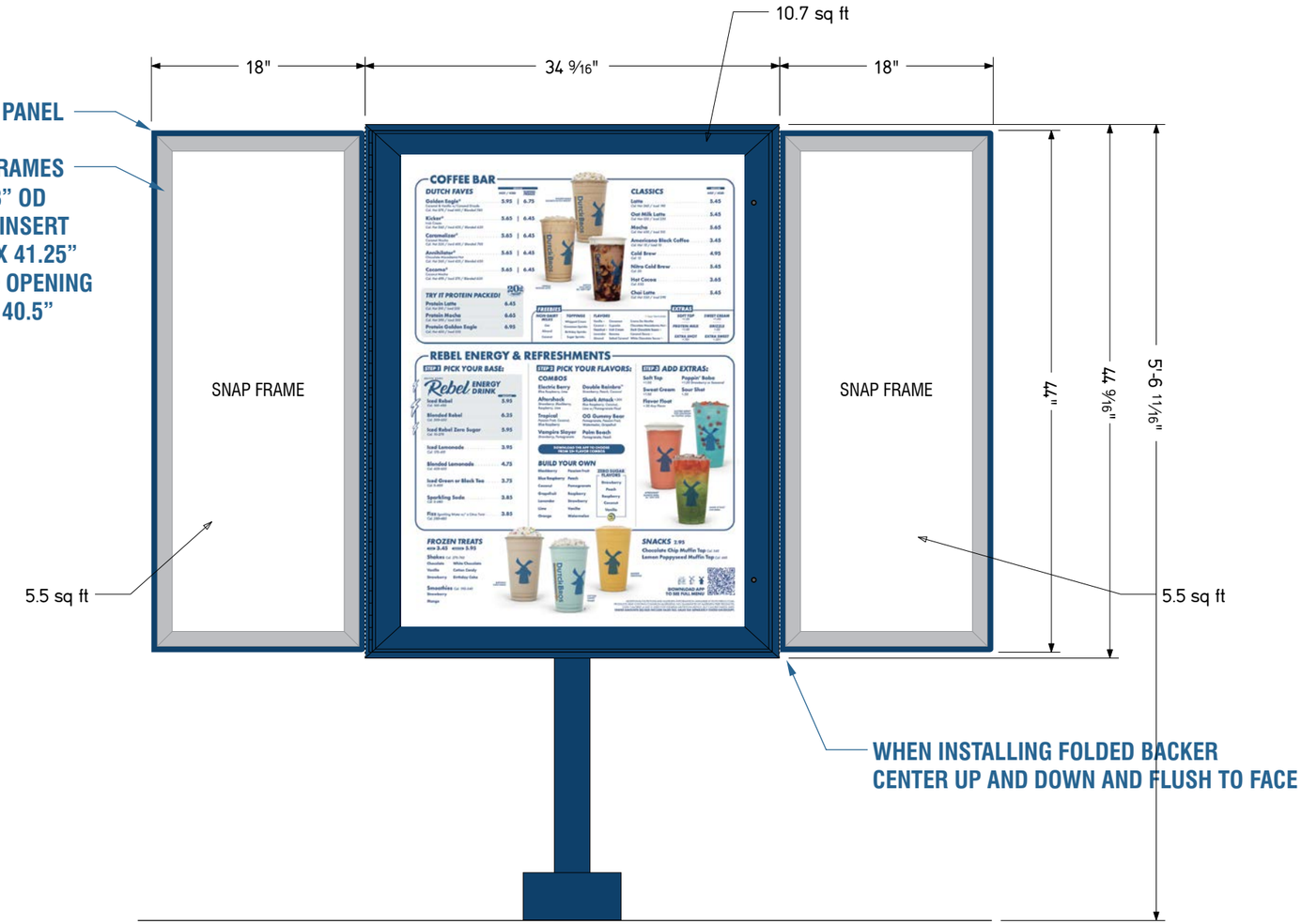
ATTACH TO EXISTING MENU CABINET WITH #14" TEK SCREWS & 1/4-20 BOLTS. PAINT DB DARK BLUE. BY INSTALL PARTNER

ELECTRICAL INFORMATION

(QTY: 25) PRINCIPAL LED QWIK MOD 4 7100K MODULES (M-QMOXO-71)
LED POWER SUPPLY: (1) 60W 12V 1.1A/100-277VAC (P-OH060-12-HE)
TOTAL CONNECTION LOAD: 1.1 AMPS @ 115V
CIRCUITS REQUIRED: (1) 20 AMP.
ALL ELECTRICAL COMPONENTS TO BE UL LISTED
GROUNDING PER UL AND NEC SPECIFICATIONS
MAXIMUM (38) MODULES ALLOWED ON A 60W POWER



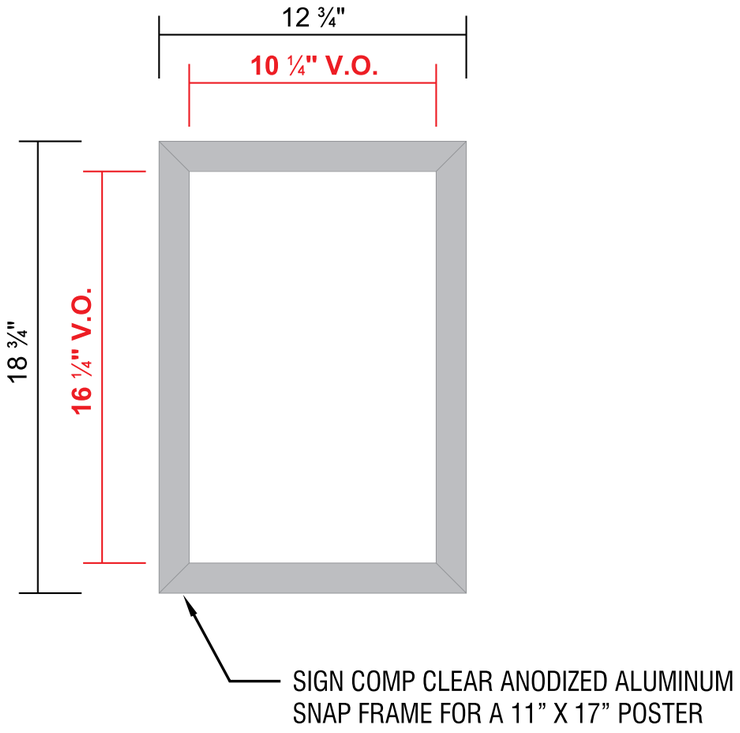
NOTE: This drawing is for the inner lane only.
The outer lane needs to be installed parallel to the driving lane.

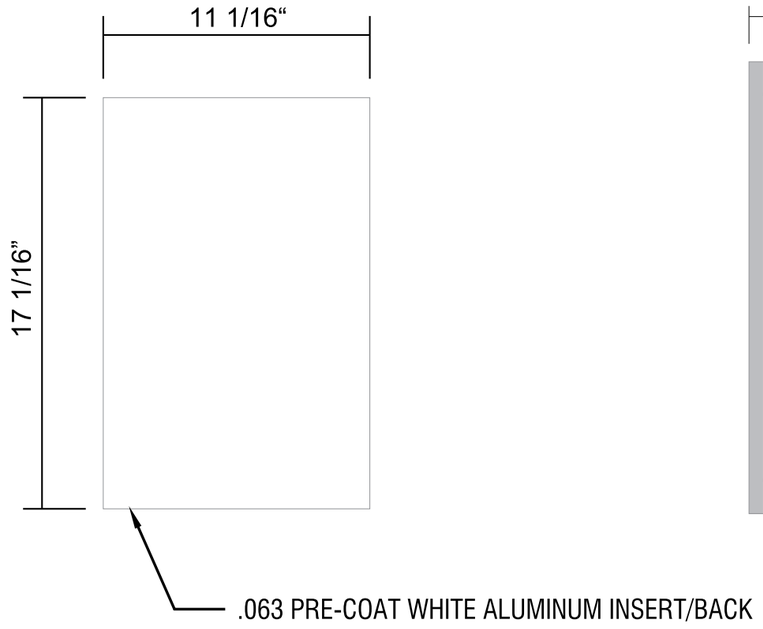


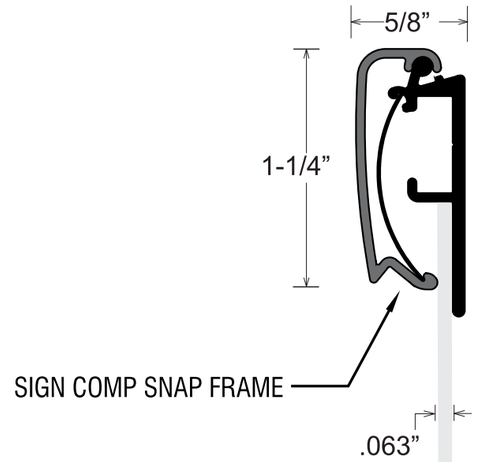
GC is responsible for pouring the concrete pads and setting the anchor bolts with template for the menu boards and providing power, as the sign is illuminated. Install vendor is responsible for installation onto preset anchor bolts and connecting to existing power.

DUTCH BROS
411 E Rand Rd., Arlington Heights, IL 60004

SNAP FRAMES – 12” X 18”



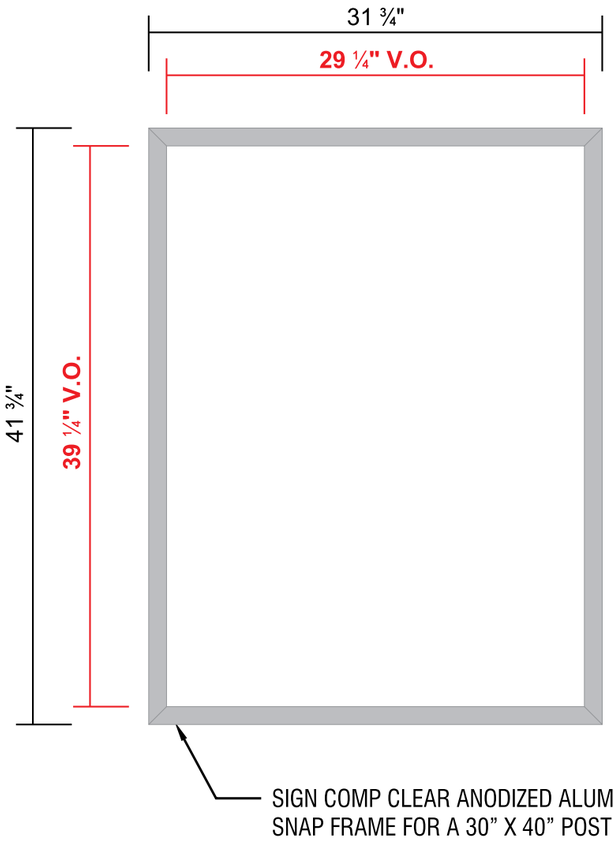


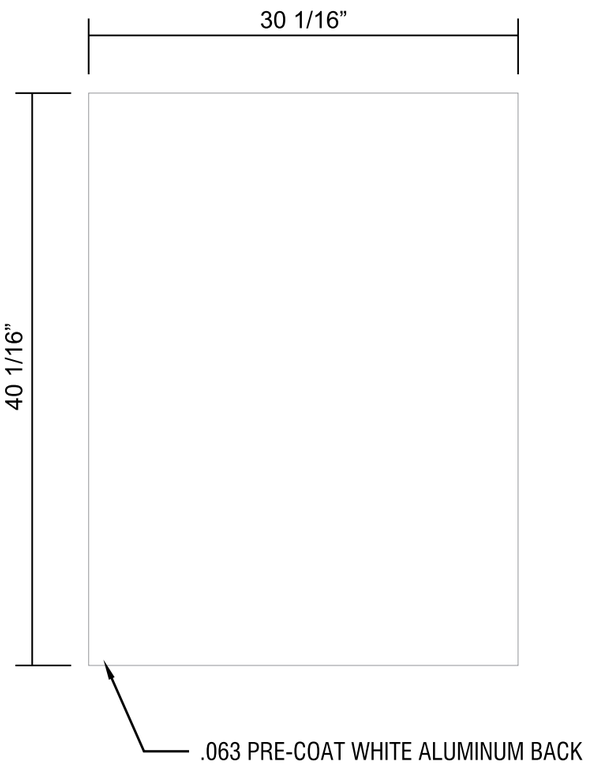


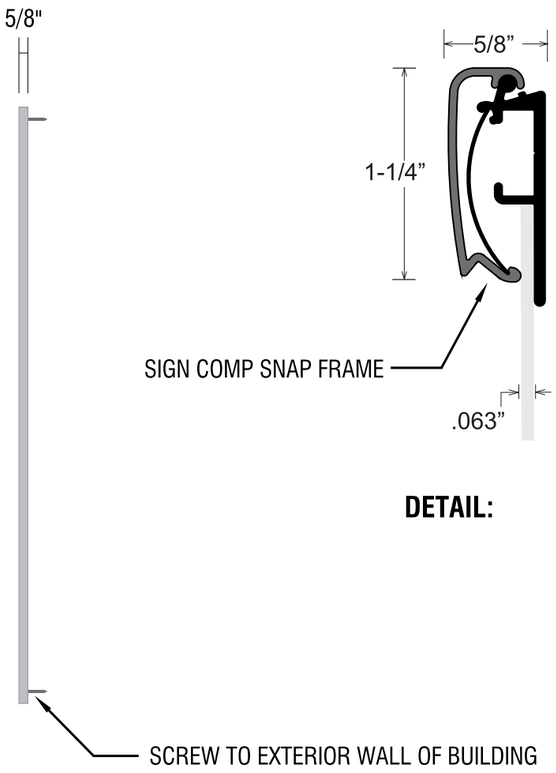
DETAIL:

DUTCH BROS
411 E Rand Rd., Arlington Heights, IL 60004

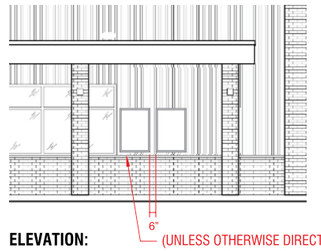
SNAP FRAMES – 30” X 40”







DETAIL:



ELEVATION:
WALK-UP WINDOW

DUTCH BROS
Coffee
START EARNING REWARDS TODAY!
COOL Treats
EXAMPLE OF WALL-MOUNTED "SNAP FRAME" MENU ADVERTISEMENT SIGNS - FOR REFERENCE ONLY

MATERIAL LIST

1. Petitioner Name: Adam Bell
2. Date: 4/27/2026
3. Project: Pep Boys Building Redevelopment
4. Location: 375-425 E Rand Rd, Arlington Heights, IL 60004

Monument Sign:

- Sign Panel: Tenant Signage with “White” Background
- Housing for Sign Box: “Dark Gray” Prefinished Metal
- Precast Concrete Cap: “Alabaster Ground Face”
- Stone Veneer: “Black Forest” Stone (Light Gray Variation)

Dutch Bros Coffee Wall Logo:

- Face Lit Flush Mount Channel Letters Returns & Trimcap painted to match Pantone 7691 C "Intense Blue"
- Letter 7328 White Acrylic Faces w/ 230-127 Intense Blue Outline
- Coffee Logo 7328 White Acrylic Faces w/ 230-127 Intense Blue / PSV 230-015 Yellow PSV, 230-33 Red PSV Vinyls
- LED illumination

Dutch Bros Windmill Wall Logo:

- Face Lit Flush Mount Channel Logo Returns & Trimcap painted to match pantone 7691 C "Intense Blue"
- Letter 7328 White Acrylic Faces w/ 230-127 Intense Blue Outline
- LED illumination

Dutch Bros Wall Mounted Menu Boards:

- Printed menu panel not included
- LED outdoor light box
- Lockable hinged door
- Aluminum construction
- Color: Powder Coated DB Custom Dark Blue

Dutch Bros Pole Mounted Menu Boards:

- Printed menu panel not included
- LED outdoor light box
- Lockable hinged door
- Aluminum construction
- Color: Powder Coated DB Custom Dark Blue
- .090” Aluminum Panel Folded with (2) Welded Inside Corners
- Notch for Outlet Avoidance. Paint DB Dark Blue.
- Snap Frame Rivet Mounted to Face. Paint Rivet Head on Back DB Dark Blue.
- Attach to Existing Menu Cabinet with #14” TEK Screws & ¼-20 Bolts. Paint DB Dark Blue.

DESIGN

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

COMMISSION

RE: 375 EAST RAND ROAD - DC #25-096
COMMERCIAL

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Design Commission taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor, Community Room, Arlington Heights, Illinois on the 19th day of May, 2026 at the hour of 6:52 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson
JOHN FITZGERALD
TED ECKHARDT
JONATHAN KUBOW
RICH BONDAROWICZ

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: All right, so the next item on our agenda is 375 East Rand Road, DC #25-096.

Staff?

MR. HAUTZINGER: Okay, so I did want to point out actually, just to sort of look ahead a little bit, the following three items, the remaining three items on the agenda are all associated with the same development, but we're going to take them one piece at a time. There's two buildings as part of that development, so we'll look at the architectural review of the first building and have a motion on that one, then we'll look at the architectural review of the second building, and then there's a sign variation package that kind of covers the whole site that we'll go through as the final item.

So, I'll give a quick overview just of the proposed development just for everyone's understanding, and that will apply to the next two items on the agenda as well. I also did want to mention that this project does require Plan Commission review and Village Board approval, so for projects that require Plan Commission approval, the Design Commission will be focusing on building, architectural design, and signage only. So, any other matters regarding like traffic or zoning-related issues, those will be reviewed by the Plan Commission at a subsequent meeting.

Okay, you can see the aerial up on the screen and of course the subject property highlighted inside the red boundary in the center. I just kind of want to show sort of a big zoomed out view here to get a sense of the location and what's around it. Directly to the south, this is the Town and Country Shopping Center. Directly to the north is NorthPoint Shopping Center. Kind of northwest up Rand Road here is the Annex of Arlington Shopping Center, the Arlington Plaza, and then down southwest is Southpoint.

So, this particular property is right in the center of what we've been calling our Uptown Shopping District. It really is kind of the hub of all the largest retail centers in Arlington Heights just as far as surrounding context comes into play here.

Let me scroll forward to the, let me use the aerial image here just to show the existing conditions on the site so everybody understands. Currently, there is the former Pep Boys building kind of on the south end of the site here. The other building on the site is the Suburban Glass I believe it's called.

MR. KATSIAMBIS: Yes.

MR. HAUTZINGER: All right, thank you.

Then there's also a few accessory structures, so the small detached garage storage structures on the site. Not to be confused, the existing Gatsby's Restaurant is abutting that Suburban Glass building, but they are separate buildings on separate properties, and Gatsby's has remained and is not in the scope of this project. So, that's what's there, and let me scroll to the proposed site plan.

So, on the new site plan, you can see that they're proposing to demolish the Suburban Glass building. There will be two new buildings on the north end of this site, this one, and kind of the northeast corner is the Dutch Bros Coffee freestanding new construction building. Adjacent to that, they're anticipating

another fast-food restaurant, but that will be a future review. That's not in the packet tonight, those plans haven't been finalized yet, but just again for your understanding of the overall development, it is anticipated to have that additional brand-new building.

Then, the subject building that we're going to talk about first here is the existing Pep Boys building which is going to undergo a major renovation, actually with demolition of a significant portion of it. The existing building is 20,480 square feet. The proposed renovation, it will take off the kind of covered loggia area on the north end of the building, a portion of the east end of the building, and a portion of the south. So, it will be reduced from 20,000 square feet down to about 11,000 square feet.

Since they're taking off that portion of the building, it is going to be a brand-new facade, which is nice. They have the ability to design and build that facade brand new which, interestingly, it's a little confusing because the existing shows this kind of corner tower feature and which at first glance you would think this is a renovation of that tower. But this is actually, on the top image of the existing building is going to be completely removed and a similar feature will be built on for the new building and that's what you see below, obviously converting it to a multi-tenant retail building. The expectation is to have a bank with a drive-through on the south end here. That's what this canopy is for.

The new building facade will have a nice mix of materials including brick, stone, EIFS, there's faux wood siding that Staff feels all work very well together. The design is also broken up nicely with the varied parapet wall heights as well kind of the jogs in the exterior wall. So, Staff feels they've done a nice job with kind of articulating that building and creating a nice-looking, attractive building.

The only concern that Staff had about the design is that on this north wall, you can see the rendering of the existing building, all the columns and the covered area will be removed, but the existing brick wall beneath that is going to remain, which is shown here on the new building design. So, this wall here is going to be existing brick with some of the openings in-filled and then painted. The rear wall of the building will also be painted brick, but again, since this is all being completely removed and pushed back, this is a new wall with new face brick.

It's not a huge concern, but thinking about, and it's nice that the new face brick wall is the one that's facing Palatine Road, it's the most visibility, but as you go through the site, you are going to see this side as well. So, there's a little bit of a mis-match between a nice new face brick wall and then a painted brick wall.

Whether or not that's a big concern, we'll leave that up to the Design Commission to evaluate that one detail.

Aside from that, Staff has no comments about the architectural design. We think they did a great job. Obviously, there's placeholders on each of the tenant spaces for signage. This building is nicely designed for wall signage.

Rooftop mechanical equipment, we always look to make sure that's going to be screened. In this case, the parapet walls are not tall enough to screen the equipment, but they did include on their plan, on their roof plan, you can

see with this dashed line that they are going to have some freestanding screens that wrap around the back and sides of the anticipated mechanical equipment on the roof, which is a nicer way to do it than individual screens on each of the units which can start looking a little cluttered.

This is like a nice balanced layout, so that should look good. It's going to be a corrugated panel screening. The only thing that wasn't indicated is what the color of that is going to be, small detail. The Staff, we're recommending either matching the brick wall or the metal coping, I mean, it would be just a little detail that the Design Commission can cover.

Then, finally, the trash enclosure which is to the north of the building on the site, I'll get back to that site plan. Trash enclosure will sit over here adjacent to the new building, and the drawings of that look very nice, using stone and brick from the building. So, no comments about that, that looks nicely done.

Overall, Staff is recommending approval of the design, just with the comment about evaluating the mismatched two sides between the face brick and the painted brick, and then also to clarify what's the color of that rooftop screen going to be. Otherwise, we recommend approval.

COMMISSIONER KUBOW: Steve, can you possibly go to the site plan? I know north seems to be kind of the recommendation here. Is it just there?

MR. HAUTZINGER: What is it?

COMMISSIONER KUBOW: Or is it the south and west for the recommendation on determining if the painted brick wall in the north elevation is acceptable? Is it just north or are you saying south and --

MR. HAUTZINGER: They're proposing it on the north and then also on the west. Staff is not raising any concern about the back side of the building being a painted brick. We're just wondering if having a painted brick wall on the north and then a new face brick wall on the south, they're just going to have a little bit of a different appearance obviously with mortar joints in the new brick wall that would be painted over in the existing wall.

Does that clarify it?

COMMISSIONER KUBOW: Yes, it does. Thank you.

CHAIRPERSON KINGSLEY: Thank you.

Would the Petitioner like to come up and speak?

MR. BARAD: My name is Ben Barad; I'm with Core Acquisitions, the developer. On this kind of part of the project, I don't have too many comments, I'll just note we're dealing with the next three parts. I also I wanted to come up and introduce myself, I'm with the Developer. Here we have Jim, our Architect on this multi-tenant building. Liz is our Architect with the Dutch Bros that's coming up. Then, Ian, our Engineer, is here as well to kind of just help and answer any questions that you guys might have.

With the screening, I know there was some question about that. We have the, it's the metal curbing?

MR. HAUTZINGER: Yes, the screening for the RTU units. We would just recommend matching the metal coping with the building which is like a dark bronze.

MR. MIKULSKI: I think that's a good decision.

MR. HAUTZINGER: Yes.

CHAIRPERSON KINGSLEY: Okay, thank you. If you could just state your name.

MR. MIKULSKI: Yes, Jim Mikulski, PFDA Architects.

CHAIRPERSON KINGSLEY: Okay, thank you. It's just for our record. Thank you.

MR. MIKULSKI: Sure.

MR. BARAD: Thank you.

CHAIRPERSON KINGSLEY: All right, so is there anyone in the audience that would like to ask questions or be heard on this petition?

(No response.)

CHAIRPERSON KINGSLEY: No, there's no one. We'll start with the Commission.

Commissioner Eckhardt?

COMMISSIONER ECKHARDT: Thank you.

The wood grain material, is that a metal panel that's rendered to look like wood or is it; what is that?

MR. MIKULSKI: It is a composite wood, sort of like a lot of Starbucks that you see around the area, they're utilizing the same kind of material. So, it's just like a wood composite.

COMMISSIONER ECKHARDT: Wood composite material, okay.

MR. MIKULSKI: Yes, it's not metal.

MR. BARAD: We actually, we have a material board with the physical materials.

COMMISSIONER ECKHARDT: Generally we see those. Could you bring it over?

MR. BARAD: Yes.

COMMISSIONER ECKHARDT: That would be great, thanks.

MR. HAUTZINGER: Sorry for the interruption, but did you both sign in? I just want to make sure for the minutes. There's a sign-in sheet there, just before you begin, so --

MR. MIKULSKI: Yes, I can do that.

MR. HAUTZINGER: -- that we can get your names into the record. Thank you.

MR. BARAD: Yes.

COMMISSIONER ECKHARDT: So, the wood in that sample is coming off a little lighter and a little yellower than what this exhibit looks like. Maybe it's just me.

Okay, well, I don't, I mean, I think it's a nice design. I like the five elements. When I'm looking at the rendering, I see the paint sample is not bright white which I was concerned about, that it would really stand out if it were bright white, but is that EIFS between, on the upper band, that's the EIFS?

MR. MIKULSKI: That's right, yes.

COMMISSIONER ECKHARDT: Yes, the EIFS-1, okay. That was one of my concerns. I do believe that the north elevation does need to be fenestrated with a more novel material than just paint. It's really facing, you know,

the road. You've got two elevations, and so I think I'd like to hear my colleagues come in on that, but when we look at that elevation, right there, Steve, thank you. Hold that one. Something, that needs a little something, you know. I'm not sure what, but it needs something.

That's really all I have for the moment. I'm supporting the project, but that one elevation, per Staff's comments, needs something. That's all for now.

CHAIRPERSON KINGSLEY: Okay, thank you.

Commissioner Kubow?

COMMISSIONER KUBOW: I generally agree with what Staff has recommended, same with Commissioner Eckhardt, but I don't mind that north elevation. I think it's nice, it's clean. I don't know what I would recommend. I think generally I'm fine with it.

I also commend you guys for keeping the existing building and renovating it. I think it's a huge, huge improvement on what has been, like what has been a bit of an eyesore for the Village for a long time. So, to see some improvements there is going to be great for the community, but generally, I approve of what's been proposed.

CHAIRPERSON KINGSLEY: Thank you.

Commissioner Bondarowicz?

COMMISSIONER BONDAROWICZ: So, the brick walls that you're specifying Alpine Ridge, are those, where are those walls?

MR. MIKULSKI: So, you see the BRK-1?

COMMISSIONER BONDAROWICZ: Yes.

MR. MIKULSKI: So, that brick wall is going to be the new south facade behind the decorative corner as it wraps. Then the north is what we're essentially going to try to match that color with new paint over the existing wall.

COMMISSIONER BONDAROWICZ: Got it, because that Alpine Ridge is, that actually is not a solid color, right? That brick actually --

MR. MIKULSKI: Yes, it's kind of, yes, it's more of a textured, kind of like a velour.

COMMISSIONER BONDAROWICZ: So, because, but are you thinking that you're just going to paint like a solid paint or you're going to have a company do a finish on it where you're doing like a staining of the brick?

MR. MIKULSKI: It would just be like a Le Sourire paint over the existing brick, yes. That was our intention, yes.

COMMISSIONER BONDAROWICZ: So, one of the things that can be done with that is that you can use like a NOCO company, right? You guys have probably heard of them, where they can come out and actually stain the brick and get a little more texture to it instead of just being solid paint, and get it a little bit closer to that brick so that it doesn't look like there's just a painted wall in the back of it. I'm not thinking about the cost of that of course but, you know, it's just, it will look a little more consistent.

So, the wall panel product, the bamboo product, is that acting as a rain screen? Like what's it doing? Is that what you're waterproofing is, or is there something behind it?

MR. MIKULSKI: There's going to be something behind it, too, yes. Typically, they'll have, you know, a membrane behind that, and then we'll start framing behind it with the, you know, the moisture resistance barrier and that's attached to the outside of it. It's all weatherproof though, yes.

COMMISSIONER BONDAROWICZ: Yes, the other Commissioners, I don't know if you've noticed what's going on with these composite panels like on the Starbucks, they're shrinking, they're cracking, they're gapping. They actually don't look great after a fairly short period of time. There's the Starbucks, well, there's a couple of them and, you know, they did them vertically, they didn't do them horizontally, but what's happening in-between the boards is they're acting more of a rain screen instead of something solid. Then what's happening is that they're shrinking and they're just, I mean, they just don't look good after like five years. I'm not saying that that is that kind of a product, that I would strongly suggest that you find something premium to deal with that situation because that's a pretty important element then.

MR. MIKULSKI: Yes, that's surprising because, yes, Starbucks, I mean, they've been utilizing that for the last handful of years without any issues.

COMMISSIONER BONDAROWICZ: Not yet. Well, if you look at, like there's a Starbucks in Mount Prospect that's right on Rand Road that's not too far from here, if you go cruise the drive-through, it's gapping like crazy. But I think it's installed vertically so it's more of a rain screen and there's waterproofing behind it.

MR. MIKULSKI: Yes.

COMMISSIONER BONDAROWICZ: That's why I was wondering if that is more of a direct waterproofing because this is going to be up for the next 20-30 years. Yes, but that's more of a product detail. My only suggestion would be that that brick wall to the north is not just a painted brick, that it's addressed to try to look like the other brick as close as possible so that there's some consistency, because I think, I've actually used that Alpine Ridge product and it has more of a mottled finish. It's not just like a solid color, right?

MR. MIKULSKI: Right. Yes.

COMMISSIONER BONDAROWICZ: So, to try to achieve it so it just doesn't look like you just painted a wall on that side, right, because you're going to have the same thing on the back I believe, right?

MR. MIKULSKI: Yes, that's the northern and then the western, yes, we're going to, our intention was to have the same look. So, yes, whether we're painting or staining, we should keep that consistent.

COMMISSIONER BONDAROWICZ: That would just be, my only suggestion is that instead of a solid paint, is that we get as close to that brick as possible. If it means that it's a process of staining the brick and getting a more consistent look just so that it doesn't look you glued on a painted box.

MR. MIKULSKI: Sure.

CHAIRPERSON KINGSLEY: Okay, nothing else?

COMMISSIONER BONDAROWICZ: I don't have anything further.

CHAIRPERSON KINGSLEY: Okay, thank you very much.

Commissioner Fitzgerald?

COMMISSIONER FITZGERALD: Overall, I like the project. I like the idea of staining, and I'm also okay with the idea of painting. I will tell you that I am concerned of the lack of just architectural interest on the painted version for the right side of the north elevation. It just seems like it just stops.

Is there landscaping there at all or anything to give you some value or just a block of brick wall?

MR. MIKULSKI: That's going to be the sidewalk up against the building if I'm not mistaken. Yes.

COMMISSIONER FITZGERALD: Well, I do have a concern that there's just, it looks like the back of the building when you're pulling in. Then, going to the south elevation, is there anything to soften the left side of this wall where somebody near it will be, again that looks like it should be the back of the building when it's really going to be part of the front. That's the part that faces south, right? So, that faces Palatine Road? So, to me that's a front of the building and that needs something. That's all I have.

CHAIRPERSON KINGSLEY: Thank you.

So, I think I agree with most of the Commissioners. I think it's a really nice project. I'm delighted that you guys are using the existing building and going from there.

I do agree about the bamboo or the composite material for the wood. I have a little hesitation with that. Have you used this material before in other projects like this?

MR. MIKULSKI: Yes. Yes, we've used it on all of the Starbucks that we've done, about five or six of them. We haven't had any issues up to this point.

CHAIRPERSON KINGSLEY: So, it's a tongue and groove like this one?

MR. MIKULSKI: It's a tongue and groove just like that, yes.

CHAIRPERSON KINGSLEY: Are the corners mitered?

MR. MIKULSKI: Usually there's a finished piece, there's a finished piece at each corner for like an outside corner as you got them up.

CHAIRPERSON KINGSLEY: Yes, and --

MR. MIKULSKI: Yes, so it's --

CHAIRPERSON KINGSLEY: -- from what I can tell from the renderings anyway, it just looks like it might be mitered. Steve, if you could pull up the west elevation? You can see how the parapets when they return, you can see the wood turning there. So, you'd, say on the right and left side, you're going to have a little piece of return there, right?

MR. MIKULSKI: Yes, there's going to be a receiving channel, like a corner element for each one of those. That's usually how they turn the corners on those.

CHAIRPERSON KINGSLEY: Like aluminum?

MR. MIKULSKI: It will be the same material as that typically.

CHAIRPERSON KINGSLEY: Okay, and then what's going to be on the back of these? Is that just the roofing material?

MR. MIKULSKI: That's just the roofing membrane, yes, going up, yes, but those two on the sides are the return walls back to the roof. So, from the

side, you know, you won't be able to see that white membrane that's going up.

CHAIRPERSON KINGSLEY: Yes. I'm a little concerned with on the right side here, because on the right of the screen as we're looking at the west elevation, that is Rand Road, and you'll be able to see that edge. I'm thinking about at least returning that parapet, the thickness that you've returned the stone on the face.

MR. MIKULSKI: I see what you're saying.

CHAIRPERSON KINGSLEY: Just so that there's some depth to it. I understand the other ones are going to be far enough away, but on that one I think returning it. If you say that the corner is essentially, you know, it blends in, I'm okay with it and you've used it before. I'm just not familiar with it.

The way that it meets the stone, I guess it's this gray concrete? No. Is that the coping? No, this is the coping, a precast coping that it sits on, correct?

MR. MIKULSKI: The precast stone is at the base of the building, so we have the stone, so there's going to be that stone cap.

CHAIRPERSON KINGSLEY: Okay, so then what's the -- I'm sorry, could you go to the front elevation, Steve?

MR. HAUTZINGER: Sure.

CHAIRPERSON KINGSLEY: What's under the wood, what's the material there?

MR. MIKULSKI: That's just an EIFS material like a band, yes, underneath that.

CHAIRPERSON KINGSLEY: Okay, so there's two places, three places where the EIFS is. It's over the canopy where it says Exit. Then that's what I would call like the coping of the stone piers, and then also in the two panels, the signage.

MR. MIKULSKI: That's right, and the coping at the wood material at the top.

CHAIRPERSON KINGSLEY: So, that cornice is all EIFS?

MR. MIKULSKI: It's all EIFS, you have the projection, and then you have the metal coping over it.

CHAIRPERSON KINGSLEY: Okay. All right, I was hoping that that was, the stone just would I think dress it up a little bit.

Then, there's a comment in here about thin brick. So, this darker brick, the piers, the Black Forest, is that, is it thin brick all over, or is it --

MR. MIKULSKI: The stone on these piers, these are essentially going to be like plant-on piers. There's an existing masonry wall along that where the service bays were. So, we're going to have like plant-on piers at each one of those locations with the thin stone. Then the brick on the south facade, that's all going to be just a full utility size, because that's going to be a brand-new wall.

CHAIRPERSON KINGSLEY: Okay, so then those piers and the base and all that, okay.

MR. MIKULSKI: Yes.

CHAIRPERSON KINGSLEY: So, when you turn the corner and the thickness of those piers, are those going to be mitered or are those going to be a

unit where you can see so it looks like an actual full depth brick?

MR. MIKULSKI: No, those there, those are probably going to be either mitered or there's going to be kind of stepped in. There's an eight-inch or 12-inch return at each one of those piers.

CHAIRPERSON KINGSLEY: I think, for me, I have a hard time with that personally. I would really like that to be the, I know it gets a lot more expensive, but to get the units that make it look like it's full brick, especially since you're going to have full brick on the other side.

MR. MIKULSKI: Well, that particular material, they actually do have, certain pieces are cornered like you're saying.

CHAIRPERSON KINGSLEY: Yes.

MR. MIKULSKI: Then there's other underneath that will just be, you know, so it actually looks like an actual, you know, brick in the return corner there.

CHAIRPERSON KINGSLEY: Yes, it looks like it.

MR. MIKULSKI: Yes.

CHAIRPERSON KINGSLEY: As long as there's no mitering, I'm okay with it.

MR. MIKULSKI: Yes. No, there's not, their material and the typical way that they install that, it won't look mitered.

CHAIRPERSON KINGSLEY: Okay, well, we can put that in the minutes then.

MR. MIKULSKI: Sure.

CHAIRPERSON KINGSLEY: That will make me feel better if those returns will look like full depth masonry.

MR. MIKULSKI: They will.

CHAIRPERSON KINGSLEY: Thank you.

I guess my other comment that I have is the coloring of that. It would probably just be a recommendation, but I, too, feel like that wood color is a little bit light. I also pause a little bit about, you have almost like two different palettes going. You have a warm palette, the wood and the dark bronze in the storefront and the canopy, and then the brick walls, the stone, and the metal coping and other dark-colored gray, they're all a cool color. So, I don't really care which way you go, but I think they should all, the brown should become a gray, or the gray should become a brown. Then I would just consider making the wood a little bit darker.

MR. MIKULSKI: Yes. That particular manufacturer has quite a few different color options, so we can certainly look into that.

CHAIRPERSON KINGSLEY: Okay, thank you. So, those are my comments. One quick thing, I do agree with Commissioner Fitzgerald about the west side of the south elevation, that the portion that doesn't have a canopy over it, it seems like it needs a little attention where those meters are.

COMMISSIONER ECKHARDT: Madam Chairperson, may I have a round two?

CHAIRPERSON KINGSLEY: Yes. Yes, you may.

COMMISSIONER ECKHARDT: Thank you.

Correct me, I want to make sure I'm looking at the same

image. I have this on my screen which is the 3D. I think that's the side elevation north?

MR. HAUTZINGER: Yes.

COMMISSIONER ECKHARDT: Okay, so I'm looking at this rendering and I'm seeing, I did a doodle sketch here, so there seems to be a potential direction where you could colorize or treat the top part and the bottom part differently because I think that elevation is a key part of the corner of the building. So, one, you could paint the top similar to the light-colored wood, and the bottom, you know, you could paint just so it's two colors, or you can run some wood across the top and paint the bottom. But it looks like the side of a warehouse to me, and I understand it's a large-scale brick, economy brick or something, but you're in-filling the two holes there. I can't tell if the brick is being fingered, you know, so it looks like a monolithic wall.

I just think it's, as Commissioner Fitzgerald's concern about this elevation to the south, I'm concerned about the north one, they both face streets. I think there needs to be some design work done particularly on the north. It doesn't have to be the whole thing, it could be the first half, but it needs, there's substantially more exposed that's flat and monolithic and uninteresting and unremarkable than the portion that you've designed so nicely at the retail windows. So, I've got a problem with this.

MR. HAUTZINGER: I just want to, excuse me, clarify one thing. When you said that the north wall faces the street, and it's not that you won't be able to see it at all, but it is set back quite a distance from Rand Road and there will be a building between it and the road. I mean, the south elevation will definitely be highly visible from Palatine Road, and those meters are a concern. I actually overlooked that; I didn't notice that detail on there, but I wanted to make sure that you are oriented okay, and if you're concerned about the view back --

COMMISSIONER ECKHARDT: Well, I understand it's tucked around the corner, Steve, but I still think it's facing, you know, facing the other building, it's facing the parking lot.

MR. HAUTZINGER: It's facing the inside of the circulation of the overall property.

COMMISSIONER ECKHARDT: And if you go back to that elevation please for a moment?

MR. HAUTZINGER: Sure.

COMMISSIONER ECKHARDT: Please.

MR. HAUTZINGER: Yes.

COMMISSIONER ECKHARDT: There.

So, you've got three modules. You've got the finished end, and then you've got two modules, I don't know if it's broken up by an expansion joint maybe or what, I don't know what that line is, it's a gutter maybe. I don't know what it is.

MR. HAUTZINGER: It says reveal.

COMMISSIONER ECKHARDT: It's a reveal. So, there's three elements there. I think that middle element needs to be improved to look like it's a finished part of the building.

MR. MIKULSKI: Well, we could also, as we're showing on the south facade there, the stone base that goes the full depth of the building, we could go ahead and do that on the north side as well to kind of break it up a little bit. Steve, that stone base going all the way to the back, right. Then at the top adjacent to the wood paneling, we could also have just an EIFS, you know, just an inch-and-a-half EIFS over the existing brick that we have, yes, as well.

COMMISSIONER ECKHARDT: Okay, and what should the color, what is the paint color that's going to be on that from this guy here?

MR. MIKULSKI: Yes, that's going to be matching that Alpine Ridge brick sample.

COMMISSIONER ECKHARDT: Oh, that. Okay, so that's --

MR. MIKULSKI: Yes, kind of a grayish --

COMMISSIONER ECKHARDT: Okay, so that's going to be that kind of warm gray-brown color. So, you're proposing to tie this together running where it's going at the bottom similar to the south elevation and along the north?

MR. MIKULSKI: That's right.

COMMISSIONER ECKHARDT: Okay, I'm warming up.

MR. MIKULSKI: And then along with that, also we have the EIFS at the top of the building. We could have an EIFS band as well in line with the top of the canopy.

CHAIRPERSON KINGSLEY: And you would take that how far did you say?

MR. MIKULSKI: Well, I think if we did it that way, it would only, you would have to probably the entire depth of the building.

CHAIRPERSON KINGSLEY: So, you're, currently right now, you are talking about having a base, like the stone base and then having an EIFS upper and then painted brick in the middle?

MR. MIKULSKI: That's right.

CHAIRPERSON KINGSLEY: Yes.

COMMISSIONER FITZGERALD: Can you say that again? I kind of lost you there.

MR. MIKULSKI: Sure.

COMMISSIONER FITZGERALD: So, you're thinking the very top, or are you thinking of adding that where the line is in the middle? Is that what you said?

MR. MIKULSKI: At the top of the canopy above the storefront is the idea that the white --

COMMISSIONER FITZGERALD: This?

MR. MIKULSKI: Yes, right there. So, take that all the way back. Everything above there to the coping would just be an EIFS skin coat essentially that would match that color right there. Yes, that's right.

COMMISSIONER FITZGERALD: Okay, I think that's interesting. I was also wondering although there won't be any signage there, would it be ridiculous to put a couple of lights, gooseneck lights?

MR. MIKULSKI: Just like a decorative light you mean?

COMMISSIONER FITZGERALD: Just have decorative, and have

them operational, but --

MR. MIKULSKI: Because we are showing the wall pack lighting, but you're talking about something a little bit more decorative?

COMMISSIONER FITZGERALD: Well, so to me, the east elevation which does not face a street I really like. If we can just put any elements of that around to the sides or the front, I would like it, but --

MR. MIKULSKI: Okay.

COMMISSIONER FITZGERALD: -- what do the rest of you feel about it?

COMMISSIONER ECKHARDT: Agreed.

COMMISSIONER KUBOW: Right.

CHAIRPERSON KINGSLEY: I, too, but I think that it almost needs to go farther because most of the visual is going to be, you know, higher up. It's not going to be, I mean, I like the base that you're talking about, but I think most people wouldn't see, there'll be cars and stuff there. They're going to see, you know, three to five feet up on the wall. If you look at the east elevation, you've got complexity to it. On the south and the north, it's just on the corner, right?

So, I don't know if, you're not going to build a tower again on the right side of the north elevation because it's probably cost prohibitive and it's too much I think.

COMMISSIONER FITZGERALD: That's also existing brick you're painting, right? So, you are trying not to do anything there except fill it in and paint.

MR. MIKULSKI: That's right.

COMMISSIONER FITZGERALD: Do you have to fill it in? Do you have to fill it in with brick?

MR. MIKULSKI: The existing storefront openings?

COMMISSIONER FITZGERALD: Yes. Any idea there?

MR. MIKULSKI: Well, let's see, what tenant was that? What tenant is that? There's an opportunity, we'd have to have conversations with --

MR. BARAD: The tenant and see.

MR. MIKULSKI: And see what their interior layout will be and if that would be able to accommodate them.

COMMISSIONER KUBOW: You would just be losing a ton of square footage, right?

COMMISSIONER BONDAROWICZ: Well, there's, it might have windows and --

MR. MIKULSKI: Square footage wouldn't be impacted.

COMMISSIONER BONDAROWICZ: Windows where they don't want them.

MR. MIKULSKI: Right.

COMMISSIONER BONDAROWICZ: So, I have a question about what you're talking about applying. If you would apply, you know, essentially that wainscot, are you talking about something that is like the thin stone that goes right on the surface? Because you don't have any room.

MR. MIKULSKI: Right.

COMMISSIONER BONDAROWICZ: Obviously, you don't want to

tear down this wall.

MR. MIKULSKI: Yes.

COMMISSIONER BONDAROWICZ: And then build a wall, right?

MR. MIKULSKI: Right.

COMMISSIONER BONDAROWICZ: So, whatever you're going to do, you want to apply it over the wall, right?

MR. MIKULSKI: Sure.

COMMISSIONER BONDAROWICZ: So, you're going to have kind of a funky condition though if you apply something as a wainscot up to a certain point, right?

MR. MIKULSKI: It would have to be mortared directly to the existing brick.

COMMISSIONER BONDAROWICZ: Yes, I mean, you're going to have a joint, you know, you're going to have a maintenance potential thing, too, right? Is your, I'm going to ask the architects on a suggestion of what could be added to the wall or applied to the wall or like a metal trellis. I know we don't have any, there's no planting area in front of there to grow anything, right? Because the concrete goes right up against it. It does not appear, right, the sidewalk goes up against it. But even if it was, something that looked like anodized steel frames that gave you the visual to break up the wall, but painted behind it, you know, applying something to the base and having a mortar joint or a caulk joint and an EIFS, like you said, it may not be enough, but maybe something that would help break up the wall. I mean, you know, it's just got to go with the style.

CHAIRPERSON KINGSLEY: Yes, like even just putting awnings, two more sets of awnings on there --

COMMISSIONER BONDAROWICZ: Yes. Yes.

CHAIRPERSON KINGSLEY: -- and a painted square.

COMMISSIONER BONDAROWICZ: Yes.

CHAIRPERSON KINGSLEY: I don't know; that's probably a bad idea.

COMMISSIONER BONDAROWICZ: Well, you know, very often a metallic decorative frame would be attached to the wall with some sort of a stanchion, right, that would give you a trellis to grow something on. You don't have any planting area there, right?

MR. MIKULSKI: No. No, that's a sidewalk up against the building.

COMMISSIONER BONDAROWICZ: Yes.

MR. HAUTZINGER: Could I jump in?

CHAIRPERSON KINGSLEY: Yes.

MR. HAUTZINGER: You know, I appreciate all of the discussion and suggestions. Personally, I think just, you know, I am seeing now that the north elevation is really lacking compared to the south elevation. If that stone base could be added to the north, I think personally that would be a really nice move to enhance that north elevation.

Then, your comment about the EIFS, I wouldn't want to necessarily see the brick replaced with EIFS. I think that's a downgrade, especially the face brick on the south, because I also wouldn't want to see this become more

and more of a mismatch between the north and the south. I think it's important that these two, whatever you do on the north I think you'd want to do on the south. The goal is for it to be like a cohesive-looking building.

If you want to do something with a band, this thin gray band, if just that band continued through just as a trim piece and do the same on this side on the south, so then both sides are going to be a brick wall with a stone base, a thin kind of accent band, and then the NOCO would be a huge upgrade instead of just a monochromatic paint. I think you'd have a nice-looking design. It is the side of the building.

Of course, you can go further with false storefronts and awnings and gooseneck lightings and all that. I don't know that it's really warranted personally. But I guess I just wanted to reiterate, whatever you decide to do with the north, I think you can't forget about the south. I think it's important that those two stay relatively similar.

CHAIRPERSON KINGSLEY: I'm not sure about the EIFS coping that goes --

MR. HAUTZINGER: Trim piece?

CHAIRPERSON KINGSLEY: Trim piece.

MR. HAUTZINGER: Yes.

CHAIRPERSON KINGSLEY: How would that work?

MR. MIKULSKI: Well, I mean, it would just be attached directly to the masonry, it would be a detail. I mean, the stone base I don't think would be an issue at all, installing that directly to the masonry. It would just be like the thin stone detail that you see quite often. Maintenance might be a concern.

COMMISSIONER BONDAROWICZ: Sure, you could figure that out, right? We don't have to --

MR. MIKULSKI: Yes.

CHAIRPERSON KINGSLEY: What about stone instead of the EIFS on the storefronts? What if you do the stone around an upper instead of EIFS?

MR. MIKULSKI: Stone up above as well?

CHAIRPERSON KINGSLEY: Yes.

MR. MIKULSKI: I don't know, it might clash a little bit. I mean, just having stone, so essentially the same stone base and then the brick in the middle and then more stone on top?

CHAIRPERSON KINGSLEY: Just the stone coping. I'm not trying to mount, you know, instead of being an EIFS trim, be the cast stone trim.

MR. MIKULSKI: Oh, you're almost at the, well, the attachment would be the difficult part there because you actually have a solid precast stone material that you're going to be integrating to an existing masonry wall. So, that's a tricky detail.

CHAIRPERSON KINGSLEY: Okay.

MR. MIKULSKI: The south wall is not an issue because that's all new, so having that precast like you're saying as part of the wall assembly, that's fine. The north elevation though, that's an existing wall.

CHAIRPERSON KINGSLEY: Right.

MR. MIKULSKI: Which is a different situation.

COMMISSIONER FITZGERALD: And what did you think of the idea of the metal grid? I would be actually okay with just maybe two metal grids and no stone on the bottom. I don't think you need plants to make it look like there's a trellis or, just an architectural interesting metal work.

MR. MIKULSKI: So, you're just talking about a decorative metal vertical trellis and, you know, split --

COMMISSIONER FITZGERALD: Something that Staff has to be okay with.

COMMISSIONER BONDAROWICZ: As long as it matched the bronze anodized of the windows and have kind of a, you didn't change the vibe of the building, you're just creating sort of a false window look. It's probably less expensive than doing all this other work.

MR. MIKULSKI: True.

COMMISSIONER BONDAROWICZ: Right? And you could do three lights instead of two, right, for --

CHAIRPERSON KINGSLEY: And then how would you do that on the south with the meters? The south wall?

MR. MIKULSKI: Well, would we keep the stone on that base on the south elevation? Like, you know, he was saying, we kind of want the north elevation and the south elevation to kind of be the same. So, if we're not going to have the stone on the north which is this trellis element, I would almost rather have that on the south elevation as well and omit the stone base that runs the entire depth of the building.

CHAIRPERSON KINGSLEY: Okay, then if you did that, then where would the trellis or the metal panels go?

MR. MIKULSKI: Well, we would have to take a closer look at that --

CHAIRPERSON KINGSLEY: Okay.

MR. MIKULSKI: -- to see visually what makes the most sense.

COMMISSIONER FITZGERALD: On the north, is that gutter in the middle staying? The line of reveal, is that what it says?

MR. MIKULSKI: Yes, I think that's the existing control joint.

COMMISSIONER FITZGERALD: That's not a gutter, that's just -- okay, sorry. Well, I'd be in favor of the metal pieces approved by Staff.

CHAIRPERSON KINGSLEY: How do you feel about the base?

COMMISSIONER FITZGERALD: Well, on the north, for me, if there are cars there, it's going to be like you're not going to see it.

CHAIRPERSON KINGSLEY: But you want to keep it on the south?

COMMISSIONER FITZGERALD: I would be open to that, and I would be curious to hear what you guys say because you have the meters which the meters are not in our renderings, but you have the meters, they can play with those grids to kind of take the attention off of that.

CHAIRPERSON KINGSLEY: Anyone else?

COMMISSIONER ECKHARDT: Well, I like Petitioner's concession to add the stone wainscot on the north and maybe continue the EIFS banding to break up the height and paint it, and I would be okay with that direction. I think adding grillage is a little bit, you know, contrived. I mean, if we put grillage on there,

then you should put some little lights on it, I mean, it gets out of control.

But I like, I think the big palette needs something on it and I like the wainscot. I appreciate Commissioner Fitzgerald's thoughts that cars would hide it, but it's still going to be seen. I see it right now, you know. Sorry, you've sabotaged your own presentation with your rendering.

But I like adding, I hate to use this word, but I think it needs to be decorated and I like the idea of the stone coming like on the south so it's matching. The top part, if you feel like you want to continue the EIFS banding, that's easy to add, too. Really it's a simple detail, not very expensive. There's always, you know, then you can look at it later and come back and go, you know, we decided we really want to add EIFS on the top portion with some color to band the whole thing, but in a full-scale mockup, you can look at that later.

But I think to get you out of here, then that's more of --

CHAIRPERSON KINGSLEY: They're the same color, the EIFS and the paint for the brick, correct?

MR. MIKULSKI: That's right, yes.

CHAIRPERSON KINGSLEY: So, you're not going to see much difference other than texture.

MR. MIKULSKI: Yes.

COMMISSIONER ECKHARDT: I think the brick is, now the EIFS is that light color and then the brick is matching the brick, right?

CHAIRPERSON KINGSLEY: On the north elevation it's painted.

COMMISSIONER ECKHARDT: It's painted and that color is matching the brick I thought he said.

MR. MIKULSKI: The paint is supposed to be matching the brick.

COMMISSIONER ECKHARDT: I'm sorry, I think --

MR. MIKULSKI: You're right, yes.

MR. HAUTZINGER: The drawings call for the north existing brick wall to be painted to match the new brick wall on the south.

MR. MIKULSKI: That's right, the BRK-1.

COMMISSIONER ECKHARDT: Okay.

CHAIRPERSON KINGSLEY: So, it just, but the brick isn't all one color, so what paint are you painting it?

MR. MIKULSKI: A gray color that's --

COMMISSIONER ECKHARDT: That matches that --

CHAIRPERSON KINGSLEY: One of those grays that's the brick, okay. So, it's not white, it's a gray.

MR. MIKULSKI: That's right, yes.

CHAIRPERSON KINGSLEY: To match Alpine Ridge.

MR. MIKULSKI: Kind of a light gray, yes.

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER KUBOW: I agree with Commissioner Eckhardt. I think that's the simplest, most elegant approach. I like the idea of adding some type of like metal panel feature, but I agree that it could look a little tacked on. I think Commissioner Eckhardt's recommendation seems to be the most consistent north and south and the simplest. That could pretty much get to where we'd like

this to go.

CHAIRPERSON KINGSLEY: I have a quick question for you, Commissioner. So, the stone base on the north, the painted brick, painted or stained, and then a row of EIFS that lines up with the EIFS's on the main front of the building, and then on the south, there's no changes, or do you want a trim piece on the top that is either EIFS or stone that continues that line across, or are we not doing anything to that elevation?

COMMISSIONER KUBOW: Okay, does that continue above that awning, or that --

COMMISSIONER ECKHARDT: The canopy I think is a big element.

COMMISSIONER KUBOW: The canopy.

MR. MIKULSKI: I almost think that the south elevation, providing more EIFS at the top there would probably be a disservice because it is going to be a new, more decorative-looking brick that we're putting there because it's a brand-new wall essentially. So, why take away from the texture and color of that brick?

CHAIRPERSON KINGSLEY: Yes. Yes.

COMMISSIONER ECKHARDT: I agree with the architect of record.

CHAIRPERSON KINGSLEY: I would rather see, if you did it there, that it be the stone, and on the north if you did it, that it be EIFS. As you had said, it would be too hard to do the stone. That's all, but if you do one on the south, I think it has to be the precast.

COMMISSIONER FITZGERALD: Are you allowed to move the electric meters around the side to the west, or is there a problem with that? Are they gas meters?

MR. MIKULSKI: I think we are able to do that.

COMMISSIONER FITZGERALD: I just think it's strange that we're going to see all these electric meters as a frontage.

MR. MIKULSKI: Yes.

COMMISSIONER FITZGERALD: This is the front of the building when you're on Palatine Road. If you did that, I'd be okay with anything that anybody is saying.

CHAIRPERSON KINGSLEY: The gas meters are right around the corner.

MR. MIKULSKI: Yes, we are providing gas meters around the corner there. We do have limited sidewalk back there, so clearance, you know, is an issue for traffic going back and forth, but --

COMMISSIONER FITZGERALD: Okay.

MR. MIKULSKI: -- that's something that we could explore.

CHAIRPERSON KINGSLEY: I think we all would agree that that would be a huge move, to be able to move that off of the main elevation that you'll see.

MR. SPENCE: Can I make a comment and just state my name?

CHAIRPERSON KINGSLEY: Absolutely.

MR. SPENCE: Ian Spence, Kimley-Horn.

CHAIRPERSON KINGSLEY: Why don't you, or just talk a little louder. Ian Spence?

MR. SPENCE: Ian Spence, Kimley-Horn, Civil Engineer. I just wanted to note, it's not really shown in the specification, I don't disagree with, you know, seeing the meter on the south side. That's something that's not portrayed on this image. There's a decent enough landscape on the south side along Palatine Road. So, if the concern I guess are the cars, and it's about like 100 feet off of the road, so if the screening of those meters is I guess from the road, there is a good amount of landscaping, and the road is also about like three feet higher than the building. So, that's almost like eye-level.

I think there may be a little bit more screening than was being portrayed on the south side. That's not to say that they're wouldn't be- screening, I mean, I understand, but I just want to make that note that there's a good amount of landscaping on the south side.

CHAIRPERSON KINGSLEY: Thank you, and that's the easement or that's the parkway?

MR. SPENCE: Correct.

CHAIRPERSON KINGSLEY: That's not your property.

MR. SPENCE: Yes, we are likely to landscape that entire frontage.

CHAIRPERSON KINGSLEY: You will be?

MR. SPENCE: Yes.

CHAIRPERSON KINGSLEY: And what is your plan in general?

MR. SPENCE: My plan?

CHAIRPERSON KINGSLEY: Or the plan.

MR. SPENCE: We have worked with the Village Staff a good bit to try to fill that area with --

COMMISSIONER ECKHARDT: I think the Plan Commission will look at the landscaping on this rare instance, right?

MR. HAUTZINGER: Yes.

CHAIRPERSON KINGSLEY: Is it going to be trees like, you know, like mature, but --

MR. SPENCE: It's a mix of shrubs and trees. I think there's more -- I'm not a, sorry, I'm not a landscaper, but --

CHAIRPERSON KINGSLEY: -- it could change in other words? The density of the current landscaping could change and it could get either more diaphanous, is that right, where you could see through, or it could become more of a screen? I have a feeling the Plan Commission will want to be able to see this new building, no? Okay, thank you.

Can you comment about moving the meters?

MR. SPENCE: We've had contact with the dry utility companies. I think it's feasible to move it to the west side of the building, but don't hold me to that.

COMMISSIONER ECKHARDT: I think it will get in harm's way to me.

COMMISSIONER KUBOW: Yes, it's tight.

COMMISSIONER ECKHARDT: And you'll have bollards over there. You'll have, so people don't, people do goofy things in drive-throughs.

MR. SPENCE: I guess that's the other concern. We do have bollards placed at that corner, sort of protected by those.

COMMISSIONER ECKHARDT: And how many feet from the building to the lot line over there?
MR. SPENCE: On the west?
COMMISSIONER ECKHARDT: Yes.
MR. SPENCE: Maybe like 15 feet or so, it's pretty tight.
COMMISSIONER BONDAROWICZ: 15?
MR. MIKULSKI: Maybe about 16 feet or so.
MR. SPENCE: 16 feet. So, yes, I mean, from a safety perspective, it's probably better suited on the south. Just knowing NICOR may want a straight shot to the meter, so wrapping around the building property --
COMMISSIONER BONDAROWICZ: I don't think you're going to be able to move them because ComEd is going to have a requirement of a certain number of feet in front of it to actually service the panels --
MR. SPENCE: Yes.
COMMISSIONER BONDAROWICZ: -- which I don't think you're going to have on that back side. They're going to require a certain distance, and I don't see where else they would go. I think that may be why you guys actually curved the driveway also so that you have a place to work if someone had to service the meters because you cannot, from a life safety perspective, you can't be right in the driveway working on an electric meter.
COMMISSIONER ECKHARDT: What about your order boards on that drive-through?
MR. BARAD: It's a bank, there's no --
COMMISSIONER ECKHARDT: They're way at the top or are they down --
CHAIRPERSON KINGSLEY: It's a bank.
MR. BARAD: It's a bank. There's no, it's not --
COMMISSIONER ECKHARDT: Oh, it's a bank.
MR. BARAD: Yes.
COMMISSIONER ECKHARDT: Oh, okay.
COMMISSIONER BONDAROWICZ: There's just a couple of teller lanes.
COMMISSIONER ECKHARDT: People don't order up money.
MR. BARAD: Usually not, yes.
COMMISSIONER BONDAROWICZ: Have a cheeseburger or two.
COMMISSIONER ECKHARDT: Okay, sorry.
CHAIRPERSON KINGSLEY: Okay, I think we've had enough.
Do the Petitioners or anybody want to speak on this again?
(No response.)
CHAIRPERSON KINGSLEY: No, okay. I think we need to wrap this up.
So, does anyone have a motion or more questions?
COMMISSIONER ECKHARDT: I'll take a shot at it, Madam Chairman.
CHAIRPERSON KINGSLEY: Okay.
COMMISSIONER ECKHARDT: Okay, I would like to approve the

Petitioner's submittal this evening with the following requirement: that the north elevation be treated with a stone base wainscot similar to that detail on the south elevation; the brick will be painted a color to match Alpine Ridge brick, color samples to be submitted to Staff for review; at the developer's option, he could continue the EIFS accent strip banding across the north elevation at his option, but that is not a requirement.

Let's see, what else? What else have we missed? I know I veered a little bit, but we'll see what happens. That's my motion.

CHAIRPERSON KINGSLEY: Okay, there's a motion on the floor. Is there a second?

COMMISSIONER KUBOW: Second.

CHAIRPERSON KINGSLEY: There's a second. Any discussion?

COMMISSIONER BONDAROWICZ: I think I would just ask, however we would add to that motion, is that we would consider if there's not going to be some sort of decorative band up high, that maybe we add a third light fixture, maybe something that's more, a light fixture that's a little more decorative than just the wall pack, something that just helps break up that wall.

MR. MIKULSKI: Sure.

COMMISSIONER BONDAROWICZ: Wall packs are just boxes, right, it's just something.

MR. MIKULSKI: Yes.

CHAIRPERSON KINGSLEY: So, are you --

COMMISSIONER ECKHARDT: He can make another motion.

CHAIRPERSON KINGSLEY: Is this, are you talking about just on the north elevation, replacing the two wall packs or also on the south elevation?

COMMISSIONER BONDAROWICZ: Just this north elevation. I take that back; the north and south elevations should have more decorative light fixtures that are not simple wall packs. That would help break up the solid mass of the wall, with three being on the north elevation and, if the spacing is appropriate, to have two on the south elevation.

CHAIRPERSON KINGSLEY: Okay, so you're amending the motion to include that?

COMMISSIONER BONDAROWICZ: Yes.

CHAIRPERSON KINGSLEY: Okay, is there a second?

COMMISSIONER ECKHARDT: Second.

CHAIRPERSON KINGSLEY: Okay, so there's an amended motion.

MR. HAUTZINGER: I mean, I think we can vote on that amendment and then go back to the original if you want to do it that way, kind of a formal procedure.

COMMISSIONER KUBOW: Sure.

MR. HAUTZINGER: So, if you would like to take a vote on the proposed amendment?

CHAIRPERSON KINGSLEY: Okay, so the one that's on the table right now is a motion to add decorative lights on the north and the south elevation. There's been a motion and a second. Take roll call.

MR. HAUTZINGER: Commissioner Fitzgerald.
COMMISSIONER FITZGERALD: Yes.
MR. HAUTZINGER: Commissioner Kubow.
COMMISSIONER KUBOW: Yes.
MR. HAUTZINGER: Commissioner Eckhardt.
COMMISSIONER ECKHARDT: Yes.
MR. HAUTZINGER: Commissioner Bondarowicz.
COMMISSIONER BONDAROWICZ: Yes.
MR. HAUTZINGER: And Chair Kingsley.
CHAIRPERSON KINGSLEY: Yes.
MR. HAUTZINGER: Now, we have an amended motion; back to the original as amended.
CHAIRPERSON KINGSLEY: Okay, thank you.
I had one and it had to do with the parapet and making the parapet return the same distance that the pier was turning on the west elevation. I'm not sure how everyone felt about that, but because that's Palatine Road.
MR. HAUTZINGER: And I also have one comment before anybody changes anything else. Your comment, your motion on the north elevation with the recommendation for the optional EIFS band, I just want to clarify. You're talking about this band?
COMMISSIONER ECKHARDT: Yes.
MR. HAUTZINGER: The band only?
COMMISSIONER ECKHARDT: Correct.
MR. HAUTZINGER: Not the whole top portion of the wall?
COMMISSIONER ECKHARDT: No, just the band --
MR. HAUTZINGER: Just the band, okay.
COMMISSIONER ECKHARDT: -- and that's optional, it's not a requirement --
MR. HAUTZINGER: Yes. Got it.
COMMISSIONER ECKHARDT: -- because I think it might be attractive with or without it.
CHAIRPERSON KINGSLEY: Okay, so can I make a motion, amend the motion?
COMMISSIONER FITZGERALD: It's your --
CHAIRPERSON KINGSLEY: I guess I am. I'd like to amend the motion to make it a requirement that the south parapet wall return north along, I guess that would be the west elevation, the depth of the pier on the west elevation.
COMMISSIONER ECKHARDT: Yes, that's clear. Second.
CHAIRPERSON KINGSLEY: Okay, so there's an amended motion. There's a motion and a second.
COMMISSIONER ECKHARDT: We still haven't voted on my first motion.
CHAIRPERSON KINGSLEY: Right, but we're trying to follow it correctly, so now we're going to vote, it's the first time we've done this.
COMMISSIONER ECKHARDT: Keith, don't stare at us.
CHAIRPERSON KINGSLEY: Yes.

MR. MOENS: I'm not.
CHAIRPERSON KINGSLEY: He's our parliamentarian.
MR. HAUTZINGER: He's going to be jumping up and down.
CHAIRPERSON KINGSLEY: I know, he's going to be so happy. So, we're going to vote on the amended portion of the motion which is the parapet wall.
Roll call.
MR. HAUTZINGER: Commissioner Fitzgerald.
COMMISSIONER FITZGERALD: Yes.
MR. HAUTZINGER: Commissioner Eckhardt.
COMMISSIONER ECKHARDT: Yes.
MR. HAUTZINGER: Commissioner Kubow.
COMMISSIONER KUBOW: Yes.
MR. HAUTZINGER: Commissioner Bondarowicz.
COMMISSIONER BONDAROWICZ: Yes.
MR. HAUTZINGER: And Chair Kingsley.
CHAIRPERSON KINGSLEY: Yes.
So, that has passed as well.
Is there any other discussion or amendments?
(No response.)
CHAIRPERSON KINGSLEY: No? Then we will take roll call on our initial motion.
MR. HAUTZINGER: As amended.
CHAIRPERSON KINGSLEY: As amended.

Motion to <u>approve</u> DC #25-096, the proposed commercial remodel design located at 375 East Rand Road, subject to compliance with the plans received 11/25/25, compliance with all applicable Federal, State, and Village codes, regulations, and policies, the issuance of all required permits, and the following:

1. **The north elevation shall be treated with a stone base wainscot similar to that detail on the south elevation.**
2. **The brick will be painted a color to match Alpine Ridge brick, color samples to be submitted to Staff for review.**
3. **It is recommended, not a requirement, to continue the EIFS accent strip banding across the north elevation, at the Petitioner's option.**
4. **The north and south elevations should have more decorative light fixtures that are not simple wall packs to help break up the solid mass of the wall, with three being on the north elevation and, if the spacing is appropriate, to have two on the south elevation.**
5. **The south parapet wall should return north along the west elevation, the depth of the pier on the west elevation.**
6. **This approval deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from**

zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

7. **All signage must meet code, Chapter 30.**

MR. HAUTZINGER: Commissioner Fitzgerald.
COMMISSIONER FITZGERALD: Yes.
MR. HAUTZINGER: Commissioner Eckhardt.
COMMISSIONER ECKHARDT: Yes.
MR. HAUTZINGER: Commissioner Kubow.
COMMISSIONER KUBOW: Yes.
MR. HAUTZINGER: Commissioner Bondarowicz.
COMMISSIONER BONDAROWICZ: Yes.
MR. HAUTZINGER: And Chair Kingsley.
CHAIRPERSON KINGSLEY: Yes.

All right, it has passed in our new forum. All right, so that was DC #25-096.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 7:55 p.m.)

DESIGN

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

COMMISSION

RE: 411 EAST RAND ROAD, DUTCH BROS COFFEE - DC #26-007
COMMERCIAL

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Design Commission taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor, Community Room, Arlington Heights, Illinois on the 19th day of May, 2026 at the hour of 7:55 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson
JOHN FITZGERALD
TED ECKHARDT
JONATHAN KUBOW
RICH BONDAROWICZ

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: Now, we're on to 411 East Rand Road, DC #26-007, for Dutch Bros. Coffee. Again, Staff will give an overview and the Petitioner will come up. I'll just state, if you spoke or going to speak, just make sure you've signed in at the end of the night so we have your information. Thanks.

MR. HAUTZINGER: And, actually, if you wouldn't mind please coming up to the podium? I think everybody was clear enough, but we're reporting it to be transcribed and there's a microphone at the podium to pick up any comments. So, anybody who speaks should please come on up. So, okay.

Okay, so moving on, this is the Dutch Bros building, and again, we'll just focus on the architectural design of that new building. I think everybody is oriented by now, but I've got that highlighted on the site plan, the building that we're talking about here.

So, okay, and these are the four exterior elevations. So, the proposed new building, as Staff understands it, is based on Dutch Bros Coffee's standard brand prototype design. The design includes gray brick walls on all four sides, and there is a corner feature that's made of blue fiber cement panel siding.

One detail, interesting, kind of piggybacking on our previous conversation about the parapet return, notice on this one that this tower does return back across the roof on all four sides, which is really a nice detail. So, I kind of commend the architecture and/or the Dutch Bros Coffee's prototype, but that's nice to see. It alleviates any of those concerns that you have, that you start seeing the back side of a false parapet. This is a really nice way to do it.

The building also has dark gray canopies on three sides. The larger canopy is actually on the south side of the building where there's a walk-up order window. I should clarify, this restaurant does not have an interior for customers to go inside to order or to dine. So, this is drive-through only to pick up your order or there's an option to walk up to the window, place your order and get it from the outside. That would be under this canopy on the south, drive-through lane along the north under this canopy, and then there's just presumably a more decorative storefront window with a canopy above it on the short end which basically is on the northwest.

So, kind of acknowledging the all-brick exterior, that's a nice quality material of course on all four sides. It's a great starting point. I'm a little afraid to even bring this up now, but we had mentioned that this building, the back portion of the side walls seemed a little void on both, you know, the north, this is the side that really runs parallel to Rand Road, I'm calling that the north, and then the south, that is more internal to the site. You know, there's plenty of interest and detail going on where the tower anchors the corner of the building and the front. The canopies fill in some of the space with the signage. It all works really well together. You get towards the back and it's a bit lacking in detail.

What Staff had noted in our Staff report, you know, is there an option to enhance those portions of the building? Suggestions that we had made is just some potential, and again here we're working with a brand-new building, not a renovation, so some of the complexities of the previous conversation should not be a factor here. This building can be designed and built however it's determined.

So, we are suggesting potentially brick coursing, decorative

banding. There's an actually an option to do like a false window or two, picking up on some of the windows that are already there. If those are just black spandrel windows, it just looks like back of the house, the lights are off, but it would break up that wall, and/or decorative lighting. So, again, similar to the conversation we just had. I'll let the Design Commission take a look at those portions of the design.

This building does include six wall signs, so you can see two on the side facing Rand Road, there's two really on the architectural front which is the west side of the building, and then one on the other two sides. Per code, only one wall sign is allowed per street frontage. So, there are six here. This is really part of the next application which is the sign variation, but just a little heads up as it relates to the architecture. Keep that in the back of your mind, we'll talk about that with the next one.

Rooftop screening, this one includes full height parapet walls to fully screen all the mechanical equipment. So, that's always ideal. No concerns there.

Trash screening, similar to the other building, they have done a nice job designing the freestanding trash enclosure with the same materials as the building, which we always encourage and look for. So, no concerns there.

Aside from the back portion of those walls, Staff is recommending approval as submitted.

CHAIRPERSON KINGSLEY: Thank you.

Does the Petitioner want to come up?

MS. KIVLAND: Thank you. My name is Liz Kivland, I'm with Chipman Design Architecture. I'm one of the Architects working on this building.

Pretty straight-forward. It's an upgrade with the all brick from their standard prototype. We realize that that looks best in this market and they want to appease their customers visually and with good coffee. So, yes, it's pretty straight-forward.

Materials we think work well and blend nicely and we're open to suggestions. To break up the brick, we want to do a soldier course around the building. That is something that's easily changed and done. The false windows get a little difficult for us. There is a double wall there, so keeping them ventilated so we don't have issues with the windows later can be an issue. So, it's not a favored suggestion, but yes, we're open to any comments.

CHAIRPERSON KINGSLEY: Thank you. I do have a quick question. The wood that's on here, that's for the soffit?

MS. KIVLAND: It's the underside of the canopy at the walk-up window.

CHAIRPERSON KINGSLEY: But just at the walk-up?

MS. KIVLAND: Yes.

CHAIRPERSON KINGSLEY: Okay.

MS. KIVLAND: The other canopies are all prefabricated material.

CHAIRPERSON KINGSLEY: Okay, thank you, and then the soldier course you're talking about is the one at the base?

MS. KIVLAND: There is a soldier course that caps the base, but then we also have them above the windows.

CHAIRPERSON KINGSLEY: Oh, correct, I see that.
MS. KIVLAND: So, we can continue that line of the one above the windows.
CHAIRPERSON KINGSLEY: On the drive-through elevation?
MS. KIVLAND: Yes, but around the rest of the building.
CHAIRPERSON KINGSLEY: Okay, yes, all right. Thank you.
MR. HAUTZINGER: And this is a photo of the same design completed elsewhere --
MS. KIVLAND: Yes, correct.
MR. HAUTZINGER: -- for reference. Full scale mockup of the entire building, in case you haven't --
CHAIRPERSON KINGSLEY: Right, it's just, is that the right orientation?
MR. HAUTZINGER: It is.
CHAIRPERSON KINGSLEY: It is, okay. All right, so this would be the right side. Okay, all right. Thank you very much.
Commissioner Kubow?
COMMISSIONER KUBOW: Yes, I don't know if I'm easier going tonight, but I think just the simple design, I'm fine with it. I think it's a smaller building so you don't have too much, although I do agree with Staff's recommendation on having the lights because it will bring a little consistency to some of the surrounding buildings.
But I guess I want to get to signage because I think this is part of the whole encompassing approval.
MR. HAUTZINGER: Sure.
COMMISSIONER KUBOW: I think your recommendation, Staff's recommendation for signage is what specifically? Two signs versus the six?
MR. HAUTZINGER: We were recommending four maximum.
COMMISSIONER KUBOW: Right, and can you walk me through that, what you're recommending?
MR. HAUTZINGER: You know, we actually did not specify and we will get into this in the next review. But we compiled, you know, data, like permit history data of other signage for similar drive-through restaurants, and originally kind of seeing is there a way to justify all these signs or maybe five of the six. It really just was adding up to be somewhat excessive as compared to other businesses in terms of the quantity as well as the total square footage of signage.
So, we do always like to keep that in check in terms of a level playing field being, you know, and not giving unfair advantages to certain businesses. With that in mind, we just couldn't really justify recommending more than four wall signs. At the same time, I'm not sure which two to pull out, so we kind of wanted to leave that up to the Petitioner and Design Commission to maybe kick around and make that decision.
COMMISSIONER KUBOW: Okay, thank you. We'll get the sign plan I guess in the next review, but --
MR. HAUTZINGER: Yes.
COMMISSIONER KUBOW: -- overall, I approve the design. I would

likely require just take two gooseneck lights. We have two blank walls on the, one on the right elevation, the other on the left elevation, I think those would be good opportunities to have a little bit of decoration on.

CHAIRPERSON KINGSLEY: Okay, thank you.

Commissioner Bondarowicz?

COMMISSIONER BONDAROWICZ: So, I'm going to go back to the signs because I think it's hard to understand what the building looks like knowing how many signs we have or don't have, because if we get rid of a sign in one place, it's going to make it look more blank. So, we have a little bit of a chicken and the egg problem, right, of how many.

From the architect's perspective or the Applicant's perspective, which signs are the critical signs for signage and visibility from the street so we're not negatively impacting the business?

MS. KIVLAND: Sure. I would say on the blue tower, the front, the smaller elevation, keeping that window is quite important to the brand. That image is part of the brand identity for sure, and on the blue tower which is also a piece of their brand identity is important to them. So, on that one, I would say we would lose the Dutch Bros signage across the larger window. Then at the back elevation, the other small elevation there, we would keep that one as well. That way we're seeing the windmill from either side of how we're approaching from Rand Road. So, that is important for the brand.

So, we'd lose the window on the larger side of the blue tower, but keep the Dutch Bros there. Then, yes, it's interior to the site, but we would keep the Dutch Bros as well on the larger all brick elevation.

COMMISSIONER BONDAROWICZ: Because that's the, where you're walking up if you're doing a pickup, right, or ordering at the window?

MS. KIVLAND: Yes.

MR. HAUTZINGER: Or approaching in your car from Palatine Road.

MS. KIVLAND: Yes.

COMMISSIONER BONDAROWICZ: So, you need to see it.

MS. KIVLAND: Yes. So, that would be the choices that the brand would support.

COMMISSIONER BONDAROWICZ: Can you point out which ones you're getting rid of again?

MR. HAUTZINGER: I can review it.

COMMISSIONER BONDAROWICZ: Yes.

MR. HAUTZINGER: This windmill would be eliminated --

MS. KIVLAND: Yes.

MR. HAUTZINGER: -- and this Dutch Bros sign would be eliminated --

MS. KIVLAND: Yes.

MR. HAUTZINGER: -- and the other four would remain.

COMMISSIONER BONDAROWICZ: Okay, if we were going to suggest adding the soldier course and the rowlocks; where would it work best in your opinion?

MS. KIVLAND: I think if we kept it going from the top of the windows

all the way around the building, so we're just taking an element that's already there and working it in to the entire building. So, it would provide a little bit of visual relief from all of the brick. It's still brick but, you know, it's a slightly different geometry to just give it some interest, simple. I don't think it adds any cost; the mason is still laying up brick.

COMMISSIONER BONDAROWICZ: And then, Commissioner Kubow commented about adding some decorative lighting. Where would you see some decorative lighting?

MS. KIVLAND: We could probably do it on the two panels that kind of align that is in the center, not necessarily the center, but off center of the two larger elevations is actually a six-inch bump-out. So, it comes along, so there is a little bit of plane change along this elevation, so I would say we would add it to that bump-out piece. Now, maybe two on the larger one and we can shrink the bump-out and do one each elevation.

They do have lights on the, they're hard to see, but there are lights on each of the piers of the walk-up. So, we would ask to just repeat that light. It's an up and down --

CHAIRPERSON KINGSLEY: That's similar to the photograph that was submitted?

MS. KIVLAND: Yes. Yes.

COMMISSIONER BONDAROWICZ: So, the top of the windows, there's really just that. The walk-up, there's a consistent line for top of windows.

MS. KIVLAND: There is.

COMMISSIONER BONDAROWICZ: Where you can carry that soldier around.

MS. KIVLAND: Yes.

COMMISSIONER BONDAROWICZ: Now, the other white elements are these boards, right, the menu boards?

MS. KIVLAND: Yes, they are snap frames to allow, when they're near the order windows, there are menu boards. There's a couple of smaller ones, so we can do advertising, seasonal drinks, that type of thing to, you know, they change them out depending on what the menu changes are.

COMMISSIONER BONDAROWICZ: Okay.

MR. HAUTZINGER: I can sort of jump ahead on that topic just in terms of what Staff's comments are that we'll get to with the next item on the agenda, but all the snap frames on this north elevation Staff is not in support of. It really just, they seem to be just supplemental menu advertising, probably promotional of certain things. Just considering that this is facing Rand Road, there's also a menu board here at the pickup window that I guess maybe we don't understand how that's utilized, but it seems unnecessary and just kind of adding clutter to this north elevation.

That's going to be Staff's position, and again we can look at that a little closer when we get to it. But as far as your comment about thinking about how the building looks with or without signage; I just wanted to mention that's going to be Staff's recommendation. We're in support of the snap frames and the menu board at the walk-up window because obviously a customer is walking up

there to order. They don't have the benefit of seeing the drive-through signage from their car in advance of the pickup.

COMMISSIONER BONDAROWICZ: Can someone, are you able to explain why all those boards are necessary?

MS. KIVLAND: I'm sorry, what's that?

COMMISSIONER BONDAROWICZ: So, to answer the question about all the boards on this side, you know, you've got three of them, are they all necessary for the business operation?

MS. KIVLAND: On the drive-through side, there are other municipalities that have had an issue with them, so the brand is okay getting rid of the snap frames along the drive-through. It's not their favorite but, you know, they understand that there is a concern there from municipalities. But definitely along the walk-up window side, those are utilized by customers.

MR. HAUTZINGER: What about the wall-mounted, illuminated menu board next to the pickup window? What's the logic there?

MS. KIVLAND: Excuse me. They don't, their menu boards aren't -- let me back up here.

So, all of their ordering is with runners similar to what we see around here. Portillo's or Chipotle's have them as well. So, there is no audio at the menu boards, it's all runners. So, you're not necessarily consecutively in line.

So, the runners can get you at any point, so it may be that you could get to the drive-through window; if for some reason, you know, you got up there first, you could straight order from that menu board at the drive-through window. So, there are other menu boards along the way, but it's intended to move that line really quickly because they do quite a volume of business. So, without the, you know, kind of standard order, wait a minute, and then drive up to pick up your drink, they have runners doing orders on iPads, running into the building, running out your drink. If you go to the site plan, there's like a peel-off lane as part of the drive-through. So, they move cars out very quickly with that system.

So, it seems a little odd to have it so close to where you think you're done with your interaction, but it could very well be that someone gets up there and, you know, then it's their turn to order and they just happen to have to do it at the drive-through window.

CHAIRPERSON KINGSLEY: So, how many are there? There's the one at the drive-through, and then where's the other one? At the walk-up?

MS. KIVLAND: Yes, and --

CHAIRPERSON KINGSLEY: Okay.

MS. KIVLAND: -- then there's ones along the drive-through lanes as well.

CHAIRPERSON KINGSLEY: Right, that's the one that we're talking.

MS. KIVLAND: Yes.

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER BONDAROWICZ: Because there's three there, right, on the drive-through side?

MS. KIVLAND: So, those two that are farther back are more advertisement. So, there is drive-through, or there's menu boards at the drive-

through lanes, typical like you would see to order at different drive-through windows. Again, no audio. So, the one up at the drive-through window is actually usually a menu and the other ones tend to be advertisements. So, they're willing to lose the others one farther back because they have the menu boards in the drive-through lanes, but the one up at the window they'd like to keep though.

MR. BARAD: If I could expand on that real quick? Dutch Bros, they are really aware of the traffic management situation we get further along in the process and approval process. They came up with a traffic management plan and they've done studies and the way they've operated throughout the country. Every menu board where they place it is there for a specific reason and it helps just with operations flow and so there's not a huge stack of cars at the drive-through that it efficiently operates in. Every place where the true menu boards are is essential to their operations.

CHAIRPERSON KINGSLEY: Thank you.

Okay, I think we're back to Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Okay, I actually, as to the building, I like it. In fact, I like all four sides. I may have some comments about signage.

The area that is to the south, like near where the generator is or the transformer is in that, is that going to be a landscaped area or what is that area? So, it's kind of southwest of the building. It says that there's a transformer I think in there and it looks like it's where --

MS. KIVLAND: It will be a landscaped area.

COMMISSIONER FITZGERALD: Okay, so that's really your only greenery?

MS. KIVLAND: Correct, and a little bit along the parkway --

COMMISSIONER FITZGERALD: Okay, and then the Rand Road side, because you have a relief on the, I'm going to call it the left side or the southeast side, that wall, I think that's actually okay, for me. So, I'm okay with the building as presented.

CHAIRPERSON KINGSLEY: Okay, thank you. I agree with what everyone has said. I think it's a nicely designed building. I like some of the detailing, I like the wood soffit and things like that.

I agree with the lighting, having like maybe two in the base that you were talking, you know, keeping the bump-out where it is and adding the two lights, especially if they match. I think that'd be great.

Then, I would say the soldier course, I'm not so sure it needs it, but I think it would, for me, would be a recommendation unless you all think it would be a requirement. Then I guess we'll talk about the signage at the next motion.

Anybody else have comments or do we have a motion?

COMMISSIONER ECKHARDT: I'll make a motion. I think the motion is we are, I would move we accept the petition as submitted with a requirement to add some decorative lights, and then I need some help on which elevations we think that is. There's a couple of them, but I'm not sure.

CHAIRPERSON KINGSLEY: I think probably in the north and south, the long elevations.

COMMISSIONER ECKHARDT: North and south, a couple of decorative lights. The installation of a soldier course higher up would be at the option of the Petitioner, but this brick work on the very bottom is very attractive and I believe that's part of the submittal. That's it.

Motion to <u>approve</u> DC #26-007, the proposed architectural design for Dutch Bros Coffee to be located at 411 East Rand Road. This approval is subject to compliance with the plans received 1/15/26, compliance with all applicable Federal, State, and Village codes, regulations and policies, the issuance of all required permits, and the following:

1. **Some decorative light fixtures shall be added along the north and south elevations.**
2. **A recommendation to enhance the wall areas with soldier coursing above the windows around the building at the option of the Petitioner.**
3. **This approval deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.**
4. **All signage must meet code, Chapter 30.**

CHAIRPERSON KINGSLEY: Okay, there's a motion.
Is there a second?
COMMISSIONER KUBOW: Second.
CHAIRPERSON KINGSLEY: There's a motion and a second.
Any discussion?
(No response.)
CHAIRPERSON KINGSLEY: There is no discussion. So, I guess we can go for a roll call vote.
MR. HAUTZINGER: Commissioner Fitzgerald.
COMMISSIONER FITZGERALD: Yes.
MR. HAUTZINGER: Commissioner Eckhardt.
COMMISSIONER ECKHARDT: Yes.
MR. HAUTZINGER: Commissioner Kubow.
COMMISSIONER KUBOW: Yes.
MR. HAUTZINGER: Commissioner Bondarowicz.
COMMISSIONER BONDAROWICZ: Yes.
MR. HAUTZINGER: And Chair Kingsley.
CHAIRPERSON KINGSLEY: Yes.

All right, so that has passed, with just a couple of extra lights.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 8:18 p.m.)

DESIGN
COMMISSION

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

RE: 375-425 EAST RAND ROAD - DC #26-029
SIGN VARIATION

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Design Commission taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor, Community Room, Arlington Heights, Illinois on the 19th day of May, 2026 at the hour of 8:18 p.m.

MEMBERS PRESENT:

KIRSTEN KINGSLEY, Chairperson
JOHN FITZGERALD
TED ECKHARDT
JONATHAN KUBOW
RICH BONDAROWICZ

ALSO PRESENT:

STEVE HAUTZINGER, Design Planner

CHAIRPERSON KINGSLEY: Then, last, we have the sign variation,

DC #26-029, for 375-425 East Rand Road.

MR. HAUTZINGER: Which basically covers the whole site, right.

CHAIRPERSON KINGSLEY: Okay.

MR. HAUTZINGER: Okay, I'm just going to pull up the site plan here for reference and just give a general summary of the variations that are being requested. They really have three categories: ground signs, wall signs, and drive-through signs.

So, the ground signs are, they are proposing two 116 square-foot ground signs where 66 square-foot is the maximum allowed. Those ground signs are located inside the red circles here on the site, one next to the driveway off of Rand Road and one in the southeast corner adjacent to the driveway entrance from Palatine. So, we've got these two monument signs, and this is an image of that sign.

So, I'll get into the Petitioner's hardship and then Staff's comments for each one of these, but first, I'll just kind of finish an overview. But they are proposing that these signs will be the only two ground signs. So, Dutch Bros won't have their own separate freestanding sign. The future other drive-through restaurant won't have a separate ground sign. They're going to have all their tenants just on these two signs. For the Pep Boys building as well, all the tenants in the site will be accommodated on these two signs.

In regards to wall signs, really I think we already kind of covered an introduction of that. The wall sign variations are associated with the Dutch Bros building and it's to allow the six wall signs proposed where only one wall sign is allowed per code. You get one wall sign per street frontage, there's just the one street frontage on Rand Road, so technically per code, there would only be one sign allowed.

That being said, and I will get into more detail, but it is not uncommon, in fact almost all of the drive-through restaurants in Arlington Heights have received some amount of variation for additional wall signage. In fact, we're in the process of amending code to allow two by right, and that's a separate issue, but just a little background there.

Then, finally is the drive-through signs. Let me zoom in on their site plan to explain that. So, if you can look past all the red arrows, here's the two drive-through lanes. At each drive-through lane, there are two freestanding menu board signs. There's one here and here for the inner drive-through lane, there's one here and here for the outer drive-through lane.

Per code, you're allowed to have a pre-sell menu board and a menu board at each drive-through lane. So, these first two menu boards are allowed by right. The second two menu boards are also allowed per code. So, where they're going over is now to have two additional wall-mounted menus for a total of six.

The variation that we have says for four menu boards where two are allowed by code. That's because we're putting these pre-sell into a separate category, even though they're really the same thing. So, if that gets confusing, feel free to ask questions, but essentially, they're going to end up with a total of six menu boards, four of them are freestanding in the drive-through lane,

one of them will be at the pickup window on the building, and the other one is wall-mounted at the walk-up window on the building, for a total of six.

Per code, drive-through menu boards are not supposed to face the street. The idea is they should be on the side or behind the building. Because the configuration of this building really kind of turned sideways, that the drive-through lane is parallel to the road, you end up with one of those menu boards facing the street. So, there's a separate variation for that alone.

Then, finally, the supplemental snap frame advertising signs that we were talking about, there is a total of eight of those proposed on the building, four on the north elevation and four at the pickup window on the south elevation. So, that's the total ask in terms of sign variations.

Let me skip ahead here. The Petitioner submitted a letter, part of requesting a sign variation, they need to clarify, you know, respond to the criteria for a sign variation including hardship, unique circumstance. You know, for the ground sign, the Petitioner feels that the additional size is needed to effectively serve all seven of the different businesses that they anticipate having in this site across the development. Again, because they're not going to have separate ground signs, they're asking for larger ground signs to accommodate all the businesses.

The wall signs for Dutch Bros, the Petitioner feels the six signs are necessary to be consistent with their national brand prototype, and that enhanced visibility is critical, particularly for southbound traffic to the primary point of access to the site. So, in general, they are asking for those signs to maintain brand consistency and ensure adequate visibility.

For the drive-through signs, they report that the proposed drive-through menu signs are a Dutch Bros standard prototype menu signage. Again, I guess that just speaks to the operation.

So, Staff's comments, starting first with the ground sign, you know, in general, this is a nicely designed sign. We've put in a rendering of the building that we just got done discussing in detail, and they are using the same, you know, stone materials and metal materials which is, you know, always encouraged. So, that's a nice design approach for the sign. However, we did review, again, like comparing to other businesses, specifically this Table 5 that was in the Staff report, this is a comparison of the subject property, the size of the property, the total square footage of the businesses on the property, and the size of the site area, and then how many signs and how large, as compared to the surrounding larger retail centers that we talked about earlier in the evening.

Town and Country, Arlington Plaza, NorthPoint, Arlington Heights Promenade, they all have code-compliant size ground signs and they're much larger retail centers with more businesses. So, I mean, Staff really has a hard time justifying, I mean, you guys will be welcome to, after I finish the review, you know, explain your point of view on it. But looking at the numbers, it just doesn't seem justifiable to support the oversized ground signs for this relatively small retail development as compared to these much larger ones that have code-compliant size signs.

By the way, the size of the ground signs is determined by code

on two factors, it's the width of the road and the speed limit on the road. So, in some cases, 66 square feet is the maximum allowed, in other cases 80 square-foot is the maximum allowed, and that just depends whether it's Arlington Heights Road and/or Palatine. They have slightly different factors that apply, you know, in most cases, and to be honest, I had to convince myself, I looked back and pulled some old permits on Town and Country. Are those really 66 square feet? I did find each of their tenant panels were about seven square feet each. There was seven or so, or six, seven or eight of them stacked. If there was eight of them, that's 56 square feet. They have the name of the retail center Town and Country above that. So, they were right there.

There's always additional square footage for the structure of the sign, kind of the decorative components of the sign. So, we really just measured the area of the sign based on the signage itself. There's a limit on how much additional structure could be added, but like for the base of your wall sign, we're not including that in the total area. It's just the size of the sign panels themselves, which by the way, I mean, so Staff's position on that sign is that we really do feel like it should just be redesigned to comply with code.

Really in a way, it's kind of an inefficient sign. I mean, it's a nice-looking sign, but it's just getting too large as compared to what code allows and what everyone else has. All this like 10 inches of space between each of the panels, it really just adds up. Then this overall rectangle here just gets kind of huge as compared to the other businesses. Really if you cut this about in half and stacked those tenants vertically, that's a more common approach that we're seeing in the other retail centers. Staff does feel you would be able, you should be able to accommodate all your businesses on a sign of that size.

Again, looking around at the surrounding, other large retail centers with their multi-tenant signs for examples, we'd encourage this should just be redesigned. So, unfortunately, Staff can't support that variation request.

For the wall signs, we already talked about. For Dutch Bros, you know, again, we in our Staff report provided a summary of wall signs at other drive-through restaurants. So, you can see the total number of wall signs at all these different drive-through restaurants. These are all in Arlington Heights, you know, ranging from two, two and three is the most common. There's one McDonald's that has four wall signs, and then the total square footage of those signs, again looking at the six proposed for the total 152 square feet, it's just way beyond.

This 212 for Raising Cane's is a little bit misleading because their giant No. 1, which is really part of the wall, that was considered to be a sign and it was approved by a variation. So, it seems like they have a huge amount of signage, but actually that was kind of a sign/architectural feature, so it's kind of a ginormous sign. So, based on this though, you know, like we said, Staff would recommend four and it sounds like hopefully that will be agreeable to the Petitioner and we'll see what the Design Commission thinks.

Drive-through signs, no objection to the wall-mounted menu board and the four snap frames that are adjacent to the walk-up window. Again, that's internal to the site. This is really speaking to people that are, or customers

that are already on the site, you're not really going to see it from the street. So, that's this elevation here.

This is the wall-mounted menu board that's illuminated, and that looks like this here, okay, in detail. Then, these other ones, these are two large and two small snap frames where they put in their, I guess rotating advertisements. So, these are just really like poster frames that are mounted to the wall. We just took to the internet, this is a completely for reference only image from the internet that shows, you know, how they've used these at some other locations so you get an idea of how those snap frames will work.

Again, so this will look really similar to what's being proposed at this site with one menu board and some snap frames. Staff is in support of that. No harm done. It looks nice. In fact, it's a whole lot nicer to have this than to slap a bunch of things up after the fact which you sometimes see at different drive-through restaurants, hanging off of the drive-through menu board or the building wall. This is really nice and neatly done, so Staff is in support of that.

However, we already talked about on the north face of the building where it's facing Rand Road, I guess our feeling was that the wall-mounted menu board, the small snap frames with the larger snap frames is just a little bit, it's nothing that we've seen at any other drive-through restaurants. So, we don't see the hardship or the unique circumstance that justifies it here. So, we're not in support of those including the wall-mounted menu board, although it sounds like there may be some good rationale for that, you can hear more from the Petitioner.

I think that's the summary of our comments. So, as submitted, the one, two, three, four, five variations, Staff is recommending denial, and this is at the end of the report, but instead we're recommending approval of sign variation No. 2. So, No. 1, we're just recommending denial and that's off the list. No. 2, we recommend approval, but for a total of four wall signs instead of six. Sign variation No. 3, we're in support of three of the four menu boards, but not this one. Then, for variation No. 5, we're in support of four of the snap frames at the walk-up window, but not the four snap frames at the drive-through lane. Hopefully that made sense.

CHAIRPERSON KINGSLEY: Thank you.

Petitioner, would you like to come up and speak on that?

MR. BARAD: So, for the monument sign, generally when we have three buildings there'd be three separate ground signs. We'll do our best to kind of shrink it up to kind of get it close enough to complying with the code. Especially on the multi-tenant buildings, they rely on these signs. They don't have visibility on the street, and that's the only visibility. They don't have any frontage, so it's essential to the operations and, but otherwise, they wouldn't have any visibility on Rand and Palatine.

With the Dutch Bros and the future user on the other pad, they only have frontage on Rand Road. They rely on these ground signs on Palatine, that's the only visibility on Palatine, and there is access of course to the site through Palatine to get there. This is their only visibility, so they rely on all of that traffic. That's how they have their visibility.

There is, I guess we could shrink it up and get it as close as possible to code compliant, but we do need to have space for all of these tenant

signs. That's really important to their visibility and to help drive customers.

CHAIRPERSON KINGSLEY: I have a quick question. So, as presented tonight, I know that this sign is 116 square feet. Approximately how many square feet are each one of those tenants, the six tenants?

MR. MIKULSKI: Well, like, are you talking about the square footage of the panels that are shown here?

MR. BARAD: Like the panels themselves?

CHAIRPERSON KINGSLEY: The tenants, yes. So, the --

MR. MIKULSKI: The actual tenant panels?

CHAIRPERSON KINGSLEY: Yes.

MR. MIKULSKI: On here. Yes, so they're at four-foot by two-foot, so approximately eight square feet.

CHAIRPERSON KINGSLEY: Okay, and what did you say the other ones were, Steve?

MR. HAUTZINGER: At Town and County, seven square-foot.

CHAIRPERSON KINGSLEY: So, they were seven, okay. So, these are just slightly bigger, each one of these tenants except for the bottom where it says Old National. That one is larger, and who is going to be in that one? Is that going to be --

MR. BARAD: The Old National Bank.

CHAIRPERSON KINGSLEY: Oh, okay.

MR. BARAD: Yes.

CHAIRPERSON KINGSLEY: Yes, right, but that one is twice as big?

MR. BARAD: Yes.

CHAIRPERSON KINGSLEY: Okay, got it. Thank you. It was probably a silly question, but thank you.

MS. KIVLAND: We kind of went through the Dutch Bros signage. So, the menu boards, we have to go back to Dutch Bros to see which ones are more efficacious for them. So, I'm thinking it's keeping the ones at the drive-through because that is the bulk of their business. They do a lot of mobile ordering through their app but, you know, keeping those ones at the drive-through lanes I think would be, so I'd request that we have four and that chances are we're going to keep them at the lanes. Then I'd have to ask about the others at the building.

Personally, I would request five. I know that's two more than what Staff is recommending, but the way they keep their operations moving and to keep that traffic flowing and not backing up is, you know, having those menu boards available.

CHAIRPERSON KINGSLEY: And when you say five, you mean the two --

MS. KIVLAND: Four at the drive-through lanes and then the one at the walk-up.

CHAIRPERSON KINGSLEY: Okay, and is that not what Staff was saying?

MR. HAUTZINGER: Yes, it is a little confusing. In order to kind of make these variations under code, because code will allow, like the four that are out here would all be allowed by code --

MS. KIVLAND: Okay.

MR. HAUTZINGER: -- because the first two are considered pre-sell menu boards.

MS. KIVLAND: Oh, okay, so you're saying get rid of one at the --

MR. HAUTZINGER: The only one that we were objecting to is the one at the pick-up window. That seemed unnecessary and it's facing the road which is not allowed and adding kind of just a visual clutter.

MS. KIVLAND: Yes.

MR. HAUTZINGER: So, yes. Otherwise, Staff was in support of the four that are in the drive-through lane.

MS. KIVLAND: Okay, sorry I mis-understood.

MR. HAUTZINGER: Plus the fifth that would be at the walk-up window.

MS. KIVLAND: Yes. So, I think that would be acceptable for Dutch Bros.

CHAIRPERSON KINGSLEY: Okay, and what about Staff's recommendation then to eliminate everything on the drive-through side because Staff has recommended to get rid of the menu board on that wall and then all the snap frames on that wall?

MS. KIVLAND: Yes. We'd like to keep something there. I think the menu board is probably the more important, the snap frames are less important to Dutch Bros because they do have a large online presence. They have a bit of a cult following, not around here yet, but very much so. So, I think those snap frames on the drive-through side we'd be willing to take away if we could keep the menu board on the drive-through side.

CHAIRPERSON KINGSLEY: Okay.

MR. HAUTZINGER: Can I also clarify one thing? Is it correct that customers can also mobile order?

MS. KIVLAND: They do.

MR. HAUTZINGER: And then this really just becomes a pickup lane?

MS. KIVLAND: Yes.

MR. HAUTZINGER: In which case they don't need a menu board at all, just saying.

CHAIRPERSON KINGSLEY: Also, in the image that Staff had provided on the snap frames and what was in the Dutch Bros' snap frame, one of them looked as if it was a menu.

MS. KIVLAND: Yes.

CHAIRPERSON KINGSLEY: Now, I know that's not the same as the menu board.

MS. KIVLAND: Right.

MR. HAUTZINGER: This here, yes.

CHAIRPERSON KINGSLEY: So, one is static and one is not.

MR. HAUTZINGER: It actually looks like the identical display. So, they're using one of those snap frames as an additional menu board which personally, I mean, Staff wasn't interpreting these as being, you know, mandating

exactly what's going to go in there. It's all menu board. If they want to have the same thing --

MS. KIVLAND: Yes. So, if we lose the illuminated menu board at the drive-through and have one of the larger snap frames, then that would satisfy. Because there is no dictating what they'd put in there at any given moment. They'll change it out and we have no --

CHAIRPERSON KINGSLEY: All right, thank you.

Is there anyone else in the audience or the public that would like to speak on this, or Petitioner? Yes? If you could just state your name.

MR. KATSIAMBIS: Yes, my name is Ioannis Katsiambis, I'm the Manager of Gatsby's Pizza Pub from up to seven years. We're there for a long time, we're trying to survive. It's very tough.

The building next to us, those two buildings, they lasted two and a half years. They're like a cancer to us, destroying the business because of the fence, and because of the garbage and the rats and the broken doors and the young kids go in there and jump the fence, they do rave parties. A lot of people that are homeless sleep there. The police is not enough. We did make complaints to the Health Department and the Police, they're still there.

I feel if it was Downtown Arlington Heights close to Alfresco, you guys would do something different. You'll tear the building down or clean something, but it's like a cancer to us. Nobody cares, like we're outside from Alfresco, nobody cares about our business or anything else.

So, I would appreciate if you help these people just develop this place. They're the second business that are trying to develop this place. The first one has run away because there's an issue with IDOT, you cannot make a left turn and you know that on Rand Road. I hope they succeed.

So, that's it. I'm begging you guys to try to help these people to clean this place up. That's my only concern; otherwise, if you can take those buildings down, it's unbearable to us. That's all. I appreciate it as a taxpayer and working for 20 years in the city, I would appreciate that. That's all.

CHAIRPERSON KINGSLEY: So, you're for everything.

MR. KATSIAMBIS: I appreciate it. Thank you.

COMMISSIONER ECKHARDT: Thank you for coming in.

MR. KATSIAMBIS: Thank you.

CHAIRPERSON KINGSLEY: Would you mind, did you sign in? Did you put your name in? That would be great.

MR. KATSIAMBIS: Yes, okay.

CHAIRPERSON KINGSLEY: Okay, thank you.

MR. KATSIAMBIS: Sorry.

CHAIRPERSON KINGSLEY: No, that's okay, thank you.

MR. HAUTZINGER: Thank you.

CHAIRPERSON KINGSLEY: While he's signing in, is there anyone else, anyone in the audience that wants to speak on this?

(No response.)

CHAIRPERSON KINGSLEY: No. Okay, then we'll go to Commissioners. Commissioner Bondarowicz?

COMMISSIONER BONDAROWICZ: It might be a little bit confusing what you said on the drive-through side.

COMMISSIONER ECKHARDT: He knows it's complicated.

COMMISSIONER BONDAROWICZ: Yes. Well, so could you bring up the drive-through side? You have two snap and one menu on the drive, attached to the building, right? I believe you just said that you don't need the menu one, but you want to keep the snap?

MS. KIVLAND: Yes, one larger frame, whether it's illuminated menu or the snap frame, I think it would be helpful to the customers and to their operation.

COMMISSIONER BONDAROWICZ: Okay, because, so how would they use it? When they come through the drive-through, they get to, you know, two cars before the window, historically have they ever placed an order?

MS. KIVLAND: Most likely, but not necessarily. If the line is moving very quickly, sorry, I'll stand. If the line is moving very quickly and the runners are very efficient and maybe they're getting to the back of the line first, you might get to that drive-through before your order is placed.

COMMISSIONER BONDAROWICZ: So, whether it's snap or digital, in either case there's no voice?

MS. KIVLAND: Correct.

COMMISSIONER BONDAROWICZ: So, you're looking at it, remembering what you're going to order?

MS. KIVLAND: Yes.

COMMISSIONER BONDAROWICZ: And hopefully you're such a cult follower that you remember your --

MS. KIVLAND: Yes, absolutely.

COMMISSIONER BONDAROWICZ: And then you get to the window and you ordering at the window?

MS. KIVLAND: Not necessarily. A runner could come to you at any moment or you can order from the window.

COMMISSIONER BONDAROWICZ: So, what if the, as Staff mentioned, the one that appears to be past the window seems odd to us.

MS. KIVLAND: Okay.

COMMISSIONER BONDAROWICZ: Right? I think that's what you said, Steve, right, is that --

MR. HAUTZINGER: Yes.

COMMISSIONER BONDAROWICZ: You're kind of like past the window, why would you need that one there? That's probably breaking up the blue facade.

MR. BARAD: Could I touch on that quickly?

COMMISSIONER BONDAROWICZ: Yes. Yes, yes.

MR. BARAD: So, that window, it's not always, you're not always picking every drink from the window. They a lot of times have runners, as Liz mentioned, to grab the drink from the window and bring it out to your car. So, you can order from any part of the line. You can pick up your drink from any part of the line. There's a bypass lane. This is part of their operations to have them move very quickly. So, sometimes you're getting up there and you're ordering there

because that's how quickly they operate and shuffling cars in and out through the drive-through. So, that pickup window, yes, sometimes you'll just go there like at a different drive-through and you pick up from there, but a lot of times there's a runner who will find your car in line wherever you are and bring it to you.

COMMISSIONER BONDAROWICZ: But if you bring up the site plan, if you ordered there, so where, you know, point out where that is. It's all the way at the end, you're leaving.

MR. BARAD: So, there's a bypass lane; it's just to the right.

COMMISSIONER BONDAROWICZ: Yes, but by the time you got to that window and you looked at that menu, you're the first in the queue, right? If you ordered from that, you would either be sitting there or you'd pull out.

MS. KIVLAND: No, you could sit there, they might tell you to like pull out, but like if it's not ready, but you could sit there and everyone else can bypass around you.

COMMISSIONER BONDAROWICZ: But you'll have already been at car No. 4 at some point because you've not been able, here's where I'm going with this. I'm trying to figure out where is the best spot to give you a digital board --

MS. KIVLAND: Sure, yes.

COMMISSIONER BONDAROWICZ: -- because if you could pick one, where would be the ideal spot?

MS. KIVLAND: If I could pick one spot, I think I would agree with you and have it be farther back --

COMMISSIONER BONDAROWICZ: Yes, so that you can look at it, right?

MS. KIVLAND: Yes.

MR. HAUTZINGER: There is one issue with that, it's that because of the setback of the building wall, is a menu with a small print mounted on the wall here readable from somewhere in the car? I mean, normally you're driving right up next to that menu.

MS. KIVLAND: Yes, absolutely not, but not this gal anyway.

MR. HAUTZINGER: You know what I'm saying?

MS. KIVLAND: Yes.

MR. HAUTZINGER: It might be okay for one of those folks like those poster advertisements which that doesn't support, but for a menu, that might be a little difficult.

COMMISSIONER BONDAROWICZ: So, can we go back to the elevation? So, does Dutch Bros do a digital sign that's on a pedestal that could be closer to the vehicle?

MS. KIVLAND: That is like the runners' way, so they do not want to impede, there is a door coming outside of that blue tower. So, with that in mind, I would say that the last place is the winner for having the illuminated sign. It is out of the way and it is readable by --

COMMISSIONER BONDAROWICZ: Because how many were there prior to getting to this point?

MS. KIVLAND: Say that again?

COMMISSIONER BONDAROWICZ: How many numbers were there

before you got to that last four-car queue?

MR. HAUTZINGER: In each drive-through lane, you would pass two of these. So, there's four of these here out in the drive-through, there's two in each lane. We're considering one of these a pre-sell. Usually, the pre-sell is smaller than the main menu. In this case, they're the same size and they're both relatively small.

By the way, each of these has a snap frame on each side as well. So, there's already four of these, each has two snap frames, that's eight snap frame advertisements in the drive-through lane which is part of again Staff's concern.

COMMISSIONER BONDAROWICZ: They really want you to memorize it.

MR. HAUTZINGER: They really want to get them out there, the images out there.

COMMISSIONER BONDAROWICZ: Is it a digital board that's just past there?

MR. HAUTZINGER: None of these are digital, by the way, sorry to interrupt.

MS. KIVLAND: No, they're just illuminated. They're not digital.

COMMISSIONER BONDAROWICZ: Oh, it's not. So, these are all, so it's not being used to tell a runner car No. 4, he's got three drinks?

MS. KIVLAND: Yes, I don't know their operation communications piece, but they're all iPad drive and, you know --

MR. BARAD: There's no speaker boxes on any of the menus.

MS. KIVLAND: Yes.

MR. HAUTZINGER: Yes, and they're not digital, changeable drive-through menu boards. These are just illuminated, printed cabinets basically with the printed menu inside and it's lit up.

COMMISSIONER BONDAROWICZ: The one at the end seemed odd if that's the case. You're there and you're not --

MR. HAUTZINGER: And that's this one here, and that's illuminated as well.

COMMISSIONER BONDAROWICZ: Yes, unless of course you get to that window and you're ordering at that window --

MR. HAUTZINGER: Right.

COMMISSIONER BONDAROWICZ: -- and you don't know what you're getting.

MR. HAUTZINGER: If they're as busy as you say, I don't know if anybody is going to be first in line, right?

MR. BARAD: Some of those could be first.

MS. KIVLAND: Yes. Yes. They have people lining up at 4:30 in the morning.

MR. HAUTZINGER: Yes, they waited a while to get there.

COMMISSIONER BONDAROWICZ: We don't want the business to fail because someone can't order obviously.

MS. KIVLAND: Yes. Yes.

COMMISSIONER BONDAROWICZ: We just need to find that middle ground on not having so many of these.

MS. KIVLAND: Yes. I would say that the four in the drive-through lane are of primary importance to ushering the cars through. This last one, it's important, but it's not nearly as important as the first four.

CHAIRPERSON KINGSLEY: Okay, anything else?

MS. KIVLAND: No.

CHAIRPERSON KINGSLEY: Commissioner Fitzgerald?

COMMISSIONER FITZGERALD: All right, I'm going to need help with this. Okay, so the first --

MR. HAUTZINGER: Just say sounds good.

COMMISSIONER FITZGERALD: The first ground sign one, I am going kind of lenient on anything within this whole corner because I think these angles are difficult. So, I would be open to increasing the signs a little bit, but not as big as you have. If you're coming on Rand Road and you're heading southeast, I mean, you will not even see the front of these buildings. You will not even know these buildings or businesses exist.

MR. BARAD: Yes.

COMMISSIONER FITZGERALD: So, I think there needs to be some give from us for that. The six wall signs on the building, can we go to that? To me, you have to have one on two sides of the tower, so you've got two on the tower, the windmill I think. This is Rand Road?

MR. HAUTZINGER: Yes.

COMMISSIONER FITZGERALD: I'm still thinking about that. Can we go to the one that's around the corner? To me, that is one that I would be more against than the one --

CHAIRPERSON KINGSLEY: On the Dutch Bros?

COMMISSIONER FITZGERALD: Yes, thank you. Thank you, the Dutch Bros I'd be against. By the way, are the windmills illuminated?

MS. KIVLAND: Yes.

COMMISSIONER FITZGERALD: Interior?

MS. KIVLAND: Yes.

COMMISSIONER FITZGERALD: White I assume?

MS. KIVLAND: Yes.

COMMISSIONER FITZGERALD: Okay, thank you. Then, all right, so this is the side. I think, okay, so the Dutch Bros written out would be harder for me to approve than the walk-up sign. So, the walk-up sign, is this the one that you would see from Palatine?

MS. KIVLAND: Yes.

COMMISSIONER FITZGERALD: Okay, so I almost think you have to have that one. Is that what you're hoping for?

MS. KIVLAND: I hope so.

COMMISSIONER FITZGERALD: I think you do, too, because otherwise you have no idea. Then the other sign which would be the southeast side, hmm, I'm drawn on that one. I mean, it looks cool and yet, I think it looks good on the tower as well. I'd like to hear what the other Commissioners say about

that.

Okay, for the menu board signs, I'm okay with the four within the drive. I would actually want to see a snap frame, I'm okay where you have it next to the window because if you're parked at the window and the window is here and the board is right there, I think you can read it and I think the lighting would be good enough from the building and the structure that you have. But the other, I don't want any, I would prefer not to see any illuminated signs along Rand Road because we haven't allowed that yet and I think that just gets busy.

I'm not in favor of the snap frames on the front. If they're on the sides and the back, I'm okay with that.

Did I get everything?

CHAIRPERSON KINGSLEY: Yes.

COMMISSIONER FITZGERALD: I think I did.

MR. HAUTZINGER: Yes.

COMMISSIONER FITZGERALD: I think the logo is great. I think it's going to say a lot, especially if this business takes off. Everybody is going to know just looking at the logo, they're not going to have to have the name, but I think you need the name on the Rand side. You need something to see from Palatine, and I don't want to see any illuminated signs on Rand. I just would be open to one snap to the right of --

MS. KIVLAND: So, if we kept both windows on each side of the tower, and then move the Dutch Bros sign to where this back window is, would that be acceptable?

COMMISSIONER FITZGERALD: Yes. I think this is a difficult site.

MS. KIVLAND: Yes.

COMMISSIONER FITZGERALD: I don't think we see sites like this very often.

MS. KIVLAND: So, two Dutch Bros and then the two windmills.

COMMISSIONER FITZGERALD: So, I am going a little further I guess than what Staff is. I think that's all I have --

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER FITZGERALD: -- and I may need a nap.

CHAIRPERSON KINGSLEY: Thank you.

Commissioner Eckhardt?

COMMISSIONER ECKHARDT: Thank you.

I concur with my colleague, Commissioner Fitzgerald. I think he logically went through each of the elements and, you know, it's a unique little building. The windmill is really a cool logo and if you had to add your name, I mean, it's kind of buried. So, again reiterating the ground signs, two are okay, but they've got to be scaled down to get closer to the 66 square feet each.

The wall signs, I know the code allows one, but you're showing four. Four is where we landed I believe. The snaps, I think we need to limit those. I can't remember what John said a minute ago, and that's where I am.

CHAIRPERSON KINGSLEY: Okay, Commissioner Kubow?

COMMISSIONER KUBOW: So, generally speaking, I'm in agreement with Staff's recommendations. I agree with Commissioner Fitzgerald on

finding a happy medium on the monument signs. I did notice in your comparison that we had 80 square feet for certain, whether it's speed determinations, I think that could be a potential goal if you want to try and find a metric that you want to go for. But I do think that we need to look beyond the 66 square feet because of the unique and challenging nature of this site. But overall, I'm in agreement with Staff's recommendations, just I think we should be a little bit more lenient with the ground signage square footage.

CHAIRPERSON KINGSLEY: Okay, thank you.

I just have a quick question for you, for Commissioner Fitzgerald. What did you say about, did you think he was specific about the monument sign? Because I didn't hear him --

COMMISSIONER FITZGERALD: I did not give a number.

CHAIRPERSON KINGSLEY: Yes.

COMMISSIONER KUBOW: No, there wasn't a specific number, but I think we should consider an increase potentially to Staff's discretion potentially on something beyond 66, the code-required 66 square feet.

CHAIRPERSON KINGSLEY: Okay, excellent. I concur with most everything. I like the signs, as Commissioner Fitzgerald had talked about, with two windmills, two Dutch Bros, and the Dutch Bros on the other one that goes on the back as we had talked about before. I'm in agreement with all menu signs except not the illuminated one on Rand.

But as you guys had indicated, they have done a lot of research on traffic, and if they need a menu sign at that last window, they need a menu sign there. Just give it to them and it's not illuminated, and then get rid of all the advertisement if we can. In my mind, better to have no snap frames anywhere, but that's just me. Like including on the four menu signs, but no one has talked about that, but I think it's just, I mean, we've got eight on the drive aisles and four on the walk-up aisles. So, we've got 12 advertisement snap panels. So, that would be my only issue with that.

Then, for the monument sign, I agree with everybody that we need to give them some leniency. I'm just a little perplexed about how we get to 116 square feet. Could you just tell me how this sign, if each tenant, I mean, I might just be going cuckoo, but if each tenant is approximately eight square feet and we've got six tenants that are eight and one at 16, that isn't 116, or are we doing both sides?

MR. HAUTZINGER: Excuse me. Basically, the area of the sign is calculated nine-foot three-inch wide by 12-foot six-inch tall. So, we're not, we don't normally make it down to the, I know I said signage area only and then there's additional structure. The additional structure is kind of this back bend in the stone base in this case, but otherwise, it's based on this whole rectangle here.

CHAIRPERSON KINGSLEY: Okay, so it's not my math. Okay, great, great. Then I'm totally in agreement with that. I think like closer to 80 is something that we could go towards, especially keeping the seven to eight square feet per sign. I think that is doable.

So, that's where I'm with this. The only thing that we didn't, that I brought up that no one else talked about was the snap signs and I don't know

how you guys feel about that.

MR. HAUTZINGER: One thing that I can say about the snap frames that are on the drive-through menu, we included this entire area as part of the menu board area, and whether they want, although I see what you're saying. These are more like posters of large-scale images most likely, instead of traditional menu.

CHAIRPERSON KINGSLEY: But is the size --

MR. HAUTZINGER: It's not, and that's why I was kind of making a case to not penalize them for these snap frames. It's more just like a different, changeable version, a non-illuminated portion of their drive-through menu board that they're allowed to have.

Do you know what I'm saying?

MR. BARAD: If I could kind of clarify and expand? Those portions are for, they have seasonal specials or seasonal drinks, so those are kind of part of the menu board, like you won't know about them unless they're there somewhere. So, that's just kind of part of the menu board when they order.

MR. HAUTZINGER: So, they keep the center portion probably the same?

MR. BARAD: Yes, and then depending on the specials, their seasonal drinks, those go under the snap frames.

MR. HAUTZINGER: And the side portions allow them to change those out a little more frequently.

MR. BARAD: Yes, it's not really advertising, it's part of the menu board for like their specials.

CHAIRPERSON KINGSLEY: And that doesn't push them over a size?

MR. HAUTZINGER: It does not, no.

CHAIRPERSON KINGSLEY: Okay.

MR. HAUTZINGER: The menu boards including those, those were all considered. The whole thing is considered a menu board, yes.

CHAIRPERSON KINGSLEY: Okay. All right, then I'll just go back on what I said and then I'll be fine with these. I'm probably the only one who doesn't want them on the building, but --

MR. HAUTZINGER: At the walk-up board?

CHAIRPERSON KINGSLEY: At the walk-up, but if that's what they do, I'd rather, as Staff said, I'd rather see them in frames, nicely put in there than kind of sporadically throughout.

MR. HAUTZINGER: Yes. If I could jump in and actually the comment about the 80 square-foot for the ground sign, I think that's a good idea. I mean, I know there's a lot of, we're figuring this out as we go here, and you said we can try to get it down, something closer to 66. You kind of echoed that, but what does that mean?

I think there is some logic to the 80 square-foot. In the code, depending on the size of the road and the speed limit of the road, you're either going to have a max 40, 60, 66 or 80. So, allowing them to go to 80 seems like a nice, there's a little logic behind that, basically giving them a little more signable area to work with based on the unique challenge, because the whole logic behind

the way the code is set up, size of the road, speed limit of the road is, you know, depending on how big and fast it is, you need a bigger sign. Smaller road, slower, you don't need such a big sign. In this case, we can give them a little more signable area just because it's a challenging site is what I'm hearing.

So, I think there's some logic to that. To exceed 80 might start becoming a bit arbitrary and a little harder to justify bigger than it's allowed anywhere.

COMMISSIONER BONDAROWICZ: So, we could add that into a motion.

MR. HAUTZINGER: Correct.

COMMISSIONER BONDAROWICZ: Okay, yes.

CHAIRPERSON KINGSLEY: Does the Petitioner want to say anything? Otherwise, I think we're going to be going to a vote.

(No response.)

CHAIRPERSON KINGSLEY: All right, any other discussion or can we go for a vote?

COMMISSIONER FITZGERALD: We have to have a motion.

CHAIRPERSON KINGSLEY: Or a motion?

COMMISSIONER FITZGERALD: Can I just say a few things and not say it's a motion?

CHAIRPERSON KINGSLEY: And then later say it's a motion?

COMMISSIONER FITZGERALD: And then later make a motion with these things said?

CHAIRPERSON KINGSLEY: Sure.

COMMISSIONER FITZGERALD: All right, so I would be, I personally would be open to 80 square feet for the monument signs, and that's 80 square feet each, right?

MR. HAUTZINGER: Correct.

COMMISSIONER FITZGERALD: Okay, I would be open to the three windmills that are presented, and then the two that say Dutch brand, one on the Rand sign and then one on the opposite side which to me would be the Palatine side.

CHAIRPERSON KINGSLEY: Can we just pause there for a sec?

COMMISSIONER FITZGERALD: Yes.

CHAIRPERSON KINGSLEY: Steve is just going to show what it is.

MR. HAUTZINGER: I'm looking for the sheet.

CHAIRPERSON KINGSLEY: So, in other words, you're eliminating just the one?

COMMISSIONER FITZGERALD: Yes, just the one on the bottom right corner that says Dutch Bros. That's what I'm again suggesting.

MR. HAUTZINGER: And sorry to interrupt, but like there was, somebody mentioned swapping out this windmill for the Dutch Bros name. Did you just say that?

COMMISSIONER FITZGERALD: I did not say that. I like the, I love the symbol on the blue corner and you have to have two. Then, I think you have to have something for the people going northwest on Rand and that gives us the other

Dutch, the other windmill.

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER FITZGERALD: I'm going to keep going.

MR. HAUTZINGER: Keep in mind that the Dutch Bros sign is larger than the windmill, so in terms of trying to balance quantity and total square footage.

COMMISSIONER FITZGERALD: Okay.

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER FITZGERALD: The four menu boards within the drive-through I'm okay with.

CHAIRPERSON KINGSLEY: Okay, got it.

COMMISSIONER FITZGERALD: Okay, the wall signs, I would like to take, get rid of all of the wall menu boards and allow one snap board next to, or to the right of the drive-through window. And then --

CHAIRPERSON KINGSLEY: Wait, wait. So, you're getting rid of the --

COMMISSIONER ECKHARDT: Wait, wait, wait. I didn't understand that, John.

CHAIRPERSON KINGSLEY: The illuminated one at the walk-up?

COMMISSIONER FITZGERALD: Oh, no, I'm okay with all of those. Okay, walk-up.

COMMISSIONER ECKHARDT: Can you clarify that last one? I didn't, you said I want to eliminate all of the --

CHAIRPERSON KINGSLEY: I think he just wants to eliminate --

COMMISSIONER FITZGERALD: On Rand Road, yes, I want to get rid of everything down there except for one snap board, to me it can be a menu that would be to the right of that. I think, is that, I think that's it. Do you think that's it, Steve, or at least what --

MR. HAUTZINGER: Yes, that's everything.

CHAIRPERSON KINGSLEY: So, how about if we have a discussion before it's a motion?

COMMISSIONER ECKHARDT: Why don't you just make a motion and then we can have a discussion?

CHAIRPERSON KINGSLEY: Because then we'd have to amend it, because he didn't make one yet and I have a question.

COMMISSIONER ECKHARDT: Okay, you're the boss.

CHAIRPERSON KINGSLEY: I'm the boss. So, I think that the snap frame on Rand Road, we should indicate that as a menu, just a non-illuminated menu. I would rather see a menu there than an advertisement.

COMMISSIONER FITZGERALD: That was my intention so I will say that. So, okay.

CHAIRPERSON KINGSLEY: Yes, so that's my only thing.

COMMISSIONER FITZGERALD: Okay, anybody else?

COMMISSIONER KUBOW: So, after that, I would just ask the Petitioner if that, what is the preferred location of the one snap frame menu on that side?

MS. KIVLAND: Yes, on the Rand Road side, I would say to the right

of the drive-through, because if it is going to be a menu, then I am not --

COMMISSIONER KUBOW: Okay, yes.

MS. KIVLAND: -- back on the wall. So, I think to help all the people with challenged vision, let's keep it really, really close.

COMMISSIONER KUBOW: That's consistent with John's.

CHAIRPERSON KINGSLEY: And it's also consistent with what they were saying --

MS. KIVLAND: Yes. Yes.

CHAIRPERSON KINGSLEY: -- your presentation. Okay, thank you.

Anybody else?

(No response.)

CHAIRPERSON KINGSLEY: Okay.

COMMISSIONER FITZGERALD: Okay, I would like to make a motion on DC #26-029, Sign Variation. I would like to allow a variation for the two ground signs that would be 80 square feet each. I would like to allow the wall signs on the Dutch Bros Coffee building. I would like the three windmills that were presented in the locations that were in the packet. I would like the two that's written out Dutch on the Rand Road side and the back of the building that would be towards Palatine. I would be okay with all the signage presented to the walk-up. I would be okay for one snap sign on Rand Road, it would be for menu only and that would be to the right of the window.

COMMISSIONER ECKHARDT: The message boards for the drive-through.

CHAIRPERSON KINGSLEY: The menu boards.

COMMISSIONER FITZGERALD: The four menu boards, I'm okay with those.

COMMISSIONER ECKHARDT: Okay, as presented?

COMMISSIONER FITZGERALD: As presented, right.

CHAIRPERSON KINGSLEY: So, there's a motion.

COMMISSIONER ECKHARDT: Second.

CHAIRPERSON KINGSLEY: There's a second.

Any discussion, questions?

(No response.)

CHAIRPERSON KINGSLEY: Steve, did you get that?

MR. HAUTZINGER: I did, but for the record, I want to make one clarification. When you said you're okay with the four menu boards, you're talking about the four freestanding menu boards in the drive-through lanes?

COMMISSIONER FITZGERALD: Correct.

MR. HAUTZINGER: And then one menu board at the walk-up window, that one under the umbrella of you're okay with all of those, right?

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Okay, yes, I have it. We'll have to kind of reword the variations as we package this up to go to the Village Board, but otherwise, I have that.

CHAIRPERSON KINGSLEY: But you did do a good job.

MR. HAUTZINGER: You did.

COMMISSIONER FITZGERALD: Thanks.

Motion to recommend <u>approval</u> to the Village Board of DC #26-029, sign variations for 375-425 East Rand:

1. **A variation from Chapter 30, Section 30-303(c), *Dimensions*, to allow two 80 sf ground signs, where 66 sf is the maximum allowed size.**
2. **A variation from Chapter 30, Section 30-402(a), *Number*, to allow five wall signs for Dutch Bros Coffee, where only one wall sign is allowed.**
3. **A variation from Chapter 30, Section 30-208(b) to allow four menu board signs for Dutch Bros Coffee, where only two menu board signs are allowed.**
4. **A variation from Chapter 30, Section 30-208(a)(4)(c) to allow one wall-mounted menu board to face Rand Road for Dutch Bros Coffee, where menu boards are required to be located in the side or rear yards, away from the primary street frontage.**
5. **A variation from Chapter 30, Section 30-208(a)(3) to allow four supplemental "snap frame" menu advertisement signs totaling 19.26 sf for Dutch Bros Coffee, where additional advertising signage is not allowed.**

This recommendation is based on the plans received 4/27/26, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. **Omit the "Dutch Bros" wall sign on the west wall.**
2. **The wall-mounted menu board located next to the drive-through pick-up window shall be a non-illuminated "snap-frame".**
3. **Omit the four "snap frames" on the north wall.**
4. **This recommendation deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/ builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.**

CHAIRPERSON KINGSLEY: All right, there's a motion and there's a second. No more discussion.

Let's vote, roll call.

MR. HAUTZINGER: Commissioner Fitzgerald.

COMMISSIONER FITZGERALD: Yes.

MR. HAUTZINGER: Commissioner Eckhardt.

COMMISSIONER ECKHARDT: Yes.
MR. HAUTZINGER: Commissioner Kubow.
COMMISSIONER KUBOW: Yes.
MR. HAUTZINGER: Commissioner Bondarowicz.
COMMISSIONER BONDAROWICZ: Yes.
MR. HAUTZINGER: And Chair Kingsley.
CHAIRPERSON KINGSLEY: Yes.
It's passed.
MS. KIVLAND: Thank you.
CHAIRPERSON KINGSLEY: Thanks, it's been a long night.
MR. BARAD: Thank you.
MR. HAUTZINGER: And as I said earlier, and I'll just mention here, this will need to go to the Village Board. So, I'll be in touch with you guys, although this one we're going to be pulling all of this information until you complete your Plan Commission review, and then everything will go to the Village Board at the time for their final consideration.
MR. BARAD: Awesome. Thank you so much.
CHAIRPERSON KINGSLEY: Do you guys want to take this?
MR. BARAD: Yes.
MR. KATSIAMBIS: I have one question. So, there will be a Plan Commission before it goes to Village Board?
MR. HAUTZINGER: Yes.
MR. KATSIAMBIS: Okay, thank you.
MR. HAUTZINGER: Yes.
CHAIRPERSON KINGSLEY: And if you spoke, just make sure that you signed in tonight. Thank you.
All right, the only other item on our agenda is other business and public comment.
Do we have any public comment? Of course.
MR. MOENS: Why not? Keith Moens, Arlington Heights. Chair Kingsley, I just want to thank you for following procedure on that one. You really did great. So, now I know why they called this a special meeting tonight, so you made it all worthwhile now.
No, I think it was simple. It was very straightforward. It was a complicated subject, that letter B, and I know nothing about it. I knew nothing about what was going on, but I could follow exactly what you were doing, so when it got done, it was very clear to me. So, everybody understands. So, I think following that helps protect the Design Commission, knowing that in the end, everybody knows what's happening and there is no confusion on that.
So, I would encourage you to keep that up, move on to the next level on this stuff, but anyway. So, anyway, that's my comment. So, thank you for the opportunity.
CHAIRPERSON KINGSLEY: Thank you, okay.
There's no one else in the audience that want to be heard?
(No response.)
CHAIRPERSON KINGSLEY: Is there a motion to adjourn?

COMMISSIONER KUBOW: I'd like to make a motion to adjourn to the next Design Commission meeting.
CHAIRPERSON KINGSLEY: Is there a second?
COMMISSIONER BONDAROWICZ: Second.
CHAIRPERSON KINGSLEY: And there's a second.
All those in favor say aye?
(Chorus of ayes.)
CHAIRPERSON KINGSLEY: No roll call needed for that one, okay.
(Whereupon, the meeting on the above-mentioned petition was adjourned at 9:10 p.m.)

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RONALD LeGRAND, JR., 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.

_____
RONALD LeGRAND, JR.

SUBSCRIBED AND SWORN TO

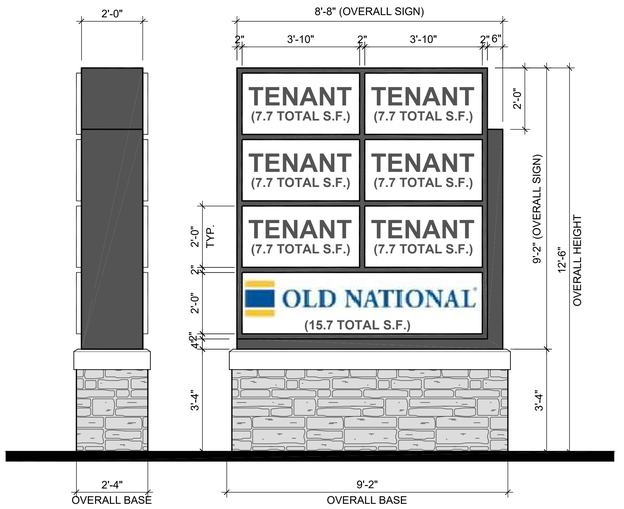
BEFORE ME THIS _____ DAY OF

_____, A.D. 2026.

_____
NOTARY PUBLIC

2 EXH-1 MONUMENT SIGN RENDERING

SCALE: N.T.S.



SIGN PANEL AREA CALCULATIONS:

ALLOWABLE OVERALL SIGN AREA PER CITY ORDINANCE = 80.0 S.F. (MAX.)

TOTAL OVERAL SIGN BOX AREA
9'-2" HIGH x 8'-8" WIDE = 79.4 S.F. (ACCEPTABLE)

INDIVIDUAL TENANT PANELS
(6) TENANT PANELS AT 7.7 SQUARE FEET OF AREA = 46.2 S.F.
(1) TENANT PANELS AT 15.7 SQUARE FEET OF AREA = 15.7 S.F.

TOTAL TENANT SIGN PANEL AREA = 61.9 S.F.

1 EXH-1 PROPOSED MONUMENT SIGN ELEVATIONS

SCALE: 1/2" = 1'-0"

PFDA ARCHITECTS, INC.
801 WARRENVILLE RD.
SUITE 600
LISLE, IL 60532
TEL: (312) 795-1245

PROJECT:

CORE ACQUISITIONS

CORE ACQUISITIONS
200 S. WACKER DR.
SUITE 1325
OAK BROOK, IL 60606

PROJECT:

PROPOSED
BUILDING REMODEL

375-425 EAST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

SHEET TITLE:

MONUMENT SIGN

NO.	DATE	DESCRIPTION
	07.07.26	UPDATED ELEVATIONS
	05.29.26	UPDATED ELEVATIONS
	04.16.26	UPDATED FLOOR PLAN
	01.28.26	DESIGN REVIEW REV
	01.23.26	DESIGN REVIEW
	11.26.25	DESIGN REVIEW
	10.28.25	PLAN / ELEVATION UPDATE
	10.08.25	FOR REVIEW

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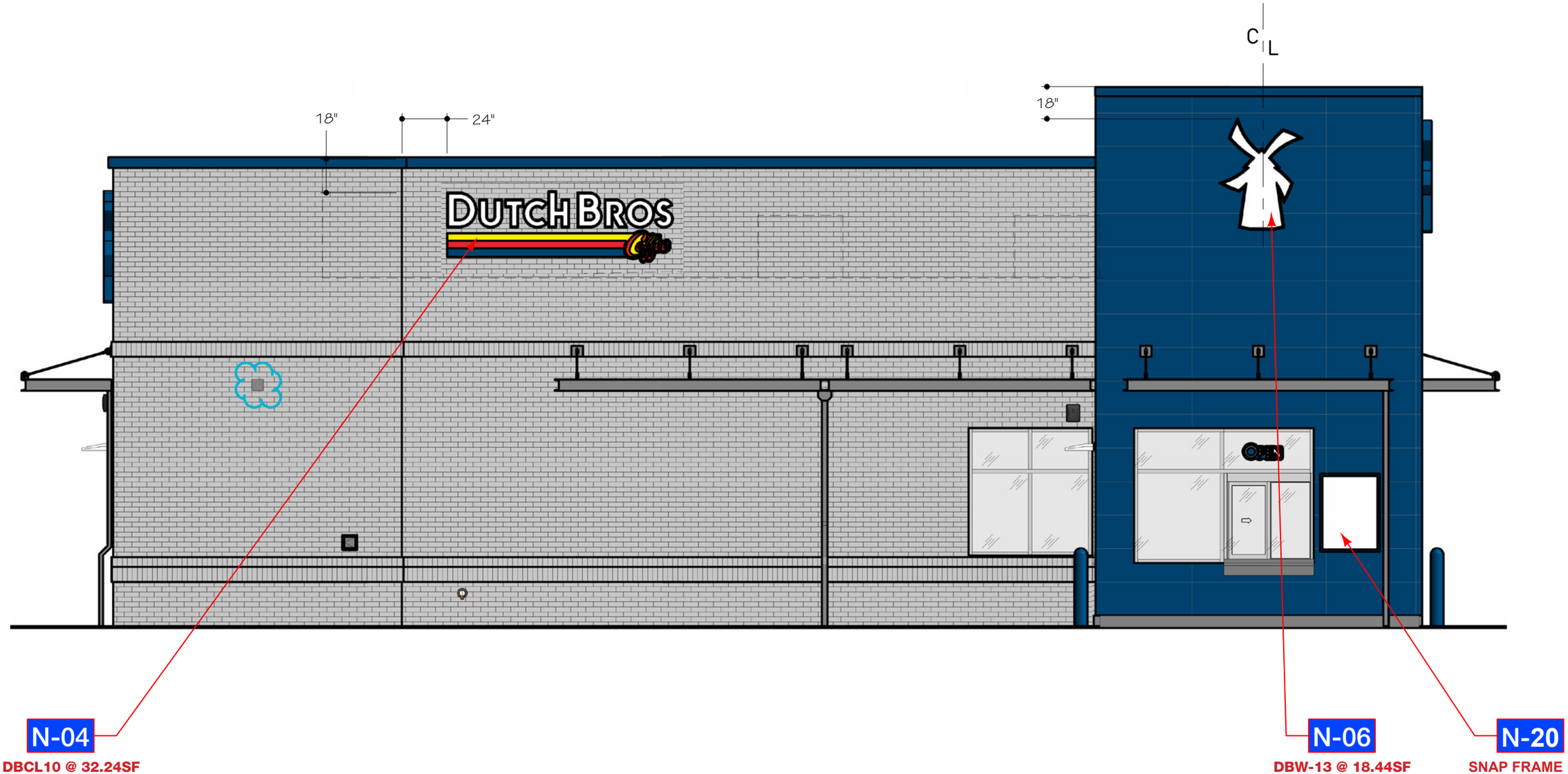
DRAWN BY: CHECKED BY:

SHEET:

EXH-1

JOB NO. xxxxx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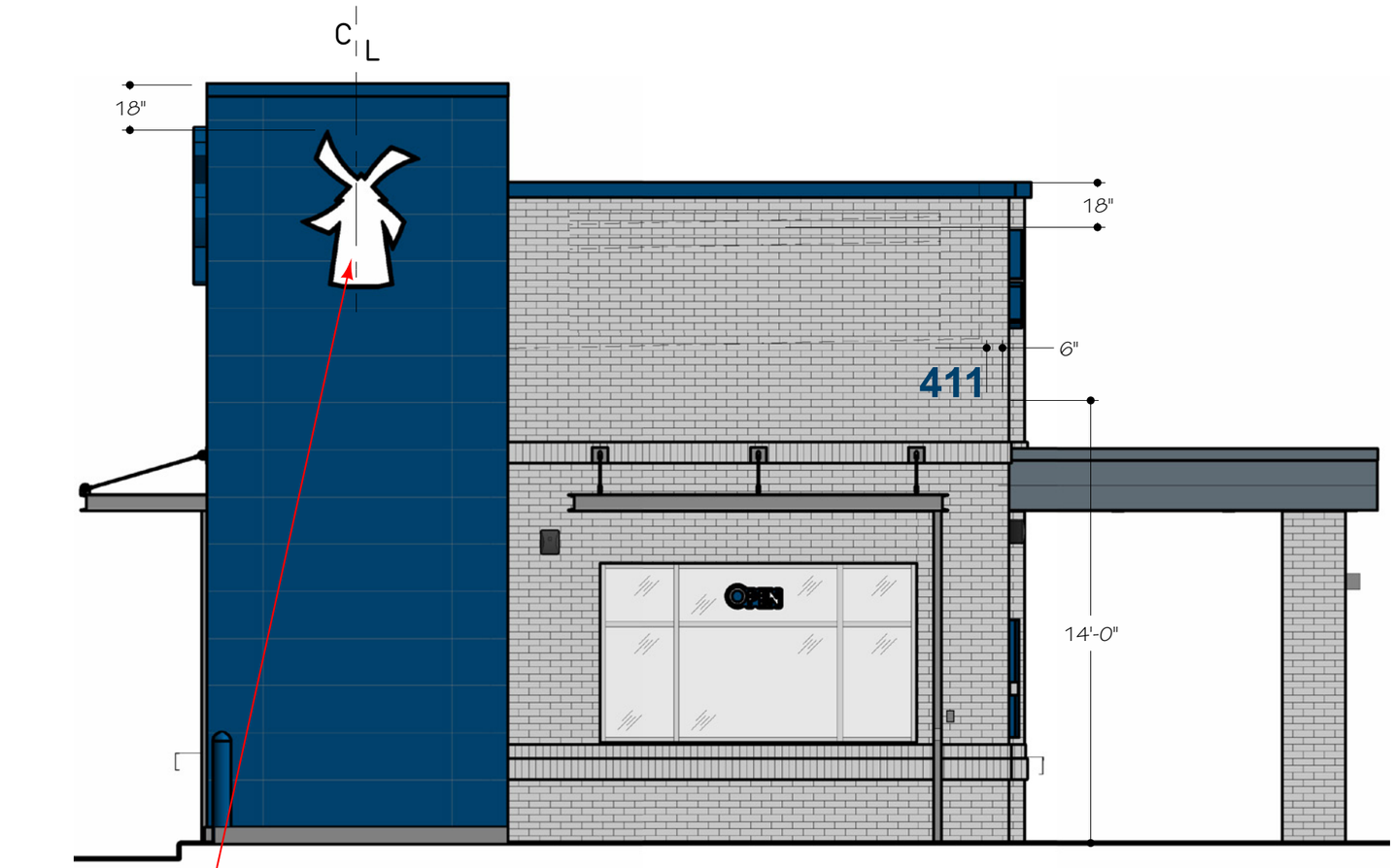
DBCL10 @ 32.24SF
N-06
DBW-13 @ 18.44SF
N-20
SNAP FRAME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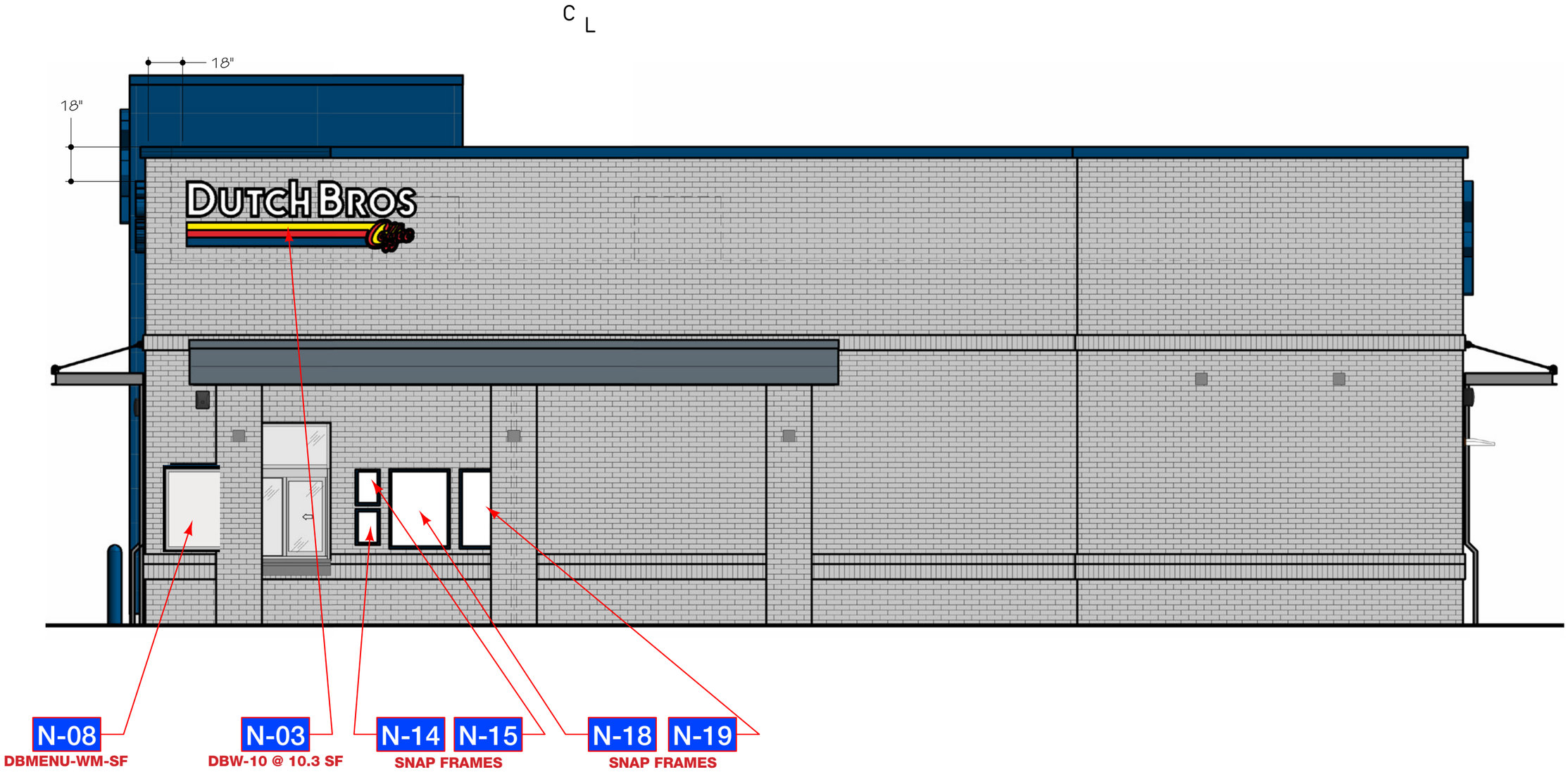
DBW-13 @ 18.44SF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N-03
DBW-10 @ 10.3 SF
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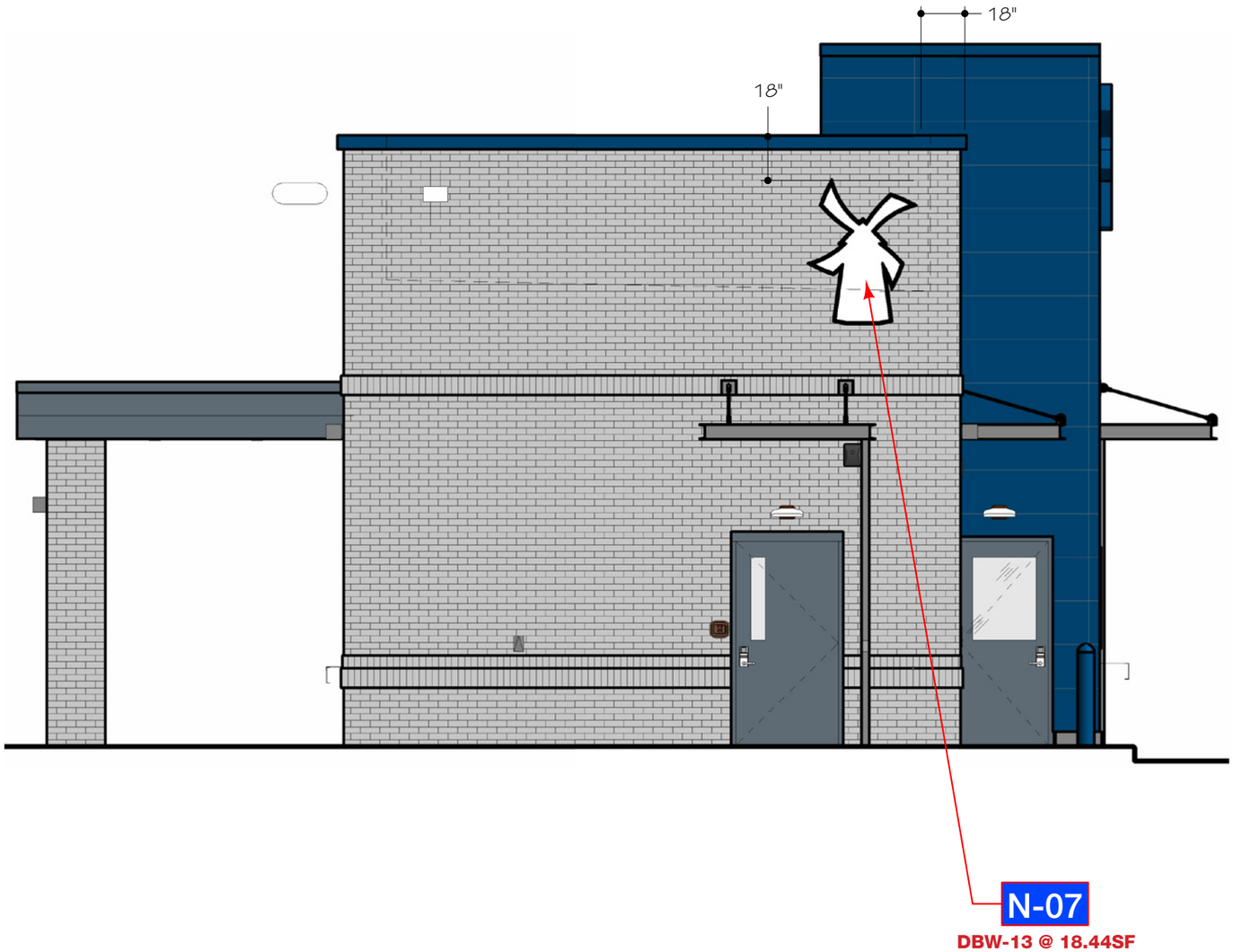
SNAP FRAMES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18"
N-07
DBW-13 @ 18.44SF

Suggested Motion for Village Board Meeting – 9/8/2026

375-425 E. Rand Road, Sign Variation – DC#26-029

Staff has prepared two potential motions for Village Board consideration:

a. If the Village Board concurs with the Design Commission's recommendation, the appropriate motion is as follows:

To direct Staff and the Village Attorney to prepare final documents granting the requested sign variation relief as recommended by the Design Commission, and as set forth in the agenda materials for tonight's Board Meeting, noting that any additional ground signs on the property are expressly prohibited.

b. If the Village Board concurs with Staff's recommendation, the appropriate motion is as follows:

To direct Staff and the Village Attorney to prepare final documents granting the requested sign variation relief as outlined by Staff in their memo dated September 2, 2026, and as set forth in the agenda materials for tonight's Board Meeting.

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/8/2026

Item: 207-209 E Valley Lane – Shelter Inc. Expansion – Special Use Permit and Variations, PC#26-013
Department: Planning & Community Development

Item Description:
A public meeting was held by the Plan Commission on August 26, 2026, to review the following entitlements.

1. Special Use Permit to allow an expansion of a "Shelter Care" Home from six residents to ten residents.
2. Variation to Chapter 28 of the Municipal Code, Section 6.12-1(3), to waive the requirement for a traffic and parking study from a qualified professional engineer.
3. Variation to Chapter 28 of the Municipal Code, Section 10.4, to reduce the required off-street parking spaces from nine spaces to two spaces.

By a vote of 5-2, the Plan Commission recommended approval to the Village Board a modified request for the Special Use Permit to allow an expansion of a "Shelter Care" Home from six residents to eight residents.

Two Plan Commissioners commented on the motion that they would have recommended the full request of ten residents to the Village Board, but understood there was hesitancy from other Commissioners. The Plan Commission also requested that Shelter Inc. determine the financial feasibility of eight residents versus the requested ten residents. With either eight residents or ten residents, Shelter Inc. would be required to hire new staff to provide sufficient support/ supervision. Shelter Inc. has completed a financial feasibility analysis and determined that expenses related to hiring new staff for eight residents would result in a net loss and thus is not financially feasible. As a result, Shelter Inc. has confirmed they are proceeding with their initial request to add four additional residents to the "Shelter Care" Home, for a total of 10 residents.

As detailed in Staff's Plan Commission Report, Staff has no concerns about the expansion of the "Shelter Care" Home to ten residents. Based on the police call log data and general response capacity, Village Staff continues to recommend approval of an increase to ten residents.

Staff Recommendation:
To direct Staff and the Village Attorney to prepare final documents granting the zoning relief for consideration at a future Board meeting for PC26-013, variances from Chapter 28, Section 6.12-1(3) and Section 10.4, allowing a "Shelter Care" Home for up to ten residents, and subject to the recommended conditions, all as set forth in the agenda materials for tonight’s Board Meeting.

ATTACHMENTS:
1. VB Staff Report
2. Project Description
3. Justification for Special Use
4. Aerial
5. Plat of Survey
6. Redacted Floor Plans
7. TLP Interview Questions
8. Redacted Community Meeting Summary- 5.14.26
9. Public Comment Letters
10. Site Photo
11. 8-26-26 Plan Commission Minutes Draft
12. Certificate of Publication
13. X.D Suggested VB Motion 9.8.2026 - 207-209 E Valley Lane - Shelter Inc

VILLAGE OF ARLINGTON HEIGHTS

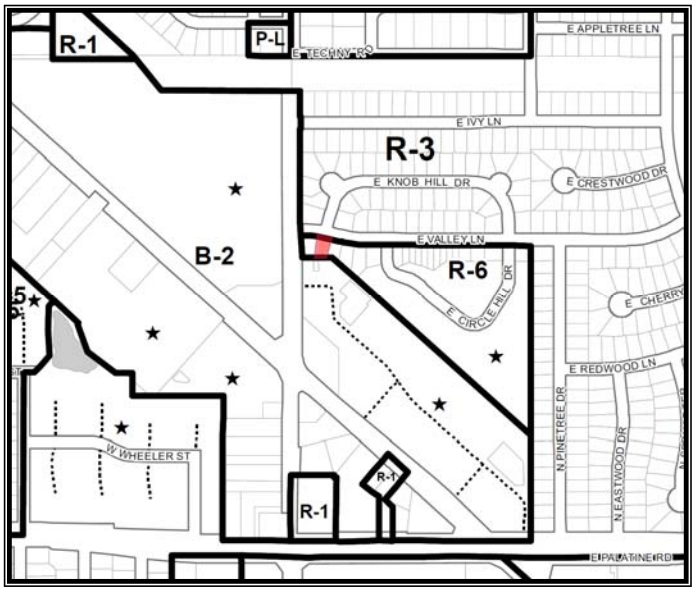
STAFF DEVELOPMENT COMMITTEE REPORT

***Project Number**: PC 26-013*
***Project Title**: Shelter, Inc.*
***Location**: 207-209 E. Valley Lane*
***PIN**: 03-17-301-009-0000*

***To**: Plan Commission*
***Prepared By**: Rachel Hitzemann, Development Planner*
***Meeting Date**: August 26, 2026*
***Date Prepared**: August 10, 2026*
***Date Revised:** September 1, 2026*

***Petitioner**: Gina Ciulla*
Shelter, Inc.
***Address**: 3227 N. Wilke Rd, Suite 150*
Arlington Heights, IL 60004

***Existing Zoning**: R-6: Multiple-Family Dwelling District*
***Comprehensive Plan**: Single-Family Detached*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-Family Homes	Single-Family Detached
South	B-2, General Business District	Northpoint Shopping Center (Former Chase Bank outlot w/drive-thru)	Offices Only
East	R-6, Multi-Family Dwelling District	Two-Family home	Single-Family Detached
West	R-6, Multi-Family Dwelling District	Two-Family home	Single-Family Detached

Requested Action:

1. Special Use Permit to allow an expansion of a "Shelter Care" Home from six residents to ten residents.

Variations Required:

1. Variation to Chapter 28 of the Municipal Code, Section 6.12-1(3), to waive the requirement for a traffic and parking study from a qualified professional engineer.
2. Variation to Chapter 28 of the Municipal Code, Section 10.4, to reduce the required off-street parking spaces from nine spaces to two spaces.

Project Background:
The subject property, located at 207-209 E. Valley Lane, is 7,932 square feet in size and currently occupied by a two-story duplex. The structure includes an attached two-car garage, which was converted to storage and common areas, as well as sufficient space to park two additional cars within the driveway. The site borders the old Chase bank to the south, duplexes on both the east and west sides, and is located across the street from single-family homes. E. Valley Lane provides a full access intersection under stop sign control at the westbound approach at its intersection with Arlington Heights Road approximately 80 feet to the west of the subject property.

In 2021, Shelter, Inc. received a Special Use Permit (SUP) for a Shelter Care Home. The original request was to have 12 residents on site. At the time, there were neighborhood concerns regarding traffic, parking and safety of the neighborhood. After review of the proposal, the Village Board approved six residents, which matched the occupancy of their previous property on Golf Road. The Ordinance noted any expansion would require a new Special Use Permit. The home started operations in 2022.

After operating for five years, the petitioner, Shelter, Inc., has submitted an application to expand their Transitional Living Program (TLP) from six residents to ten residents. The program provides a home for individuals assigned male at birth, under guardianship by DCFS, and are between the ages of 17.5-21 that are aging out of the welfare system. The residents spend two years in the program and then receive resources and guidance to find permanent housing and secure job opportunities. While residing at the subject property, the tenants receive medical and dental care, clothing, and assistance with general living and social skills so they can be successful upon graduation. No changes to the program are being made as part of this request.

Shelter, Inc. has been able to provide a home for hundreds of individuals over the last decade, helping those in need with stable housing, counseling, guidance, and a positive living environment for young adults in the custody of DCFS.

Existing Use of the Property:
The subject property is a duplex residential building consisting of two separate and fully independent apartment units, each with its own entrance and complete residential amenities. Currently, six residents reside in the upper apartment located at 209 E. Valley Lane. This unit contains three shared bedrooms, two bathrooms, a kitchen, dining area, and living room. The lower-level unit (207 E. Valley Lane) is currently utilized by program staff for office space, meetings, and supervision activities. If the proposed expansion is approved, the lower apartment will be converted from staff office space to residential use. The lower apartment would mirror the upstairs layout in terms of bedrooms and bathrooms. The three bedrooms in this unit would be configured based on the needs of the residents and could include either two shared bedrooms or one shared bedroom and two single bedrooms. The lower-level laundry room located off of the garage (identified as “Storage” on the floor plan) was modified to create a smaller shared laundry area along with a small office space for staff. This space will remain. The office area allows staff to work on-site and monitor activities in both apartment units while remaining available to support residents as needed. There will be a minimum of two staff members on site at all times.

Program Attributes
As mentioned above, Shelter, Inc. delivers a valuable service to the community and the section below outlines some of the key characteristics of the TLP program, which takes a comprehensive approach and provides high-quality services for each participant.

- Prior to being accepted into the program, all young adults are screened and interviewed to determine if they are a good fit for the program and will be compatible with the current residents at the home. The screening process allows Shelter, Inc. access to each individual’s case files, where they can evaluate case notes, incident reports, historic service plans, integrated assessments, etc. prior to conducting an interview. Individuals with a significant criminal history, juvenile/adult sexual assault, or history of violence are not accepted into the program.
- Upon acceptance into the program and moving into the house, all residents are provided with a “Transitional Living Program Handbook”, which contains a copy of all the rules, regulations, resources, and expectations for the TLP program.

- The facility is staffed 24 hours a day at a ratio of one staff member per five residents. Staff members work in three shifts (7am-3pm, 3pm-11pm, 11pm-7am).
- Staff must be at least 25 years old and have a bachelor's degree in a related field. After completing a week-long agency orientation, all staff complete mandatory training on an annual basis that includes the following: CPR, mandated reporter training, Crisis Prevention Intervention (CPI) training to provide strategies for safely defusing anxious, hostile, or violent behavior at the earliest possible stage, and Think Trauma training to help staff understand trauma, its impact on youth, and appropriate care. Ongoing professional development courses are encouraged for each employee.
- Shelter, Inc. established its own clinical mental health program to streamline the provision of mental health services for residents. Counselling, therapy, and group sessions are offered onsite, and residents are encouraged (sometimes required) to participate in certain mental health support activities.
- Curfew for all residents is midnight. Residents that are not home by midnight are reported missing and a Police report is filed. No overnight visitors are allowed. Quiet hours are between 11pm and 7am.
- No visitors under the age of 18 are allowed on the property and visitors over the age of 18 must provide a valid form of ID.
- Residents are required to either work or go to school and residents who are consistently unable to meet this obligation will not be allowed to remain in the program.
- During waking hours, staff will be in the units engaging and working with residents. There will be times when staff will need to complete paperwork and will be in their office on the first floor of the property. During the overnight shifts, staff must do hourly room checks to ensure that all residents are on the property. Staff is responsible to know where each resident is at all hours of the day.
- Residents are allotted a certain amount of money per month for transportation costs, which can be used for public transportation, Uber/Lyft, or taxi's/cabs. If a resident is enrolled in college, DCFS provides additional transportation assistance.
- Residents are not prohibited from owning cars; however, cars cannot be stored on the property. Should a resident own a car, they would need to find an appropriate off-site location to store it overnight. However, it is not common for a resident to own a car.

Zoning and Comprehensive Plan

The subject property is zoned R-6, Multi-family Dwelling District, which is an appropriate district for the current duplex structure on the property. The proposed use is classified as a "Shelter Care Home" and therefore only allowed within the R-6 District via a Special Use Permit. The definition of a "Sheltered Care" home is "*an establishment licensed to provide assistance, supervision or oversight to residents, usually short term. A sheltered care home may not provide skilled or intermediate nursing services nor care for those cases for which hospitalization is generally required*." As a special use, the petition must therefore be evaluated under the following criteria and may only be approved should it be determined that all criteria have been met:

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

The petitioner has provided a written response addressing each criterion, which has been included in the packet. Staff has reviewed this petition and agrees that the petitioner has provided sufficient justification to meet the Special Use criteria in order to increase occupancy of the home by four residents.

The Comprehensive Plan currently designates the property as "Single-Family Detached" which does not comply with the current duplex use or the proposed use of the property as a Sheltered Care facility.

However, while the proposed Shelter Care Facility is not a single-family home as envisioned by the Comprehensive Plan, the use is primarily residential in nature and allowed (via Special Use Permit) in all one-family, two-family, and multiple-family residential districts.

Neighborhood Meeting:

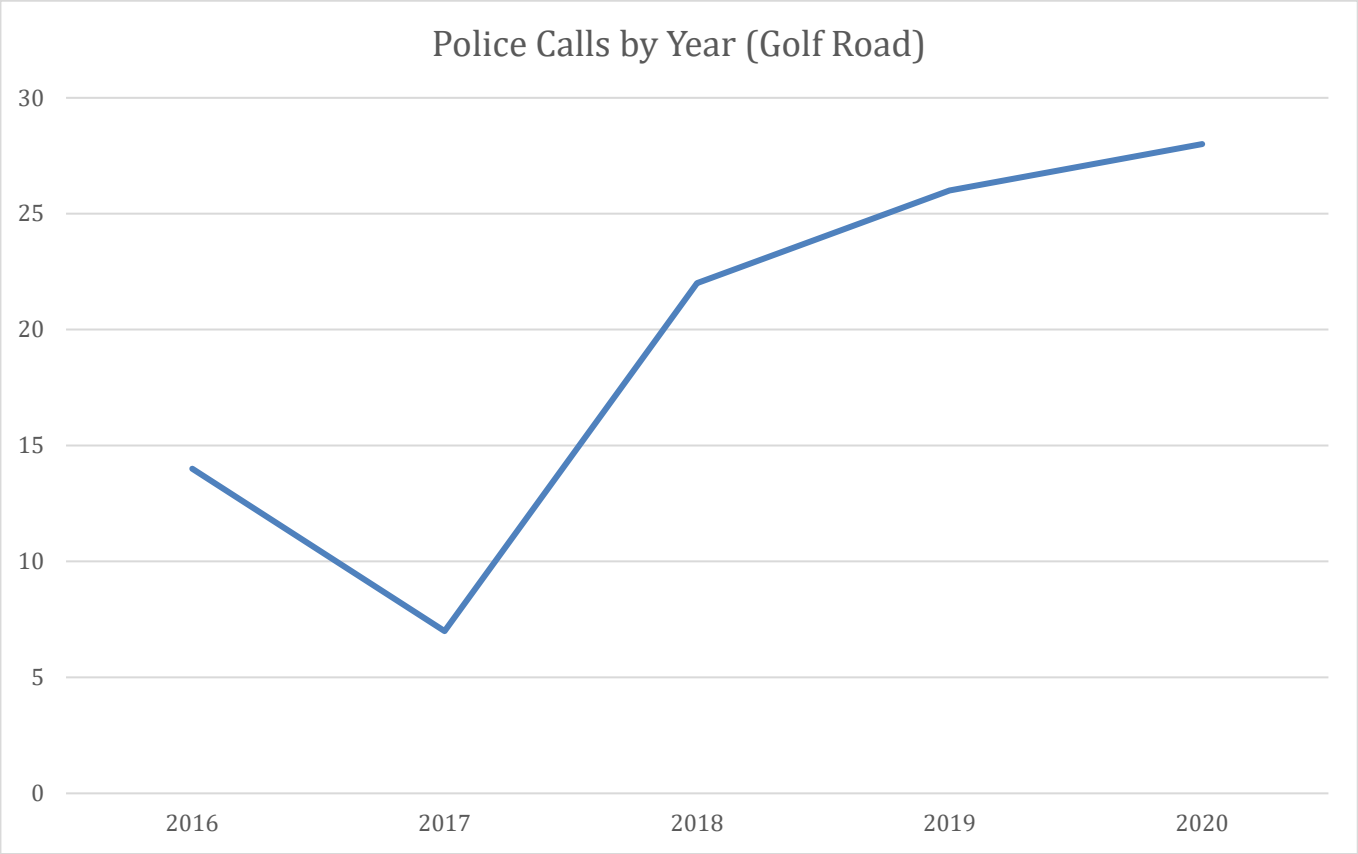
The petitioner coordinated and held a neighborhood meeting on May 14, 2026, as per recommendation by staff. The meeting was held at 6pm at the Wheeling Township building. Neighbors within 250ft of the property were notified of the meeting by mail. Shelter Inc. also included a phone number and email address in the mailing so the recipient could contact Shelter Inc. directly with any comments, questions or concerns. No neighbors attended the meeting or reached out to Shelter Inc. with any questions or concerns.

Additionally, Staff has not received any comments or concerns from neighbors since the Plan Commission meeting was noticed.

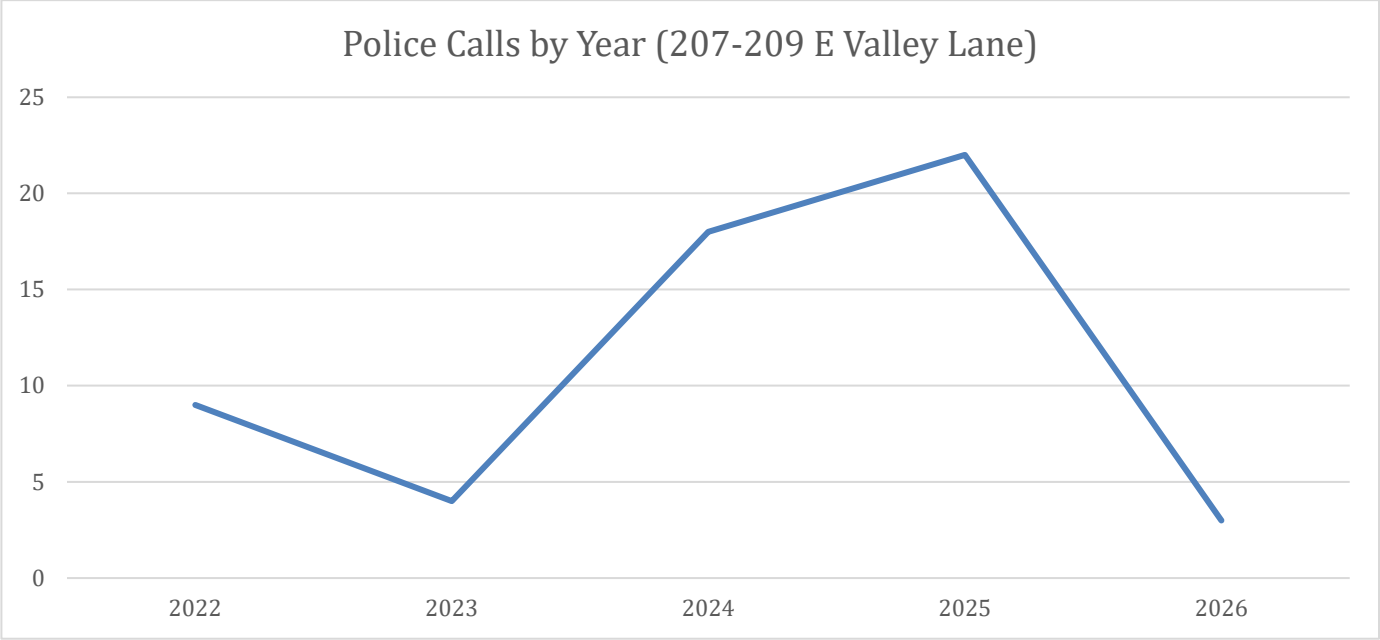
Police Call Volume

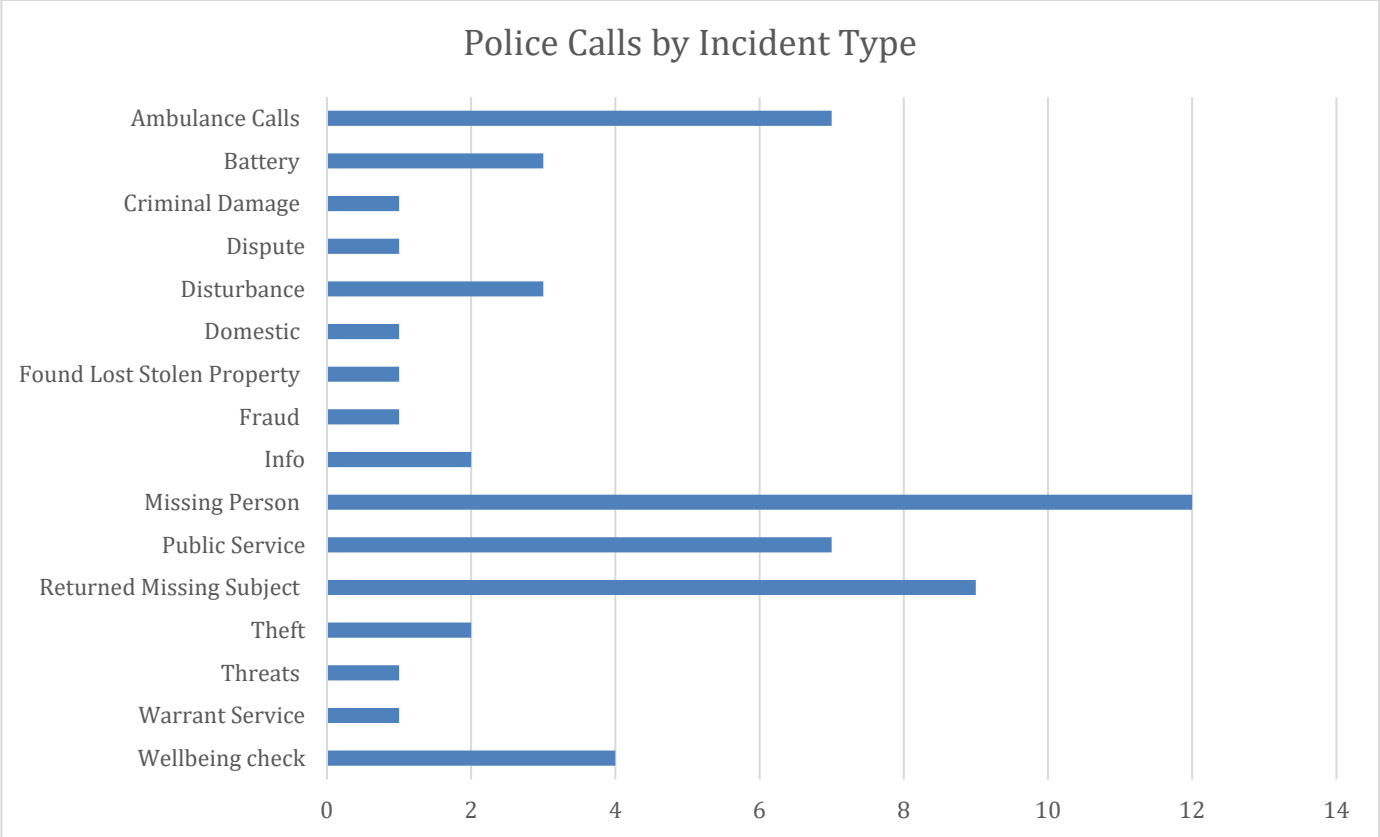
Since Shelter Inc. has had their TLP program at this location for the last four years, and operated at their former location on Golf Road for ten years, the Village has been able to analyze the number of calls for police service that each six-person facility generated.

97 police calls were generated over the last five years the shelter operated at their Golf Road location. Police calls peaked at 28 calls a year in 2020, while the lowest was seven calls in 2017. Below is a chart that breaks down those calls by year.

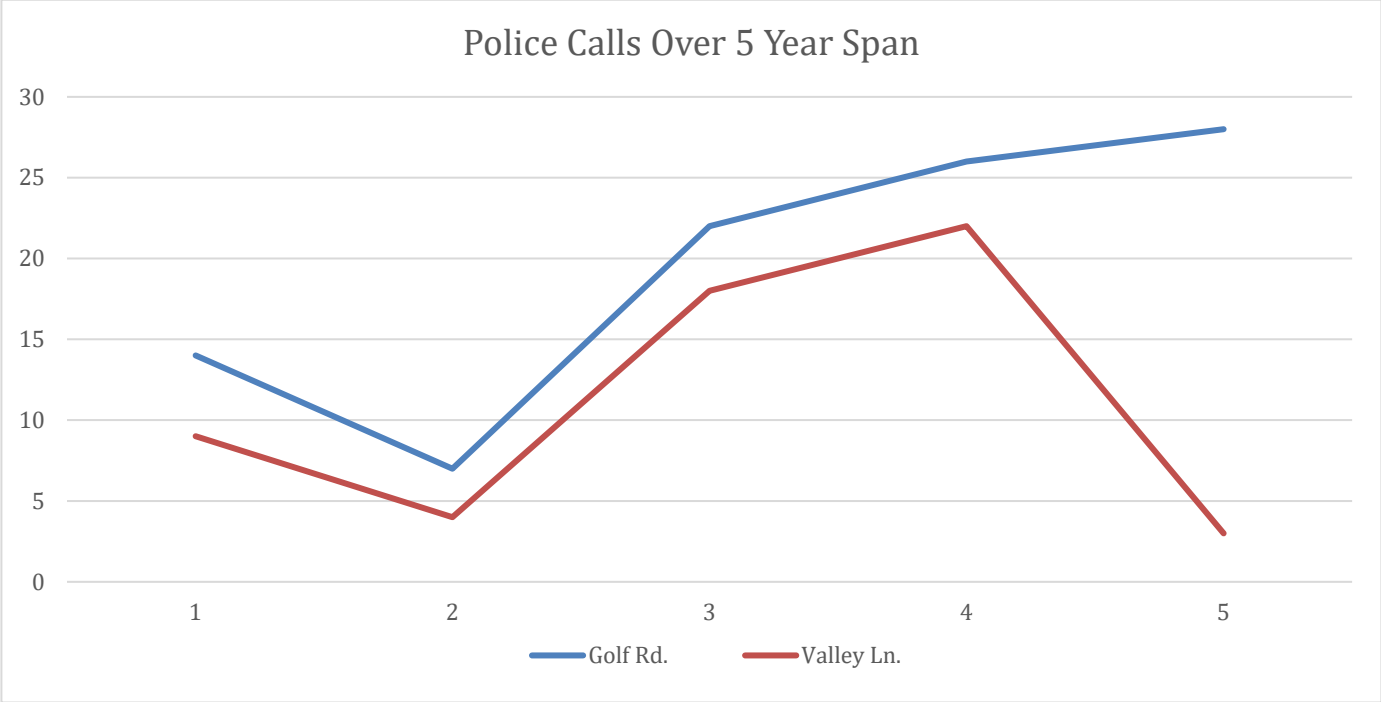


Since moving in 2022, the existing facility generated 56 calls for police service. Below is a breakdown of these calls by year and type:





At the 207-209 E Valley Lane location, calls peaked in 2025 with 22. Shelter Inc. has noted that the increase in calls during the 2024-2025 period is attributable almost entirely to a single youth who moved into the home in April 2024. In 2024, nine calls were generated for this resident. Eight calls resulted in missing/ return of missing person cases and an additional call was made requesting a welfare check. The youth exited their program in September 2025. Three calls have been made in 2026 as of August 13, which aligns with the low volume of calls prior to the 2024-2025 span. The graph below compares the police call volume per five-year span between each location.



Overall, the number of police calls has decreased at the new location.
The Arlington Heights Police Department has formally commended Shelter Inc. staff for managing and mitigating issues before they reach the point where 911 is called. They noted that this location has not generated police activity anywhere near what was generated at the previous facility on Golf Road. They have not expressed any concerns with staff servicing calls, even with an increase in residents. The Police Department also noted that no calls have made by neighbors. All calls have originated from individuals associated with Shelter Inc.

Building, Site, and Landscaping:
The petitioner is not proposing any exterior changes to the building or site.

However, as a condition of the previous approval, Shelter Inc. did increase security and safety measures. These include; replacement of all windows in both units, installation of a hard-wired fire alarm system and installation of a full sprinkler system. Additionally, the home is equipped with a comprehensive interior and exterior security camera system covering both units. The system is monitored by ADT, and live camera feeds are accessible to staff in the on-site office to promote resident and community safety.

Parking, Traffic, and Transportation:
A traffic and parking study is required for any Special Use Permit proposed for land that does not abut a major or secondary arterial per code. E. Valley Lane is classified as a collector street and therefore the petitioner is required to provide a detailed traffic and parking study from a Certified Traffic Engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. However, the petitioner has requested the following variations:

- ***Variation to Chapter 28 of the Municipal Code, Section 6.12-1(3), to waive the requirement for a traffic and parking study from a qualified professional engineer.***

The petitioner has provided a written response to the four criteria necessary for variations approval, which criteria have been reiterated 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.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

Staff does not take issue with this variation request. Parking should not be an issue since residents are not allowed to park a car on the subject property. The two driveway spaces are sufficient to accommodate the two staff supervisors, and additional staff (as needed) can be accommodated via street parking. The ten-resident sheltered care home is not anticipated to have a detrimental impact on traffic in the vicinity.

With regards to parking requirements, the Zoning Code does not contain a line item for a "Sheltered Care" home within the table of parking requirements, and as such, staff must apply the requirements for the most similar use listed in the table of parking requirements. Staff has determined the most similar use to be a "Dormitory", which requires two spaces per three residents and one space for each staff member. Seven spaces would be required for the residents and two spaces for each employee (nine total spaces required) at the proposed maximum capacity. The driveway can accommodate two parking spaces, which leaves a parking deficit of seven spaces. Therefore, the following variation is required.

- ***Variation to Chapter 28 of the Municipal Code, Section 10.4, to reduce the required off-street parking spaces from nine spaces to two spaces.***

The petitioner has submitted written justification addressing each of the four criteria necessary for variation approval. As stated above, because residents are not allowed to park cars on the subject property, the only parking demand would be for the two staff supervisors and occasional additional staff on an as needed basis. The staff supervisors can be accommodated in the two driveway spaces, and any auxiliary staff parking needed (which is not expected to be common) can be accommodated on the street. Overnight street parking in this neighborhood is not allowed, but auxiliary staff are not anticipated to be present overnight. If residents do have a car, Shelter Inc. maintains an agreement with Village Bank and Trust to allow overnight parking for residents with vehicles. Most residents rely on walking, public transportation, or ride-share services such as Uber or Lyft. One bike parking space is required per code, which is accommodated within the interior storage area on the first floor.

RECOMMENDATION

Village Staff has reviewed the proposed Special Use Permit to allow an expansion of a "Shelter Care" Home from six residents to ten residents along with the following variations:

1. Variation to Section 6.12-1(3), to waive the requirement for a traffic and parking study from a qualified professional engineer.
2. Variation to Section 10.4, to reduce the required off-street parking spaces from nine spaces to two spaces.

Based on the Police Department's call data (number, origin, and type of police calls), their capacity to handle the calls and lack of neighborhood complaints, Village Staff recommends **APPROVAL** of the application subject to the following conditions:

1. No less than one staff per five residents shall be present at the facility at all times, 24 hours a day, 365 days a year so adequate supervision can be provided between the two units.
2. All staff must be trained in CPI and Think/Trauma training (or substantially similar training) to be able to de-escalate conflict and provide appropriate care for residents.
3. The petitioner shall continue to follow screening procedures which will allow them to identify and accept the most appropriate candidates for the program.
4. Operation of the facility shall occur in substantial compliance to the “Transitional Living Program Handbook”, which shall be updated for review by staff prior to appearing at the Village Board.
5. The petitioner shall continue to work with the Police Department to establish appropriate onsite security, as applicable, and shall establish regular reporting of statistics and resident contact information if warranted.
6. Residents living on the subject property shall not be allowed to park cars on the subject property.
7. Petitioner shall maintain the parking agreement with Village Bank (150 E Rand Road)
8. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies

Special Use Permit Expansion Request

Project Description

Shelter Youth and Family Services
207–209 E. Valley Lane, Arlington Heights, Illinois

On November 1, 2021, Shelter Youth and Family Services received approval from the Village of Arlington Heights Planning & Zoning Commission/Village Board for a Special Use Permit to operate the duplex residential property located at 207–209 E. Valley Lane as a "Shelter Care Home" for up to six (6) unrelated residents. At that time, Shelter was advised that any future increase in approved capacity would require submission and approval of a new Special Use Permit.

Shelter Youth and Family Services took occupancy of the residence on April 15, 2022, and has continuously operated the home at the approved capacity of six residents since that date. The property has been utilized as a **Transitional Living Program (TLP)** serving young adults ages 17.5 to 21 who are aging out of foster care.

Program Description

The Transitional Living Program provides a structured and supervised environment designed to support education, employment, mental health treatment, and the development of independent living skills. All residents are required to attend school or maintain employment, participate in individual and group therapy, and attend independent living skills groups. Each resident is assigned a TLP case manager who works individually with them to ensure compliance with program expectations and progress toward established goals.

The program operates with three daily staffing shifts, with a minimum of one staff member on-site at all times to provide supervision and support.

Existing Use of the Property

The property located at 207–209 E. Valley Lane is a duplex residential building consisting of two separate and fully independent apartment units, each with its own entrance and complete residential amenities.

Currently, six youth reside in the upper apartment located at 209 E. Valley Lane. This unit contains three shared bedrooms, two bathrooms, a kitchen, dining area, and living room, which together provide the full residential living space for the current residents.

The lower apartment at 207 E. Valley Lane has the same residential layout, including three bedrooms, two bathrooms, a kitchen, dining area, and living room. At this time, this unit is

not used for residential purposes and is instead utilized by program staff for office space, meetings, and supervision activities.

In addition, the laundry room located off of the garage (identified at “Storage” on the floor plan) was modified to create a smaller shared laundry area along with a small office space for staff. This office area allows staff to work on-site and monitor activities in both apartment units while remaining available to support youth as needed.

If the proposed expansion is approved, the lower apartment (207 E. Valley Lane) will be converted from staff office space back to residential use. Youth residents would then occupy this apartment. The three bedrooms in this unit would be configured based on the needs of the youth and could include either two shared bedrooms or one shared bedroom and two single bedrooms.

Both apartments are fully independent residential units, and the proposed change would allow the lower apartment, originally designed and built as a residential dwelling, to be used for youth housing rather than staff office space, while maintaining appropriate on-site staff supervision.

Property Improvements and Safety Enhancements

Since taking occupancy, Shelter Youth and Family Services has made significant investments to improve the property’s structural integrity, safety, and functionality. These improvements include, but are not limited to:

- Conversion of a large laundry room into a smaller laundry room and dedicated staff office space
- Full tear-off and replacement of the existing roof
- Plumbing upgrades
- Complete kitchen remodel
- Installation of an upgraded HVAC system
- Replacement of all windows in both units
- Installation of a hard-wired fire alarm system
- Installation of a full sprinkler system

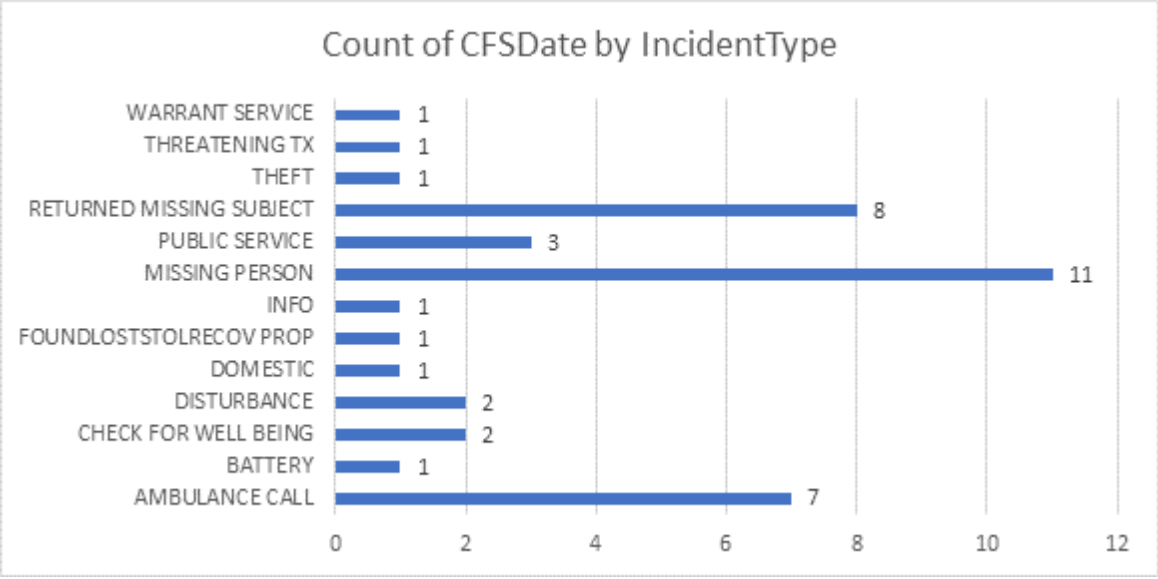
In addition, the home is equipped with a comprehensive interior and exterior security camera system covering both units. The system is monitored by ADT, and live camera feeds are accessible to staff in the on-site office to promote resident and community safety.

Community and Law Enforcement Coordination

Shelter Youth and Family Services has maintained ongoing communication with the Arlington Heights Police Department to ensure transparency and proactively address any concerns. Chief Nicholas Pecora has indicated that, over the last four years of occupancy, the department has received a limited number of calls (40 calls) related primarily to medical or mental health concerns and missing person reports. There have been no reported neighborhood disturbances, complaints, or adverse interactions with surrounding residents.

The detailed call data is reflected in the chart below, as provided by Chief Nicholas Pecora. Chief Pecora wrote, "The chart, pasted immediately below, groups reported incidents and identifies the general needs for police services. As you can read, documenting and investigating a curfew violation through a Missing Person report was the most common request.

Since the site opened in 2022, there have been 40 CFS to either 207 or 209 E. Valley. I applaud and commend staff for managing and mitigating an issue before it reaches the point where someone is dialing 911. The Valley location has not generated activity anywhere near that AHPD experienced at the former facility on Golf Road. Thank you for the efforts expended by all to achieve this status."



Requested Expansion

Shelter Youth and Family Services respectfully requests approval from the Village of Arlington Heights to expand the approved capacity from six (6) to ten (10) residents, with the four additional young adults residing in the 207 E. Valley Lane unit. This expansion would allow Shelter to fully utilize the existing structure while maintaining program integrity, safety, and supervision.

Shelter will continue to implement its established and comprehensive intake screening process, which has been consistently applied over the past four years. Individuals with extensive criminal histories, documented sexually problematic behaviors, or who are registered sex offenders are not accepted into the program. The agency remains committed to maintaining a safe, well-supervised environment and protecting the well-being of residents, staff, neighboring properties, and the surrounding community.

With the proposed increase in capacity, Shelter will hire additional staff to ensure that each shift is staffed with two on-site staff members to provide supervision across both units. While DCFS licensing permits a 1:6 staff-to-youth ratio, the program will operate at an enhanced 1:5 ratio, exceeding minimum regulatory requirements.

Program Rules and Transportation

Program rules and structure will remain unchanged. Residents are subject to a 1:00 a.m. curfew. Drugs, alcohol, cigarettes, and vaping products are strictly prohibited. Any contraband discovered is immediately confiscated and disposed of. Random room searches are conducted weekly to ensure compliance and maintain a safe living environment.

Residents may own a vehicle; however, historically, only two residents have had the financial means to do so. Any resident with a vehicle must provide proof of insurance, valid registration, and required municipal stickers. Shelter maintains an agreement with Village Bank and Trust to allow overnight parking for residents with vehicles. Most residents rely on walking, public transportation, or ride-share services such as Uber or Lyft.

As a program requirement, all residents must attend school or maintain employment. Many residents have successfully obtained and sustained employment within the Arlington Heights community, including positions in restaurants, grocery stores, and retail establishments. Residents also engage with the community by utilizing local fitness centers, the public library, and the Arlington Ridge Center.

Alignment with the Village of Arlington Heights Comprehensive Plan

The proposed expansion of the Transitional Living Program at 207–209 E. Valley Lane is consistent with the goals and policies of the Village of Arlington Heights Comprehensive Plan. The request supports the Plan's emphasis on maintaining stable residential neighborhoods while allowing appropriately regulated special uses that serve a demonstrated community need.

Specifically, the proposed expansion advances the Comprehensive Plan's objectives related to:

- **Community health, safety, and well-being,** by providing structured housing, supervision, and supportive services for vulnerable young adults transitioning from foster care to independence.
- **Efficient use of existing residential structures***,* as the expansion does not involve new construction or changes to the exterior footprint of the property.
- **Neighborhood compatibility**, as Shelter has demonstrated responsible operation with minimal impact on surrounding residences, no documented nuisance issues, and ongoing cooperation with local law enforcement.
- **Housing stability and self-sufficiency**, by supporting education, employment, and life-skills development, thereby reducing long-term reliance on public systems and promoting positive community integration.

The requested increase in capacity maintains the residential character of the property, adheres to DCFS licensing standards, and continues to operate at supervision levels that exceed minimum regulatory requirements. As such, the proposed use is consistent with the intent and spirit of the Village's long-range planning goals.

Conclusion

Shelter Youth and Family Services respectfully requests that the Planning & Zoning Commission recommend approval of a Special Use Permit allowing an increase in resident capacity at 207–209 E. Valley Lane from six (6) to ten (10) young adults.

Shelter has demonstrated a strong history of responsible operation, regulatory compliance, and positive community integration since receiving approval in 2021. The proposed expansion will utilize existing space, increase staffing levels, and maintain supervision ratios that exceed DCFS requirements, while continuing to protect the safety and quality of life of residents and the surrounding neighborhood.

Approval of this request will enable Shelter Youth and Family Services to serve additional young adults aging out of foster care in a safe, structured, and supportive environment consistent with the Village of Arlington Heights' planning objectives and commitment to community well-being. Shelter appreciates the Commission's consideration of this request and welcomes any questions or requests for additional information during the review process.

Shelter, Inc. – Community Residence Special Use Application

Justification for Special Use

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

The transitional living program (TLP) currently offered by Shelter, Inc. at this location is vital in providing the community with access to community-based institutions. Shelter began over 50 years ago as a grassroots community initiative in Arlington Heights serving children who had been abused, neglected, or required supervision due to a family emergency. The TLP operated in this residence since 2021 has supported youths aged 17½ to 21 years old who are aging out of the foster system. Shelter supports these young people who are from Arlington Heights and surrounding suburbs transition into responsible adults.

The current application seeks to expand the capacity of the current program to serve additional young people in need of these services in our community.

2. **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**

As outlined in more detail in the Program Description, Shelter currently operates a more limited Shelter Care Home under similar program requirements as is being sought here. The only adjustment to the current special use permit is the expansion of the number of unrelated residents permitted at the property. Currently, Shelter is permitted up to six residents. The current application seeks to expand that to ten residents with additional staff to maintain required staff-resident ratios.

Shelter has maintained a close working relationship with the Arlington Heights Police Department as part of its current program to ensure that program participants and the surrounding community remain safe. Police Chief Nicholas Pecora has commended Shelter staff for its work in managing and mitigating any issues that may arise, and as noted in the staff review, the Police Department has no concerns with the proposed development.

The requested special use would not be detrimental to the health, safety, morals, or general welfare of those in the vicinity.

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

Shelter has worked with the Village to comply with all regulations and conditions in place for the current special use permit authorized for this project including completing numerous upgrades to the residence to promote health and safety and will continue to do so under the expanded program requested here.

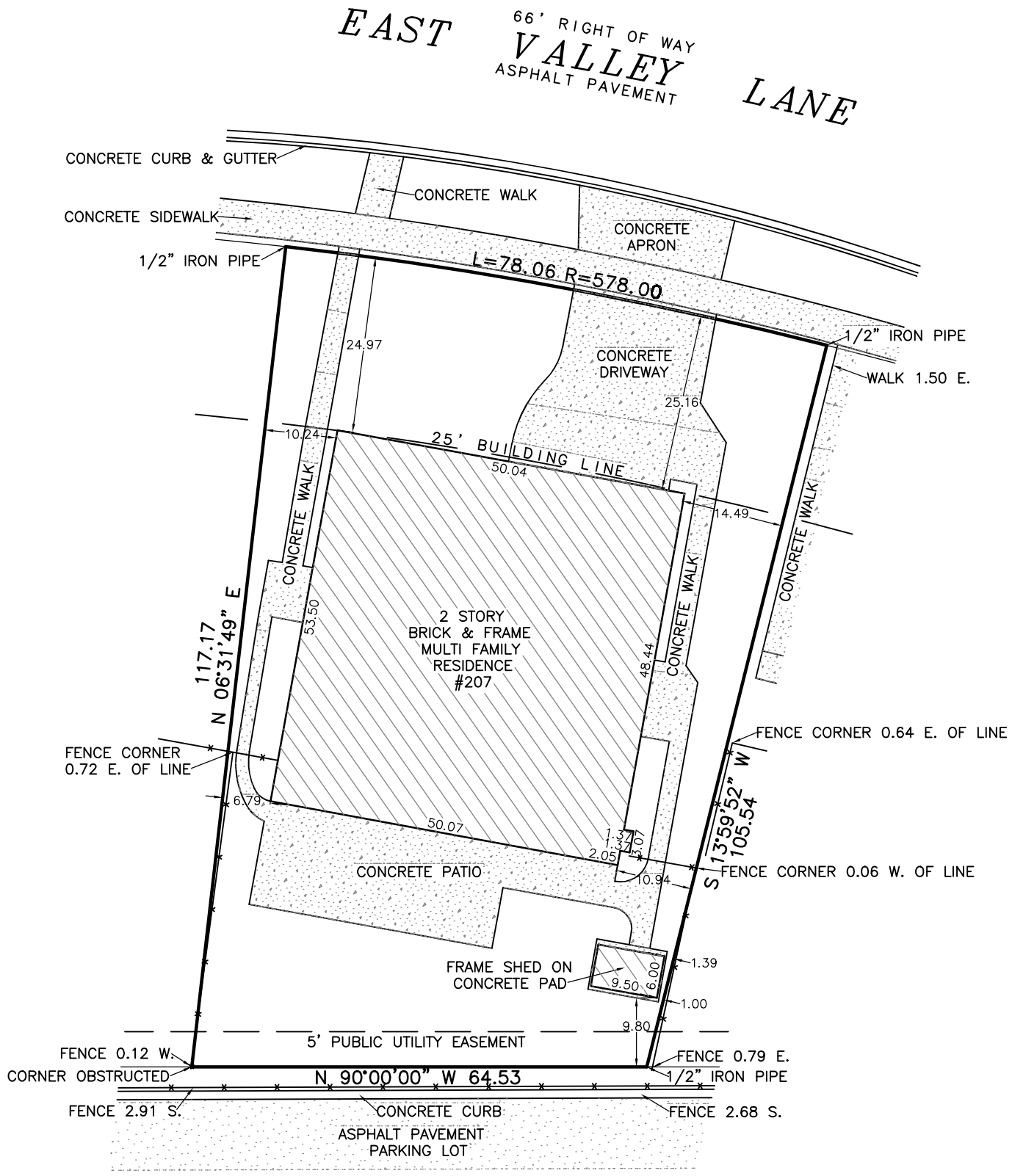
E Ivy Ln
N Arlington Heights Rd
E Knob Hill Dr
E Valley Ln
E Circle Hill Dr
N Pinetree Dr
E Rand Rd
Private

T.K.D. Land Surveyors, Inc.
P.O. Box 212, South Elgin, Illinois 60177
Phone: (847) 997-9292
tkdlandsurveyors@att.net

PLAT OF SURVEY

OF

LOT 36 IN KNOB HILL UNIT 1, IN SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND

———x———x——— CHAIN LINK FENCE

MEASURED LOT AREA = 7,932 SQ. FT. (0.182 ACRES)

* All dimensions shown are given in feet & decimal parts thereof
* No angles or distances are to be assumed by scaling
* Legal description, building lines and easements are taken from recorded subdivision plat and/or other available documentation. Refer to title policy, deed or local jurisdiction for building setbacks and easements not shown hereon and report any discrepancies.

KEITH E. DELANEY
035-003385
PROFESSIONAL
LAND SURVEYOR
STATE OF
ILLINOIS
SOUTH ELGIN, ILLINOIS

Scale: 1"=20'
Order # 21-183
Address: 207 E. Valley Ln.
Arlington Heights, IL 60004
P.I.N. 03-17-301-009-0000
Ordered by: Reda/Ciprian/Magnone, LLC

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

STATE OF ILLINOIS)
COUNTY OF KANE) SS.

I, Keith E. DeLaney, an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

Lic. Exp. 11-30-22

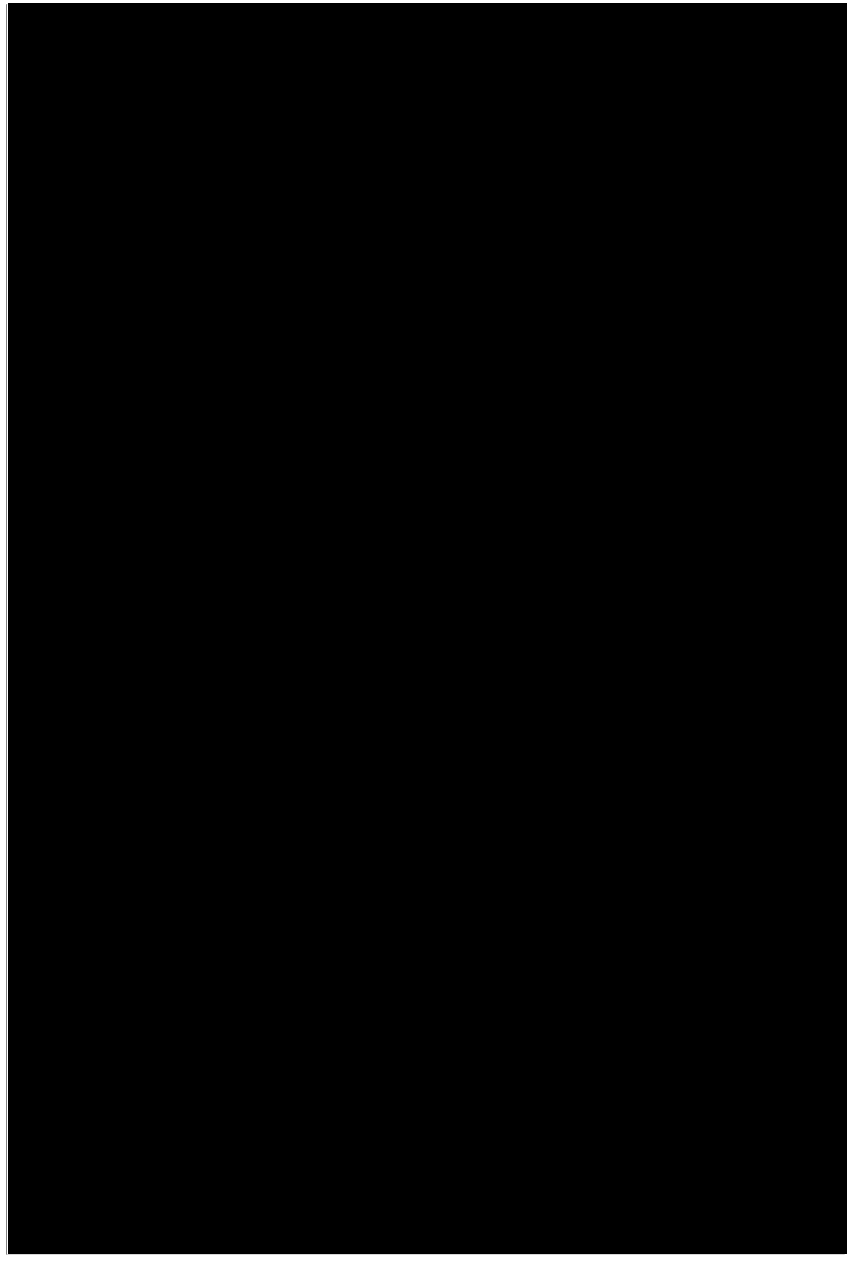
Keith E. DeLaney Illinois P.L.S. #035-003385

Dated: May 3, 2021

Field work completed: May 3, 2021

Professional Design Firm Lic. No. 184.005204
This professional service conforms to the current Illinois minimum standards for a boundary survey.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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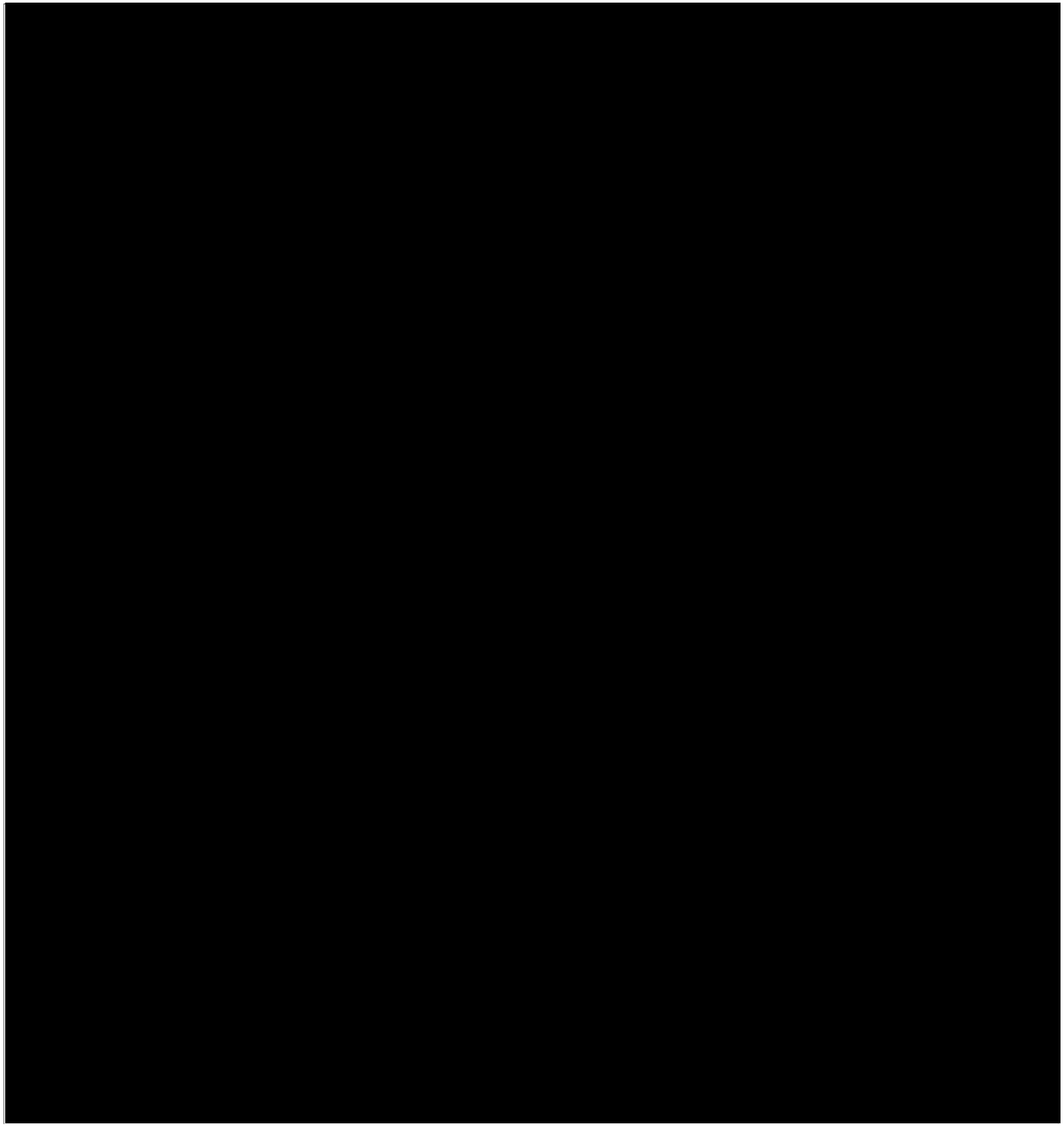

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Shelter, Inc.
Emergency housing for children and adolescents

TLP Interview Questions

Name: _____ DOB: _____ Age: ____

Date referral received from DCFS: _____ Date of interview: _____

Current placement: _____

What are you looking to get out of a TLP?

_____

_____

_____

Are you currently in High School? Yes No Year: 9 10 11 12

Graduated: Yes No Date: _____

If in school, how is your school attendance? Please explain.

_____

_____

_____

IEP: Yes No

What does a typical day look like to you?

_____

_____

_____

How do you handle freedom and less structured environments?

_____

_____

_____

Are you currently employed? Yes No
If yes, where are you currently working?

_____

_____

_____

1616 N. Arlington Heights Rd., Arlington Heights, Illinois 60004-3980
847.255.8060 Fax 847 590.6184 www shelter-inc org

Shelter, Inc.
Emergency housing for children and adolescents

Are you willing to obtain employment as it is an expectation in all TLP programs? Yes No
If no, please explain:

Do you have any psychiatric diagnosis? Yes No
If yes, please list:

Are you currently prescribed any medications and/or psychotropic medications? Yes No
If yes, please list:

Are you compliant with taking all prescribed medications? Yes No
If no, please explain:

Do you have any medical concerns that require ongoing medical treatment? Yes No
If yes, please explain:

Are you currently attending therapy? Yes No
If so, are you compliant and what are you currently working on? Yes No
If no, please explain:

COA
1616 N. Arlington Heights Rd., Arlington Heights, Illinois 60004-3980
847.255.8060 Fax 847.590.6184 www.shelter-inc.org

Shelter, Inc.
Emergency housing for children and adolescents

What is your willingness to participate in recommended services? (i.e. individual therapy, group therapy, groups, psychiatric assessment and monitoring)

Are there any issues of suicidal and/or homicidal ideations (current or historic)? Yes No
If yes, please explain:

Are there any issues of self harm (current or historic)? Yes No
If yes, please explain:

Have there been any current or historic substance abuse issues? Yes No
If yes, please explain:

What are some of your current hobbies or interests?

Who do you identify as your healthy support systems/relationships?

Do you have regularly scheduled visits with family, friends, supports? Yes No
If yes, please explain with who, how often, where do they occur, etc.?

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847.255.8060 Fax 847.590.6184 www.shelter-inc.org

Shelter, Inc.
Emergency housing for children and adolescents

Do you have any children? Yes No
If yes, please explain current visitation plan, involvement in TPSN services, etc.:

Have there been any incidents of problematic behaviors? Yes No
If yes, please explain:

Have there been any issues of aggression? Yes No
If yes, please explain:

Have there been any incidents of police involvement/legal history? Yes No
If yes, site specific offenses, dates, and status:

Have you been on Probation/Parole? Yes No
If yes, please explain the reason and dates:

Have there been any incidents of sexually problematic behaviors (current or historic)? Yes No
If yes, please explain:

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847.255.8060 Fax 847.590.6184 www.shelter-inc.org

Shelter, Inc.
Emergency housing for children and adolescents

Have you ever had to register as a Sex Offender? Yes No
If yes, please explain:

Have there been any issues regarding Domestic Violence? Yes No
If yes, please explain:

Is there gang involvement (current or historical)? Yes No
If yes, please explain:

Are there any incidents of fire setting/arson? Yes No
If yes, please explain:

The Shelter, Inc. TLP provides equality of services and care to everyone, regardless of people's gender, gender identity, race, religion or belief or sexual orientation. We have zero tolerance for anyone who discriminates, bullies, or makes any disparaging comments.

COA
1616 N. Arlington Heights Rd., Arlington Heights, Illinois 60004-3980
847.255.8060 Fax 847.590.6184 www.shelter-inc.org

Shelter
YOUTH & FAMILY
SERVICES

3227 N. Wilke Rd. Suite 150 Arlington Heights, IL 60004
shelter@shelter-inc.org
shelter-inc.org

24-Hour Referral Line: 847.255.8060

In preparation for Shelter Youth and Family Services' application for a Special Use Permit to increase the capacity of our Transitional Living Program from six to ten youth at our residence located at 207–209 E. Valley Lane, Arlington Heights, Illinois 60004, Shelter organized a community informational meeting to provide neighbors and local businesses with an opportunity to learn more about the proposed expansion.

On April 29, 2026, letters were mailed to 42 neighboring residences and businesses located within a 250-foot radius of the property. The invitation informed recipients of a community meeting scheduled for Thursday, May 14, 2026, at 6:00 p.m. at the Wheeling Township Building, 1616 N. Arlington Heights Road, Arlington Heights, Illinois 60004.

The purpose of the meeting was to share information about the Transitional Living Program, including the positive impact the program has had since relocating to 207–209 E. Valley Lane in April 2022, the experiences of the youth served, and Shelter's ongoing commitment to being a responsible neighbor. The meeting was also intended to provide residents and business owners with an opportunity to ask questions, express concerns, and engage in open discussion regarding the proposed increase in capacity.

The invitation included both a telephone number and email address for recipients to RSVP or to contact Shelter directly with any questions, comments, or concerns before or after the meeting. No RSVPs were received, and Shelter did not receive any phone calls, emails, or other communications expressing questions or concerns regarding the proposed expansion. On May 14, 2026, Shelter Youth and Family Services staff were present at the Wheeling Township Building for the scheduled meeting and remained available for approximately one hour. No community members attended the meeting.

Since that time, Shelter has not received any additional phone calls, emails, or other inquiries regarding the proposed Special Use Permit or the planned expansion of the Transitional Living Program.

Submitted,

Gina Ciulla MSW, LCSW

Gina Ciulla MSW, LCSW
Chief Operating Officer

Protecting Children • Strengthening Families • Transforming Communities

Shelter YOUTH & FAMILY SERVICES

Name
Company
Address
City, State Zip

Dear Resident,

Please join us for a neighborhood meeting to learn more about the proposed expanded use of the residences at 207-209 East Valley Lane by Shelter, Inc. for our TLP (Transitional Living Program). **This meeting will take place at 6 pm Thursday, May 14 at the Wheeling Township Building**, located at 1616 N. Arlington Heights Road in Arlington Heights.

At this meeting, you will learn about the many youths who have lived at the home the past 4 years, how they have contributed and integrated into the community, and how the program has provided them opportunities to prepare for adulthood. Following a presentation, you will have opportunities to ask questions about Shelter, learn more about our programs, and engage with staff. Light refreshments will be provided.

Four years ago, Arlington Heights had faith in our young people and welcomed them into our community. The results have been inspiring, even gaining the firm support from Arlington Heights Chief of Police Nicholas Pecora.

Because the program has been remarkably successful, we want to allow four additional youths to join our program, which requires Village approval. In 2021, the Village granted occupancy for six youths at a time, but the current duplex location has room to give four more youths the exact same opportunity to build a better life.

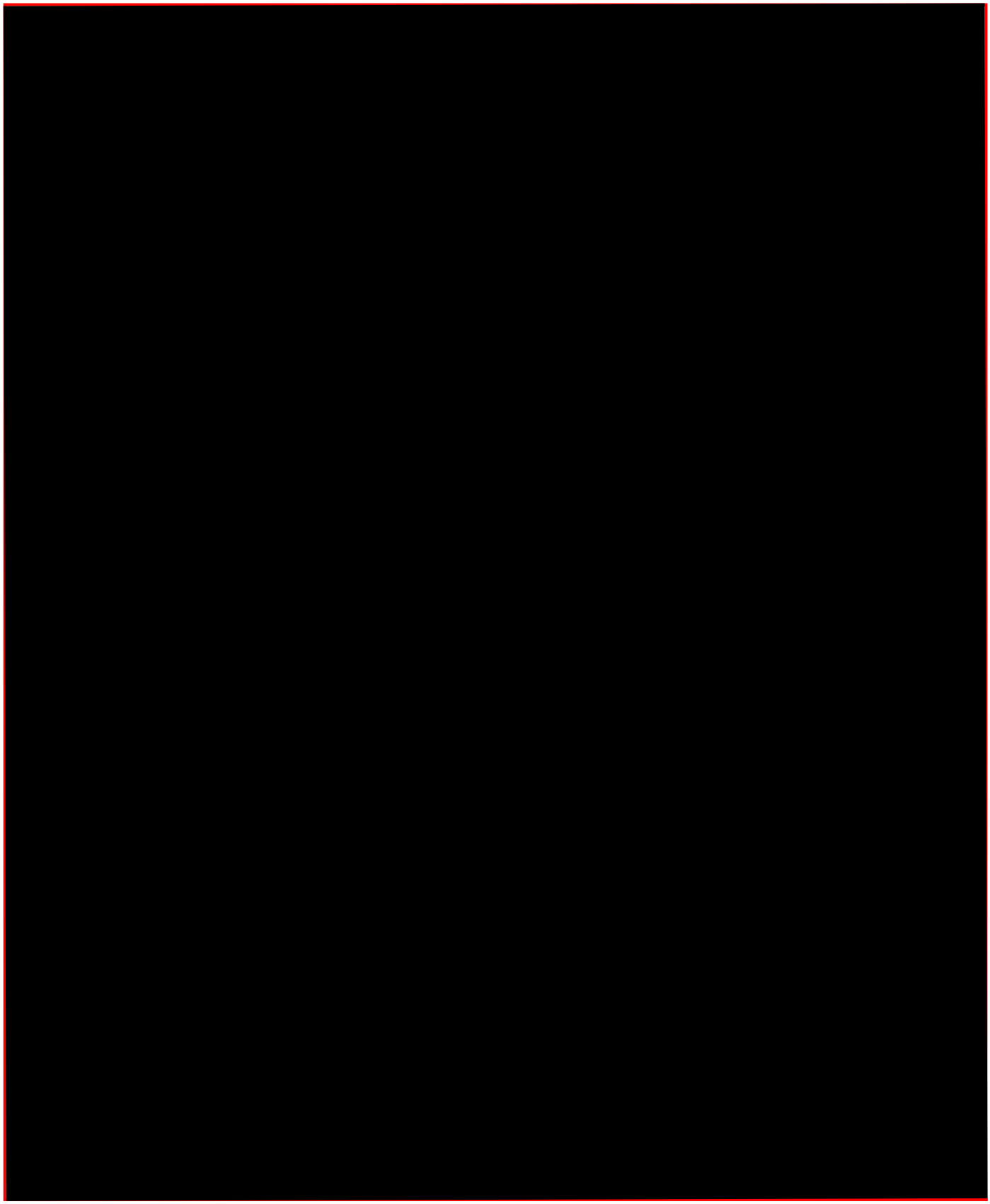
The 15+ youths who have gone through the program have proven to our residents that this program helps them become productive, independent members of this community. Embracing and welcoming four more young people will help us even more positively impact the next generation and ensure the continued success of our Arlington Heights.

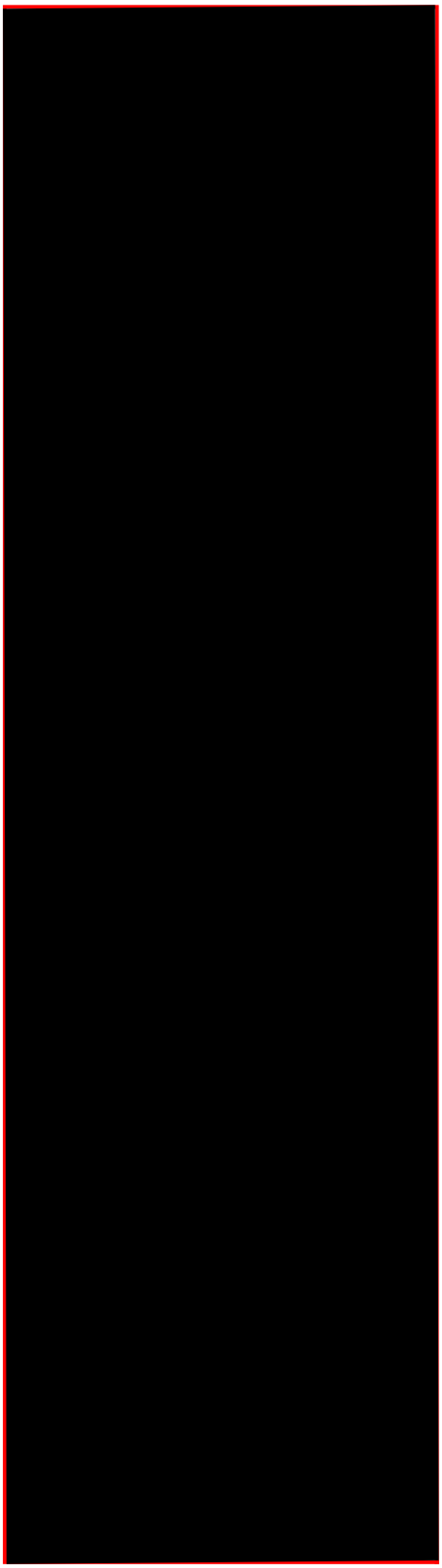
Please RSVP to me at [redacted] if you are able to attend. We look forward to seeing you at 6 pm Thursday, May 14 at the Wheeling Township Building!

Please note that this is an informational meeting and is not to be confused with the required public hearing on this matter, which will be hosted by the Village of Arlington Heights at a later date.

Sincerely,

Gina Ciulla
Shelter Chief Program Officer





Dear Members of the Planning Commission,

I am writing to express my opposition to Shelter Inc.'s request for a variance to increase the number of residents at the 207-209 Valley Lane location from six to ten. When the original variance to convert the property to a residence for Shelter, Inc. was granted, the Village Trustees voted against the original request for twelve residents and approved residency for only six young men. Shelter, Inc. indicated that two staff members, who at the time were also in their twenties, plus outside social workers would also be on the property. Being that this location is in a residential neighborhood with single family homes across the street, duplexes on the the south side of the street, a middle school and high school school bus stop at the corner, and an elementary school less than half a mile away, this number of occupants and visitors was palatable to the then Board much to the displeasure of the neighbors.

Nothing has changed in the neighboring environment surrounding the Shelter, Inc. property to warrant an increase in the number of residents. There are still single family homes, other duplexes, school bus stops, and an elementary school less than half a mile away. While it was noted in the variance request that the number of police incidents has decreased at this property compared to the number at the Golf Rd. location, 40 calls over a four year span is still too many calls for a property in a residential neighborhood. It is also noted in the request that staffers diffused situations to alleviate the need to call 911, inferring there were more than 40 situations that arose. Adding 4 more young men to this mix will more than likely raise the number of situations that require intervention.

The commissioners and trustees of the Village of Arlington Heights have a responsibility to the nearly 78,000 residents of Arlington Heights. They are tasked with working to maintain the integrity of our neighborhoods and to ensure that property values of residential homes are not adversely affected by decisions made by them. While I understand and appreciate the Village administration's mission to be a town of inclusion, any actions taken should not be at the detriment or expense of the existing residents.

I respectfully request that you vote "No" to Shelter Inc's. request for this variance.

Sincerely,

Karen Szejka

Dear Department of Planning and Development,

I am emailing today because I am not able to attend in person and wanted to voice my concern at the public hearing regarding property 207/209 Valley Road.

As a resident within the Ivy Hill neighborhood, I am opposed to both the request to increase the number of residents at the shared care facility and as well as waiving engineer and traffic studies. Due diligence must be done to ensure our community is safe and supported. We have ordinances and requirements to help insure public safety, a healthy community, and to help understand all the facts and impact of decisions so we can make an informed choice.

I am not in favor of increasing the number of residents or waiving requirements for traffic and engineering studies.

Thank you,
Raechel Brenner

209
207

PLAN
_____
_____
_____

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

COMMISSION

RE: 207-209 EAST VALLEY LANE - SHELTER INC. EXPANSION - PC #26-013
SPECIAL USE FOR SHELTER CARE HOME, VARIATIONS

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the 26th day of August, 2026 at the hour of 7:30 p.m.

MEMBERS PRESENT:

BRUCE GREEN, Acting Chairperson
MICHAEL PETERMANN
KRISTEN SCHURTZ
JOE LORENZINI
TERRY ENNES
JOHN SIGALOS
SUSAN DAWSON

ALSO PRESENT:

RACHEL HITZEMANN, Planner II
MICHAEL LYSICATOS, Community Development Assistant Director

(Gavel banged.)

ACTING CHAIRPERSON GREEN: I'd like to call this meeting to order. Our first roll of business is the Pledge of Allegiance.

So, if you'd all please rise and repeat with us here?

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON GREEN: Thank you.

Let's see, I'm almost organized here. Oh, would you take the roll call, please?

MS. HITZEMANN: I would love to.

Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MS. HITZEMANN: Commissioner Schurtz.

COMMISSIONER SCHURTZ: Here.

MS. HITZEMANN: Commissioner Petermann.

COMMISSIONER PETERMANN: Here.

MS. HITZEMANN: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MS. HITZEMANN: Commissioner Green.

ACTING CHAIRPERSON GREEN: Here.

MS. HITZEMANN: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MS. HITZEMANN: Commissioner Drost.

(No response.)

MS. HITZEMANN: Commissioner Dawson.

(No response.)

MS. HITZEMANN: Chairman Cherwin.

(No response.)

ACTING CHAIRPERSON GREEN: Okay, our first item is approval of minutes from 7/22/26.

Is there a motion for approval?

COMMISSIONER ENNES: I'll make that motion.

ACTING CHAIRPERSON GREEN: Is there a second?

COMMISSIONER LORENZINI: I'll second.

ACTING CHAIRPERSON GREEN: Okay, all those in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All those opposed?

(No response.)

ACTING CHAIRPERSON GREEN: The minutes are in the agenda.

Our first and only public hearing tonight is 207-209 East Valley Lane, Shelter Inc. Expansion.

Is the Petitioner here? Come on up and we'll swear you in. Whoever is going to speak tonight, we're going to swear you in here. So, if you'd raise your right hand?

(Witnesses sworn.)

ACTING CHAIRPERSON GREEN: Thank you, you're sworn in. Whoever is going to speak tonight, whoever starts, give your name, first and second name, spell your second name for the court reporter, and then you can tell us about your project. So, you're up, so

whoever is going to start.

MS. DANIELS: I'll start; my name is Kristen Daniels.

ACTING CHAIRPERSON GREEN: Talk into the mic, step up to the mic. Spell your last name.

MS. DANIELS: My name is Kristen Daniels, D as in David, a-n-i-e-l-s. I'm the Chief Development Officer with Shelter, and a long-time resident of Arlington Heights.

ACTING CHAIRPERSON GREEN: Okay, and just hang on, hang on.

I have to ask Rachel if all the public notices have been made on this petition?

MS. HITZEMANN: They have.

ACTING CHAIRPERSON GREEN: Great.

Now tell us about your project.

MS. LIERMAN: I'm Caitlyn Lierman, L-i-e-r-m-a-n. I'm the Residential Director at Shelter Inc.

ACTING CHAIRPERSON GREEN: Okay.

MS. CIULLA: And my name is Gina Ciulla, C-i-u-l-l-a, and I'm the Chief Program Officer at Shelter.

ACTING CHAIRPERSON GREEN: Okay, who's going to tell us about what you would like to do tonight?

MS. CIULLA: I can go first.

ACTING CHAIRPERSON GREEN: Okay, go ahead.

MS. CIULLA: We do have a slide presentation to go with it.

ACTING CHAIRPERSON GREEN: Okay.

MS. CIULLA: So, I wanted to say good evening. On behalf of Shelter, we wanted to thank you for this opportunity to speak with you tonight about our transitional living program, our TLP we call it, at 207-209 East Valley Lane.

So, why are we here? We're here tonight because we're requesting Village approval to expand our transitional living program by four additional beds. The TLP is a home for youth who have experienced neglect and abuse, and it exists to teach them the practical everyday skills they need to become successful, independent adults and contributing members of the community.

The TLP gives many of these young people something they've never had; a genuine shot at a stable, independent future. They are young people who have overcome abuse, neglect, and abandonment through no faults of their own. Our credentialed on-site staff enforce real accountability and behavioral requirements every day, and in doing so, we strengthen the community by helping these residents grow into productive, contributing adults.

The TLP is a two-year voluntary program for young people ages 17 to 21. Many of the arrive without basic life skills that most of us take for granted; budgeting, applying for a job, grocery shopping, even doing laundry. Our program teaches these fundamental lessons directly so that when a young person completes the program, they leave with the knowledge to sustain their independence and flourish as adults.

These young people join our program because they want the same normal, healthy, productive life that most of us take for granted, a life they were denied through no faults of their own. They're already a part of the fabric of this community. They attend local schools and work in Arlington Heights as waiters, grocery store staff, and retail clerks. They want to be even better neighbors, co-workers and friends, and the TLP helps them get there.

Accountability is the backbone of why this program works. Our qualified, state-accredited staff closely monitor every participant and enforce strict behavioral requirements. For example, we enforce a midnight curfew, and any resident who isn't back by the time is immediately reported to DCFS. This isn't a loosely-supervised living situation; it's a structured, professionally-managed program.

Beyond behavioral accountability, our residents must also meet concrete personal responsibility milestones. Every participant is required to maintain at least $500 in their bank account at all times, which means holding a job and learning to budget carefully just to remain in the program. They understand clearly that failing to comply means real consequences, including being asked to leave.

Four years ago, Arlington Heights had faith in our young people and welcomed them into this community, and the results have been inspiring. Youth in the program have assimilated seamlessly, working at local establishments and contributing to community life. More than 15 youth have successfully completed the program, going on to graduate high school, attend college and trade schools, and build careers, including in such fields like nursing. They would never have been possible without the TLP and this community's support. Neighbors who initially had concerns when we moved into this location are now friendly and supportive, which speaks to how completely these young people have become a part of this neighborhood.

Our track record speaks for itself in the numbers, too. Because of our strict accountability measures and thorough selection process, police calls to our location are down, and the few that do occur are for minor issues. Arlington Heights Chief of Police Nicholas Pecora put it this way; he applauds staff for managing and mitigating issues before they ever reach the point of a 911 call and noted that our Valley Lane location has not generated activity anywhere near what the Arlington Heights Police Department experienced at our former facility on Golf Road.

So, here's exactly what we're asking for tonight. Currently, six youth live in the 209 East Valley Lane apartment which has three shared bedrooms, two bathrooms, a kitchen, dining room area, and a living room. The adjoining unit at 207 East Valley Lane has the identical layout; three bedrooms, two bathrooms, kitchen, dining room, and living room, but today, it's used exclusively for staff offices and supervision space. Because this program has proven remarkably successful, we're asking to add four more youth who will occupy two of the bedrooms at 207 East Valley Lane, while the third room will continue to serve staff.

In 2021, the Village approved occupancy for six youth at a time. This duplex has the physical capacity to responsibly serve four more youth, and we're asking for that same opportunity to be extended to them. For the last four years, these young people have proven to our neighbors that the program works, that it helps them become productive, independent members of this community. Welcoming four more young people into the TLP will allow us to extend that same opportunity to more youth who need it and to keep positively contributing to the continued success of Arlington Heights.

Do I just --

MS. HITZEMANN: Yes, I'm not sure if there's audio. but you can try.

MS. CIULLA: Okay, or we could skip it then; we'll just skip it.

MS. HITZEMANN: You can try again. Oh, here you go.

MS. CIULLA: Okay, yes.

(Video presentation played.)

MS. CIULLA: I would like to thank you for this, again, for this opportunity

and giving us the time to talk with you and consider this tonight. I'm happy to answer any questions as well as my co-workers.

ACTING CHAIRPERSON GREEN: Okay, we'll get there. Thank you very much.

MS. CIULLA: Thank you.

ACTING CHAIRPERSON GREEN: Rachel?

It should be noted that Sue Dawson is here.

MS. HITZEMANN: Yes, thank you.

ACTING CHAIRPERSON GREEN: Would you like to give us the Staff report?

MS. HITZEMANN: Good evening.

The subject property is located at 207-209 East Valley Lane and is 7,932 square feet in size. It's currently occupied by a two-story duplex. The structure includes an attached two-car garage, which was converted to storage and common areas as well as sufficient space to park two additional cars in the driveway. The site borders a Chase Bank to the south, duplexes on both the east and west sides, and is located across the street from single-family homes. East Valley Lane provides a full access intersection under stop sign control at the westbound approach at its intersection with Arlington Heights Road approximately 80 feet to the west of the subject property, and is located within the R-6 District which permits duplexes.

In 2021, excuse me, Shelter Inc. received a Special Use Permit for a Shelter Care Home. The original request was to have 12 residents on site. At that time, there were neighborhood concerns regarding traffic, parking and safety of the neighborhood. After review of the proposal, the Village Board approved six residents, which matched the occupancy of their previous property on Golf Road. The Ordinance noted any expansion would require a new Special Use Permit and the home started operations in 2022. Shelter is now coming back and requesting the expansion from six to ten residents and a variance to waive a traffic study and a parking variation from nine spaces to two spaces.

The subject property is a duplex residential building consisting of two separate and fully independent apartment units, each with its own entrance and complete residential amenities. Currently, six residents reside in the upper apartment located at 209 East Valley Lane. This unit contains three shared bedrooms, two bathrooms, a kitchen, a dining area, and living room. The lower-level unit is currently utilized by program staff for office space, meetings, and supervision activities. If the proposed expansion is approved, the lower apartment will be converted from staff office space to residential use. The lower apartment would mirror the upstairs layout in terms of bedrooms and bathrooms. The three bedrooms in this unit would be configured based on the needs of the residents. The lower-level laundry room located off the garage was modified to create a smaller shared laundry area along with a small office space for staff, and this space will remain.

The facility is staffed 24 hours a day and will have two staff members on-site. Residents are screened and interviewed to determine program fit and are required to either work or go to school. During the night shift, staff must do hourly room checks to ensure all residents are on property, and staff is responsible for knowing where residents are at all times.

The facility was updated after Shelter moved into this home, and the security measures included the replacement of all windows, installation of a fire alarm and sprinkler system, and installation of interior and exterior security camera system that is monitored by ADT. There is also a live camera feed accessible to staff to promote resident and community

safety.

A Shelter Care Home is required to have two parking spaces per three residents and one space for each employee. With the expansion, nine total spaces would be required. The driveway can provide two spaces for staff, and therefore, Shelter is making a request to reduce the required parking from nine spaces to two spaces. Staff is supportive of the request as residents are likely to not have a car, and if they do, there is an agreement with the Village Bank & Trust for residents to park their cars overnight in the bank's lot.

Shelter Inc. is requesting an additional variance to waive the requirement for a traffic study and Staff is supportive of this request, again, as the residents do not have cars so an increase of four would not impact the traffic.

Since Shelter has had their TLP program at this location for the last four to five years and operated at their current location on Golf Road, the Village has been able to analyze the number of calls for police service that each six-person facility generated. 97 police calls were generated over the last five years the shelter operated at their Golf Road location. Police calls peaked at 28 calls in 2020, while the lowest was seven calls on 2017. You can see that on the graph on the slide.

Since moving, the existing facility has generated 56 calls for police service. The calls peaked in 2025 with 22, and Shelter Inc. has noted that the increase in calls during the 2024-2025 period is attributable almost entirely to a single youth who moved into the home in April of 2024. Nine calls were generated for that resident alone in 2024, and eight of those calls resulted in missing and return of missing person cases, and an additional call was made requesting a welfare check. The youth exited their program in September of 2025. Three calls have been made so far in 2026 as of the writing of this report which was August 13th. This would align with the low volume of calls prior to the 2024-2025 span.

The graph compares the two calls between each location, in this graph. This is a breakdown of the police calls by service. As you can see, most of them are missing person and returned person and ambulance calls, along with public service which could potentially just be police officers stopping by to see if they need help. Most of these calls, besides the ambulance, and kind of the majority of the calls did not necessarily result in officers coming to the location. It's more of per their program guidelines, noting when a resident misses curfew.

So, overall, the number of police calls has decreased at the new location and the Arlington Heights Police Department has formally commended Shelter Inc. staff for managing and mitigating issues before they reached the point where 911 is called. They noted that this location has not generated police activity anywhere near what was generated at the previous facility on Golf Road, and have not expressed any concerns with staff servicing calls, even with an increase of residents. The Police Department also noted that no calls have been made by neighbors. All calls have originated from individuals associated with Shelter Inc.

So, based on that, the Village Staff has reviewed the proposed Special Use Permit to allow an expansion of a Shelter Care Home from six residents to ten residents along with the two variations. Based on the Police Department's call data, their capacity to handle the calls and lack of neighborhood complaints, Village Staff recommends approval of the application subject to the conditions listed on this slide.

ACTING CHAIRPERSON GREEN: Thank you, Rachel.

MS. HITZEMANN: You're welcome.

ACTING CHAIRPERSON GREEN: Is there a motion to enter the Staff report?

COMMISSIONER DAWSON: So moved.
ACTING CHAIRPERSON GREEN: Is there a second?
COMMISSIONER ENNES: I'll second it.
ACTING CHAIRPERSON GREEN: All those in favor say aye?
(Chorus of ayes.)
ACTING CHAIRPERSON GREEN: All those opposed?
(No response.)
ACTING CHAIRPERSON GREEN: So entered.

All right, we're going to start off tonight I think with the, we can discuss it here. Any questions before or do we want to go to the public?

COMMISSIONER ENNES: I think let's hear from the public.
ACTING CHAIRPERSON GREEN: Do you agree with him?
COMMISSIONER PETERMANN: Yes.
COMMISSIONER LORENZINI: Agree.
ACTING CHAIRPERSON GREEN: Okay, we're going to start with the public portion of this before the Commission gets the chance to ask you questions. So, I know a few of you turned in an opportunity to speak here, but we do it in one way. We go across the first, and you'll get there. If you have signed the thing, you'll be there.

So, if we're going to start on this side, my left, your right, anybody in the front row that would like to speak?

MS. HITZEMANN: Chair, before we start, would you like to limit the time that each person can speak? I believe in our rules, we have a three-minute limit.

ACTING CHAIRPERSON GREEN: We could do the three-minute thing, we could try that. If you get up there and you agree with the guy before you, the person before you, just say I agree with them and I'm in favor of this or whatever. That will save some time. So, if you'd like to come up? Just give us your name, spell your last name for the court reporter, and then just give us your comment.

PUBLIC COMMENTARY FOR PC #26-013

MS. BOURNAIS: Good evening. My name is Stevani Bournias. The last name is B-o-u-r-n-i-a-s.

Good evening, all. Thank you for the opportunity to allow us to speak here tonight. As mentioned, my name is Stevani Bournias, and I live on West Appletree Lane. I am speaking tonight regarding the proposed expansion of the Shelter Inc. Living Program on East Valley Lane, excuse me.

While I support the core charitable mission of helping young adults, compassion unfortunately cannot replace responsible oversight. Expanding the location presents significant risk to the public safety and operational stability and neighborhood trust. When the Village granted the initial use for East Valley Lane property in November 2021, it did so under clear conditions designed to protect not only the shelter but also the neighboring residents.

This facility sits in a quiet residential neighborhood with families, children and elderly residents. The approved included a capacity limit of six residents max as mentioned, tailored to preserve the safety and character of our street. Shelter Inc. is now asking to increase the approved occupancy from six residents to ten, a 66.7 percent increase while the property remains a six-bedroom duplex between the two units.

In 2021, Shelter Inc. originally proposed housing up to 12 residents, but the Village raised concerns about the proposed capacity and ultimately approved to use it with only six residents. What has changed since that approved until today to allow the increasing of occupancy to the ten residents as requested now? Specifically, how will the ten residents be accommodated with a six-bedroom? Has the actual square footage of the property of those bedrooms been confirmed and meet all Illinois Shelter Care occupancy requirements?

First, the first concern we have is East Valley Lane serves as an active local school bus route where neighborhood children gather and walk to the bus stops. It is also 0.3 of a mile away from Ivy Hill Elementary School. Increasing residential density and overall traffic at this specific site heightens the risk during peak morning pickup and afternoon drop-off hours. Residential streets carrying school bus routes require extra caution, not increased traffic.

Second, the strain on emergency services and local resources. A higher residential density at a transitional living facility naturally increases police dispatch. FOIA records, I do have a copy if needed, FOIA records obtained from 2022 to 2026 show that facility calls frequently do result in police response for examples of curfew noncompliance, runaway tracking, battery ambulance calls, warrant theft, public service and wellbeing checks. Increasing capacity magnifies the demand on our local Arlington Heights police and emergency personnel.

Lastly, higher occupancy depletes on-site supervision. Managing young adults 12, or I'm sorry, 17 to 21 years of age requires intense, round-the-clock case management. Pushing more residents into the single property increases the likelihood of unmanaged disturbance.

We ask the Village and the Board to please prioritize public safety of our young kids, uphold the binding conditions established in the original approval from November 2021 and deny any proposal to expand. Thank you so much for your time.

ACTING CHAIRPERSON GREEN: Thank you.

Next?

MS. VELISSAROPOULOS: My name is Nina Velissaropoulos, V-e-l-i-s-s-a-r-o-p-o-u-l-o-s.

Good evening, and thank you for the opportunity for us to speak with you tonight. My name is Nina Velissaropoulos and I am a parent, a resident, and an educator in this community. I'm here tonight to express my opposition for the proposed expansion of Shelter Inc. from six to ten.

First, I want to just be clear. This is not about opposing the mission of Shelter Inc. Their work supporting vulnerable youth is very important. My concern is specifically about this location, its proximity to our elementary school, and the impact that increasing capacity will have on the surrounding neighborhood.

This home sits half a mile from Ivy Hill Elementary School in a residential area designed for families, young children, and predictable neighborhood activity. Increasing the number of occupants by nearly 70 percent changes the nature of the property from a small supervised home to a significantly larger group facility. That shift has real implications for safety, traffic, supervision, and neighborhood stability.

The transitional living program serves older youth who may be dealing with complex social, emotional or behavioral needs. Again, this is very meaningful work, but expanding the number of residents increases the intensity of supervision required, the number of staff coming and going, and the volume of activity around the home. It also increases the likelihood of incidents that require intervention.

A residential street near an elementary school is not the right place for a higher-capacity transitional living facility. We also need to consider zoning intent. This neighborhood was designed for single-family homes, not for facilities approaching the size and operational footprint of a small institution. Allowing this expansion sets a precedent that could weaken the protections that keep residential areas stable, predictable, and safe for families.

Additionally, the Village must consider the cumulative impact on the school community. Our elementary kids walk, bike, and play in this area daily. Increasing the number of older youth with varied needs, many of whom may not be connected to our school system, creates an environment that is less predictable for our young children. Even if the program is well run, the risk profile changes with increased occupancy.

This is not about rejecting services for youth. It is about ensuring that the scale of those services matches the location. A six-resident home is one thing, but a ten-resident facility is something else entirely. If Shelter Inc. wishes to expand, they should do so in a location zoned and designed for higher-capacity residential programs, not in the middle of a neighborhood filled with young families and an elementary school.

For these reasons, I respectfully urge the Board to deny the request for expansion. Protecting the character, safety and stability of our residential neighborhoods must remain a priority. Thank you for your time and consideration.

ACTING CHAIRPERSON GREEN: Thank you.

Next row? Following row?

MS. SZYMANSKA: Good evening, Chair and members of the Plan Commission. My last name is S-z-y-m-a-n-s-k-a.

My name is Jolanta, and I live at 303 East Knob Hill Drive, two houses away from Shelter Inc. property on Valley Lane. I'm here tonight to respectfully oppose the proposal to increase the number of residents from six to ten.

I want to make clear that my concern is not about the young people who live at Shelter Inc. I believe everyone deserves support and opportunity to build a better future. My concern is the impact on our neighborhood. I live very close to Shelter Inc. and I have personally noticed police cars and police activity close to the property. Seeing police there makes me anxious and affects my sense of safety and comfort in my own neighborhood. I understand that police activity doesn't necessarily mean that a serious incident has occurred. I don't want to make assumptions, but as a resident, it is something I notice and I worry about.

In 2021, the Village approved the property with a limit of six residents. Now, we are being asked to increase the number to ten. This is a 67 percent increase. I think the Village should ask what has changed since 2021 that makes this increase necessary.

I am also concerned about parking. Ten residents with only two required parking spaces would create additional parking pressure on our neighborhood streets. I also question why a traffic and parking study should be waived when the number of residents is increasing so significantly. I believe the residents deserve objective information about how this change could affect our neighborhood.

Finally, I would ask Shelter Inc. to consider buying or using another property to be maybe a better residence for their purposes. I'm not asking Shelter to stop helping young people. I'm asking the Village to carefully consider the impact on the residents who live close by.

For this reason, I respectfully ask the Plan Commission to deny the request to increase occupancy from six to ten. Thank you for listening and considering our

concerns.

ACTING CHAIRPERSON GREEN: Thank you.

Moving right along, last row?

AUDIENCE MEMBER: I waive for I am agreeing with the former speaker.

ACTING CHAIRPERSON GREEN: Okay, great.

Now, on this side in the front row?

MR. GOULD: Good evening. Thank you for the opportunity to speak. My name is Arlen Gould, G-o-u-l-d. I live on Vista; that's the old address.

ACTING CHAIRPERSON GREEN: It's the old one.

MR. GOULD: Burr Oak, a few blocks away. I think that we all worry about what ifs. What if a car crosses the L line and hits us head on? What if somebody passes out in front of us at the park and is sick and we need to try to help them? We all worry about those things.

This is an amazing organization, Shelter Inc. I'm a member of the board. I'm also a member of the District 21 Board of Education. So, I deal with young people and schools and education all the time, and the issues that go with that in terms of kids who do or don't behave.

This is a little bit different. These are young people trying to make their lives in this world. I've met with them. I've sat with them and spent hours listening to their dreams and hopes about the future, listening to their desires to go back to school, to move out safely, and to find a place where they can begin their life independently. Of course that's what Shelter does.

I understand the concerns of neighbors, but I think Shelter has proven itself over the years. You know, we all know that when a neighbor buys a house near us, we don't know who's moving in there. We do not know if they have criminal background checks. We do not know if their children have problems. That's the world we live in. But we know the work that Shelter does with each and every child before they enter the program, and safety is the number one issue.

So, my hope is that you will understand the job we're doing. This is God's work, helping young people who for no reason of their own wind up on the street, their parents kicked them out of the house, they run away because of abuse, all kinds of reasons. So, I need your help today. I need your help to think common sense and with your heart and know that you're helping young people have a life that means something to our country and to them.

I thank you very much.

ACTING CHAIRPERSON GREEN: Thank you, Arlen.

Anybody else? Next row down? There you go. Please step up.

MS. SCORTINO: Hello, my name is Kathy Scortino, S-c-o-r-t-i-n-o. I have lived in Ivy Hill for over 46 years. I'm one of the many supporters of the TLP and I'm one of the many Ivy Hill residents who are really happy to have this program in our neighborhood.

I drive by that house many, many times a day, many times in a week. I have never seen multiple cars all along the street there for any length of time. When this issue came before the Board almost five years ago, after a lot of informative discussions, the vote was unanimous to welcome the program to the residence on Valley Lane. Restricting the number of residents to six originally was decided upon as more of a trial number for a trial period, and it's time for that trial period to end. We need to allow the number of residents to increase to ten.

In my job, I work with young people who have been, who've had their

lives changed completely by cancer through no fault of their own. By the same token, through no fault of their own, these young people who have aged out of the foster system find themselves in a situation where they require and deserve consistent and necessary assistance so they can move forward with their lives.

I urge you to amend this special use permit to allow ten young people to live at this residence. Let Shelter expand the amazing work that they do with these deserving young people. It truly is a gift to be in a position to give this kind of significant and life-changing help to as many young people as we can. So, let's do that. Thank you.

ACTING CHAIRPERSON GREEN: Thank you.

MS. WASIE: Hi, my name is Linda Wasie. I am a member of Southminster Presbyterian Church in Arlington Heights and speaking for the Faith Community. I am also, as I mentioned, I am a member of the Faith Community in Arlington Heights, and our team in Faith Community, we are really excited to hear about Shelter Incorporated, that they are going to expand their outreach to include a total of ten young adults living at the transitional home on Valley Lane.

The reason I feel so passionate about this is that Shelter Incorporated is really addressing real challenges that young men face as they move out of foster care and into a world of work, responsibility and success. The young men are being served here in this program, given more guidance, more confidence, and practical training to take the next step to independence on their own. Some of us are parents, and we know all too well the struggles that young people go through though they try and make good choices for themselves. We as parents try to guide them and support them. But realizing that many young people don't have the support of a helpful family, that makes their transition to adulthood all the more fraught with challenges. Shelter is stepping up to fill that gap, such an important gap that that is. We want our children to grow up to be successful, confident adults working, paying taxes, and we collectively can give that same deep learning and care to others.

I called Shelter Incorporated to ask about the current situation in the home, and a staff person reported that it was her understanding that there was a good relationship with nearby residents and that the boys, she added, were respectful to neighbors. The data coming out of this facility is impressive. Information I received from Gina from Shelter stated that out of the 11 who had been discharged, seven were employed when discharged, and four were unemployed when discharged, but found employment at their permanent homes.

Shelter recognizes the importance of community involvement. They are introduced to the library, to local businesses. I love this idea. They are giving the young adults opportunities to learn how they can help and how they can be helped by their community. It's a wonderful tool for them, and I'm asking you to vote yes for expanding the program at Valley Lane. Thank you.

ACTING CHAIRPERSON GREEN: Thank you.

The next row? Oh, Mr. Moens.

MR. MOENS: Thank you, Chair Green. My name is Keith Moens, M-o-e-n-s.

Chair Green, you know, I do remember the discussion over this Shelter Inc. project back in 2021, and all the alarming things that were going to happen bad up there has not happened. So, it has been very successful and I think it should be expanded to ten occupants. You know, going to ten from six, once this house has been there and has been working, it's all set, the template is down, an extra four occupants is not going to make, in my

view, any real risk to the neighborhood. I think Arlington Heights can welcome these extra residents and without any real adverse effects, and so far it's been practically zero.

I would like to just comment quickly on what the Staff Development Committee said, and it said based on the Police Department's call data; number, origin and type of police calls. Their capacity to handle the calls and lack of neighborhood complaints, Village Staff recommends approval of this application. So, I would ask that the Plan Commission move this forward with an affirmative vote. Thank you.

ACTING CHAIRPERSON GREEN: Thank you.

MS. ROSENHEIM: I'm Laura Rosenheim; I live across the street, 302 East Valley. I was not prepared to say anything, but as I'm sitting here --

ACTING CHAIRPERSON GREEN: Could you spell your name, please?

MS. ROSENHEIM: R-o-s-e-n-h-e-i-m. So, I'm just thinking if you go from six to ten will we need more staff? I don't know, that's a question for them. Also, because we want these young men to be more responsible, I'm wondering why you guys have landscapers? Why don't the boys learn to cut the grass or shovel?

I'm 70 years old; my husband is sick. So, I'm doing everything. I'm out there shoveling in the winter. I'm cutting the grass. I'm like, and they're not a problem, I see them walking down the street. They seem to be good guys, but I'm like why don't they learn the skills that, you know, the grass and the shoveling. That's all. Those are just comments, okay. Thanks.

ACTING CHAIRPERSON GREEN: Thank you.

MS. VAUGHN: I wasn't prepared to say anything either, but I live in the neighborhood and have been listening. First name is Catherine with a C, last name is Vaughn, V-a-u-g-h-n. I was one of the residents vehemently opposed when we addressed this issue five years ago.

We have been surprised that is has gone well with the six residents, and we applaud you for what you've done so far, but that doesn't remove our level of nervousness for increasing the number of residents that will be here. You had 56 calls for six residents. That's more than any other house in the neighborhood. If you took all of us together, you probably don't have 56.

We did a lot of investigating for the 97 calls at Golf Road. We were very, very nervous. We don't know what happens within the doors of the Shelter and nor really should we, but as a resident, we've been surprised, and I do know the lady that lives right next door, she has an autistic son. We were most concerned for her. There's an engagement between young men who may have mental issues of their own that they're sorting out and her son who has one that's established. So, she's also been pleased with the residents' interaction and living right next door. Laura lives across the street. I live around on Knob Hill.

But it's real easy for you guys that don't live there to say yes, go ahead, add four, okay. We had this discussion when we originally came to you and opposed. We've, again, like I said, been pleased with how you've managed the program, but it's really, really easy for you guys to say yes, go ahead, because you don't live there. So, please consider those of us that do live there. We had more than 600 signatures in opposition when we did this the first time, and those were basically discounted.

One real concern I have is coming off of Arlington Heights Road, if there are any cars within that 80 feet, it's a blind turn. Not everybody behind you is going slow enough to make that turn work for you as the driver. If you come around the corner and there are

two cars parked there for whatever reason, your staff visiting, dropping off Door Dash, because all that stuff happens, that's a dangerous situation.

So, one of my concerns is the parking. I'm glad to hear that there aren't going to be more cars and things, and I have seen cars in the bank lot so it's great that they let you guys do that. But that's part of the concern, if there is going to be more assistance, more counseling, more people that visit this location because of the increased residency, and those cars become more prevalent day or night, making that right-hand turn blindly off of Arlington Heights Road is dangerous.

So, thank you for your time.

ACTING CHAIRPERSON GREEN: Thank you.

AUDIENCE MEMBER: No, my neighbor spoke so eloquently in my favor.

ACTING CHAIRPERSON GREEN: Okay, great. Thank you.

So, seeing nobody else out there that wants to speak, I think we're going to end the public portion of this.

Before we get too far, Rachel, just a matter of order, do we have to vote to accept this in?

MS. HITZEMANN: Yes, please.

ACTING CHAIRPERSON GREEN: Okay, there was a letter that was on the desk here from Karen Jacka. Is there a motion to enter that into the record?

COMMISSIONER DAWSON: I'll make that motion.

ACTING CHAIRPERSON GREEN: Is there a second?

COMMISSIONER LORENZINI: I'll second.

MS. HITZEMANN: Did you, you've made a motion to accept the Staff report?

COMMISSIONER DAWSON: Yes.

ACTING CHAIRPERSON GREEN: Yes, yes.

COMMISSIONER DAWSON: I made the motion.

ACTING CHAIRPERSON GREEN: Yes. I didn't forget, Rachel.

MS. HITZEMANN: I gave you your cheat sheet, so I'm like -- okay.

ACTING CHAIRPERSON GREEN: Did we vote on this now? I forgot. All those in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All those opposed?

(No response.)

ACTING CHAIRPERSON GREEN: So, this is also in the record. Great, thank you. I just wanted to get that point across. I see that the two people that signed up spoke here tonight. So, we got a good attendance record.

Now, on to the Commission.

Is there, Sue, would you like to start? We're going to start at your end this time.

COMMISSIONER DAWSON: Sure, I'm just pulling up my comments here. I think it probably goes without saying that I think everyone here knows how I feel about this because I was probably the most vocal in support of it at the last meeting. I would say that I am so happy to hear that it seems to be going well. I'm just so thrilled to be part of a community that would support these young youth and help them.

My question, some of the concerns that we had were regarding

staffing. There was a concern, if you could come, just speak, I believe it's in the packet but there was a question about the staffing levels for these youth.

MS. CIULLA: Yes. So, we are mandated to have a one-to-five ratio, so we will always have two staff on every shift. We have three separate shifts of 7:00 to 3:00, 3:00 to 11:00, and 11:00 to 7:00. So, we'll always have two people. Generally, also during like the 7:00 to 3:00, we'll have the case manager for the youth on site, and then there will be one therapist that will work with all ten youth.

COMMISSIONER DAWSON: Yes, that's more staffing than my three children in my home have I'll admit. My teenagers, well, one is now, no, two are no longer teenagers but they're all in the age range of the children you serve, and frequently there are not any parents in the home because my husband and I work and we're busy, hence the lateness this evening. You know, the life of a working parent does not always go the way that we all wish it would go.

Okay, there was a comment about the turn, the blind spot on the turn. That's not a comment for you, that's a comment for Staff. Has there been any, this is just a, this has nothing to do with this home. Anyone who moves into this home, let's say they sold it and a family moved in would have this problem.

Have there been any incidents, any accidents, any problems at that intersection?

MS. HITZEMANN: We have not received any information from the Engineering Department or the Police Department of any accidents at this location.

COMMISSIONER DAWSON: Okay, has there been any, you know, those, what do they call them, like the speed ropes that go across so you can measure traffic? You know, we had issues in my neighborhood about, you know, I think it's hard for people who don't live in other neighborhoods to realize that all neighborhoods have what they believe to be, as we did, safety concerns related to traffic and turns and incidents in their neighborhood. We worked with the Village for years, we had the ropes that measure traffic, and eventually, it took years but eventually we got stop signs installed and the Village worked with us.

Is there anything like that? Has anyone reached out to you to say, hey, we have a dangerous intersection in our neighborhood, can we start the process of making it safer?

MS. HITZEMANN: Not that I'm aware of. I can follow-up with our Engineering Department to see what kind of, you know, calls they have received. But in reviewing this project, neither the Police Department nor the Engineering Department have commented on any type of traffic-related issues. If it is an issue for the neighborhood, we can bring this up with the Engineering Department and see if we can get those counts.

COMMISSIONER DAWSON: Okay, so I say that not for whatever reason, you may not take it the way it's intended. It's intended because a lot of people, a lot of residents don't realize that you can do this. A lot of people would sit and go this is dangerous and they would complain and they would complain but no one would call the Village and say how do we do something about this, right? The Village is there, whether anyone wants to believe it or not. They do care about us, but they have other concerns. There are other regulations, there are other rules they have to follow.

But you can work with the Village. We spent years measuring potential accidents and incidents in my neighborhood, and we did, it took a while but we did get stop signs. I will tell you as the Village told us; the stop signs did not solve the problem like we

thought they would. It doesn't make the neighborhood safer like we thought it would. People blow through stop signs, people ignore them. I drive just as carefully in my neighborhood now as I did before the stop sign.

So, I was one of the residents saying, well, the Village isn't listening to us, and now we have stop signs and people blow them off just like they warned us that they would. So, but work with the Village, talk to the Village. If there's a danger, they will work with you. They actually care; they really do.

Okay, so I guess that was really it for questions. Just a comment to me, one thing I'm noticing is the meeting that we had, this room, there was like triple the size of people in this room upset, and I have to comment on the fact that there is very, very, very few people here in opposition as opposed to the last time, which speaks to me very loudly as to the success of this program. I am, you know, there might be other people who want to go up to eight versus ten. I'm not opposed to stepping into an increase, but the fact that we're here increasing, the fact that there hasn't been issues just makes my heart so happy and makes me proud to be in a community that cares.

I've said it last time, I'll say it again. This young man who wants to go into law, I said it last time. I said call me; we take high school people into my business all the time. No one called me. If he wants law experience in a law firm, just give us a call. I would love to be more support and helpful to these individuals as they grow. So, thank you.

ACTING CHAIRPERSON GREEN: Thank you, Sue.

John?

COMMISSIONER SIGALOS: I am very familiar and very supportive of the work that Shelter does. I'm so glad to hear that you've had minimal incidents there with six residents. I'm not sure that increasing it almost 70 percent to ten residents is going to work. Have you looked into another location where six other residents could be located somewhere in Arlington Heights? Is that a possibility?

MS. CIULLA: No, we have not, because it's a duplex. We were hoping to just use the second half of the duplex.

COMMISSIONER SIGALOS: Well, again, because it works for six residents, I'm not convinced that increasing it to almost 70 percent is going to be good. I would encourage you to look for another location, keep this location and another location where you could have six residents bringing you a total of 12. I'm just fearful that adding almost 70 percent is going to create a problem. So, I'm not really supportive of this at all. Thank you.

ACTING CHAIRPERSON GREEN: Thank you, John.

Next is Terry.

COMMISSIONER ENNES: I, too, am a long-time supporter of Shelter for decades. I think it's phenomenal; the work that you do to help young, abused and neglected youth, in this instance this gentleman, get on their way.

One of the comments was it's easy for us because we sit up here. This is a volunteer position. We care about this community. Actually, three of us live, not on this street, but in this relative neighborhood. We're in the Ivy Hill School District. So, it's not easy. We definitely care about the decisions that we make and where we go.

I want to thank Shelter for the detail that you provided to us on the calls because we've had some other group homes in towns where they tried to leave that all out and where they weren't controlling the youth in the programs. I would suspect with the staff that you have that you're generating reports on the youth that are in the program that are creating

some of the problems and result in these calls. Is that type of report shared with anybody in the Village?

MS. CIULLA: No, we haven't because our records are confidential when youth are doing these things. So, we rely on the general police report.

COMMISSIONER ENNES: Okay, you indicated that the majority of the calls, well, all of the calls come out from Shelter staff, or people?

MS. CIULLA: Correct.

COMMISSIONER ENNES: That's phenomenal, that tells me that the neighbors aren't calling and complaining.

MS. CIULLA: And all of those stats were provided by Chief Pecora. So, we aren't trying to hide anything. Those are --

COMMISSIONER ENNES: Oh, I understand that. Like I said, I really, I compliment you for the detail that you provided, it's very helpful for us. When I first read all of this, I thought oh, my God, look at all these calls. But you generated them all, you're responding, you're taking action, you have a program.

When you have a resident who is creating a lot of the problems, is there like a number of complaints that is you're out of here?

MS. CIULLA: I think it's different for every youth because we know that they all have different situations. So, we work with our DCFS monitors and have staffings and talk about what options we have as next steps for them. Those staffings get held more frequently should youth be like causing a lot of issues. So, they're not ignored, that's why they have a case manager that's on site that works with them and then can work with their like guardian ad litems, their DCFS monitors, even if they have family, friends where they could be potential next placements, they'll pull them in for staffings so that we can see what we can do to help them get to their next step.

COMMISSIONER ENNES: So, you don't have like, I mean, what's the cutoff? What do you do when you have a problem person in the neighborhood, in this home in the neighborhood?

MS. CIULLA: I mean, I would say we try to work with them. We have our therapist working with them also to try and help understand what's leading to some of those behaviors. I can't say we have a specific number of incidents. Again, each youth is different. So, if they have a family member that they can go to, it might be a little less. If they have a friend that they can go live with, you know, it might be less. But there are some youth that have absolutely no one out there for them, and so we're not going to put them out there to make them a homeless person out there, or the other option would be incarcerated. So, we're trying to prevent that.

COMMISSIONER ENNES: Okay, thank you. That's all I have right now.

ACTING CHAIRPERSON GREEN: Thank you, Terry.

Joe?

COMMISSIONER LORENZINI: Thank you, Chairman.

I've got some questions for our Petitioner. Would you come forward, please?

MS. CIULLA: Sure.

COMMISSIONER LORENZINI: Generally, where do you get the, well, first, let me say I'm asking these questions although, I'm asking this as a homeowner as opposed to just a Board Member. But some of the things that I would deeply be concerned about, so where do these youth come from? How do you find them? How do they get into the program?

MS. CIULLA: All of these youth are under the guardianship of DCFS, so they're involved. They've probably been in the system majority of their life, and they are moving to the point where they're aging out of care so they'll move to a transitional living program. So, that's where DCFS will refer them to us for us to interview. Then we have an interview checklist which I believe is in the packet that we go through, and then our team at the TLP, they will look at their case records, they'll look at incident reports, psychiatric reports, and then they make a determination if they feel like they'll fit into the home.

COMMISSIONER LORENZINI: So, typically, where are they living before they come into the program?

MS. CIULLA: So, the majority of the kids that are in our program are coming from generally the northwest side of, within Illinois, either Cook County, Lake County, but they're coming from suburbs. A lot of the other transitional living programs are in the inner city, which a lot of those kids would struggle being in the inner city, so they like to be out into the suburban area.

COMMISSIONER LORENZINI: Okay, so are they coming from homes or generally where would they live before they came here?

MS. CIULLA: It varies. So, they can come from foster homes; they can come from relative's homes; they could be in a group home and they're aging out of that group home. So, they're moving into their next step of a transitional living program.

COMMISSIONER LORENZINI: So, they're not sleeping on the viaducts or anything I take it?

MS. CIULLA: No. No.

COMMISSIONER LORENZINI: Okay, and one area that I can see being a problem is if you have somebody, having visitors, you know, maybe the kid is trying to get, he or she is trying to get straight and get along in life, but sometimes some past friends, they come and visit and cause some disturbances. Is there any type of policy to limit that or stop that?

MS. CIULLA: Yes. So, we have a policy, so if youth want friends to come in, they're only allowed one friend. They have to remain in the general area so that there is staff supervision. They have to be over the age of 18. The only ones that are allowed to come in that are under the age of 18 would be siblings and they might come for a visit. Anyone 18 and older has to provide a valid ID so that we keep a copy of it and we know who is in the home.

COMMISSIONER LORENZINI: Who funds this program?

MS. CIULLA: DCFS.

COMMISSIONER LORENZINI: And so, it seems some of them are going to local schools?

MS. CIULLA: Yes.

COMMISSIONER LORENZINI: Okay, so as long as they live at that address, they are eligible to go to the local school?

MS. CIULLA: Correct. We do have some that come to us that are still in high schools in other areas and we work with that school to try and help them graduate from that school so that they have consistency. If like they need to just finish off a year and then start the next year fresh here, then we would transfer them over, but we try to maintain some consistency for them.

COMMISSIONER LORENZINI: Do you ever do any type of drug testing?

MS. CIULLA: We do not, but we do have service providers if we have concerns that we can refer them to.

COMMISSIONER LORENZINI: Okay, so there is a process to go through that.

MS. CIULLA: Yes.

COMMISSIONER LORENZINI: And, Christian, the boy in the video presentation here, so he came from Poland, and when he first came here, he was living with some family or some relatives, I assume?

MS. CIULLA: Yes, him and his two brothers were adopted by a family here from Poland, and they were being abused by the father, and they all came into DCFS care.

COMMISSIONER LORENZINI: Okay, and what is, generally, what is the discipline policy?

MS. CIULLA: Discipline policy?

COMMISSIONER LORENZINI: Yes, for someone who violates rules at the TLP.

MS. CIULLA: I mean, generally, I wouldn't say it's discipline. We try to do more positive rewards rather than discipline. So, when kids are doing something good, we're commending that and we're working more on a positive note.

COMMISSIONER LORENZINI: And do you have other locations?

MS. CIULLA: I'm sorry?

COMMISSIONER LORENZINI: Do you have other locations?

MS. CIULLA: Not for our transitional living program. This is our only one.

COMMISSIONER LORENZINI: Okay, and why did the police calls go down from the Golf Road site to this site?

MS. CIULLA: We tightened up our intake procedure. We made sure we were reviewing casefiles and all the notes within those files prior to accepting a youth into our program.

COMMISSIONER LORENZINI: And what would it take to get funding for another facility somewhere else?

MS. CIULLA: I mean, we'd have to do fundraising and things like that to purchase another home.

COMMISSIONER LORENZINI: But did DCFS help out with the current home?

MS. CIULLA: No, we've raised funds for this home.

COMMISSIONER LORENZINI: All right, that's all I had. Thank you.

ACTING CHAIRPERSON GREEN: Thank you, Joe.

Kris?

COMMISSIONER SCHURTZ: First of all, I do appreciate Shelter Inc.'s work. I do very much. I think it's wonderful, and I think it's wonderful to hear how well it has gone, but I also, on the other hand, think of the residents, and I hear some fear, some cautiousness in their voices.

Is it possible to, instead of going up by 67 percent, to make it eight, to see how that goes instead of ten? Is that a possibility?

MS. CIULLA: I mean, it's always a possibility. What we were told originally is that once we could set it at six and show that we could do something successful; that we could come back and then ask for that zoning.

COMMISSIONER SCHURTZ: Because initially it was 12?

MS. CIULLA: Correct.

COMMISSIONER SCHURTZ: Okay, okay.

MS. CIULLA: And so, we set it at ten because we have the three bedrooms in this bottom unit that two of which could be for two youth because our upstairs apartment is two youth per bedroom. Then they get two youth and we would still have another room that the staff could be in to keep eyes on that. Then we do have a separate staffing room where we like converted the laundry room area and made another office over there.

COMMISSIONER SCHURTZ: Okay, so there is room to do this.

MS. CIULLA: Yes.

COMMISSIONER SCHURTZ: Okay, I guess, oh, the curfew. I read in some of the literature it said 1:00 a.m. is the curfew, but you said it's midnight?

MS. CIULLA: So, our curfew is actually 12:00 a.m.; we give them until 1:00 a.m. So, it's just kind of like a leeway.

COMMISSIONER SCHURTZ: Okay, and what would happen if they didn't make curfew?

MS. CIULLA: At 1:00 a.m., if they're not back or they haven't picked up their phone and we cannot ascertain where they're at, then we will call in a missing person report.

COMMISSIONER SCHURTZ: Okay, okay. That is, oh, I guess I was wondering about the reduction in parking spaces by so much, going from nine to two.

MS. CIULLA: Right, so to just kind of give context, since we moved into this home in 2022, April of 2022, there's only been three residents that have been able to even afford a car of those 17. They do not park their car on our site or in front of our home. They parked it at the Village Bank where we have an agreement.

COMMISSIONER SCHURTZ: That says that's okay.

MS. CIULLA: Right. So, their vehicles do not --

COMMISSIONER SCHURTZ: So, parking is really not a big issue.

MS. CIULLA: It hasn't been an issue. I know there's concerns like if we have meetings and there's cars out there, but --

COMMISSIONER SCHURTZ: Yes.

MS. CIULLA: -- I think any home can have that situation.

COMMISSIONER SCHURTZ: Yes, right.

MS. CIULLA: You have a family party; there's multiple vehicles out there.

COMMISSIONER SCHURTZ: You have a lot of cars, right, exactly.

MS. CIULLA: And they don't stay for long periods of time.

COMMISSIONER SCHURTZ: Okay. All right, thank you. No more questions from me.

ACTING CHAIRPERSON GREEN: Thank you, Kris.

Mike?

COMMISSIONER PETERMANN: Yes, I'll keep it brief, but echoing whatever was said, I think this is outstanding, what you're doing, but I do have a couple of questions.

As Terry mentioned, we've had some other homes come up, and to me it all comes down to execution and oversight. So, from a staffing perspective, I get that we're keeping staffing the same but there is one difference here, and that is now you're over two units instead of today it's one physical unit. So, can you speak to are you going to separate one staffing member in each unit? Then what happens if there is an issue? There's like really no redundancy there in case a staff member needs assistance. They're in a separate unit, or am I

not thinking about it correctly?

MS. CIULLA: So, we're not keeping it at one. We will have two staff on every shift, so there will always be a staff for each unit.

COMMISSIONER PETERMANN: In each unit? So, one staff in each unit?

MS. CIULLA: Correct, because we will have, if granted this, we will be hiring additional staff for each shift during the week.

COMMISSIONER PETERMANN: Got it.

MS. CIULLA: At 24 hours a day, seven days a week, we'll always have at least two staff on shift.

COMMISSIONER PETERMANN: Got it, okay. Okay, that's helpful.

Then similar to what, a little bit different spin to what you were saying Kris on going to eight, first of all, just having the residents speak positively about it, and I get the concerns, I think the other resident spoke about from Appletree and I know there were some issues with the, it's actually still on the list, the NeuroRestorative, like you guys obviously have it down from execution standpoint. Going up to ten though, there are some concerns with that, I want to recognize that. I think Ms. Vaughn said it very well, like you have to live there, and Terry said like we do live in these communities.

So, like would we be open to a check-in like six months from now on, if we do do it, are we, like revisit the numbers and make sure that they're staying the same? Like I do have concerns that, like there's nothing set in stone, I think one gentleman said it very well, things happen. There's nothing set in stone that says when we go from six to ten, that these numbers aren't going to go up. They could stay flat but they could go up. All I'm requesting is this, can we check-in in a six-month time period or a 12-month time period that says, hey, they did go up, it's not fair to the other residents?

MS. HITZEMANN: So, it would be hard for us to give, it's almost impossible for us to give an approval and then pull it back once the Village Board has approved it. If that is a concern, what I would recommend is to do it in increments, so the eight residents, and then if they're, you know, the numbers have remained the same, have them come back and apply for the ten.

COMMISSIONER PETERMANN: Okay.

COMMISSIONER SCHURTZ: And that's a possibility?

MS. HITZEMANN: Yes. I mean, it's up to the Applicant if that's what, if they'd be comfortable with that, but you do have the option to recommend that to the Village Board.

COMMISSIONER PETERMANN: Okay, no further questions.

ACTING CHAIRPERSON GREEN: Thank you, Mike.

My comments are that I've listened to all my Commissioners here, and my concern is very similar to just the sheer population of this place. You have ten students and two staff members. You have 12 people living in this house, and because they're there 24 hours a day, so you have 12 adults in this house. To me, that's just, there is not enough space in this little house, this little duplex for 12 adults, and that's my concern.

I think you're pushing it with six, and I think ten students plus two staff members 24 hours a day, that's a lot. You've taken away the living space if you do, and the living space was never designed originally for a family of 12. It just isn't. So, my concern is just density.

We all know, and we're not going to turn this into a, you know, we

know the good that Shelter Inc. does and we're not questioning the good that you do. It's how it affects the neighborhood by increasing it to 67 or whatever it is percent. So, I think the concern here, for me, is just people falling over each other in these little houses because there's really no outside space. When you're outside, you're outside, and when they're coming back at midnight or 1:00 o'clock, they're walking most of them is what you're saying, so they're walking the neighborhoods, they're coming back, they're taking a cab, they're doing however they get around town to get back to their house. I just think that that's too many people for too small a building, and that's my concern.

So, having said that --

COMMISSIONER ENNES: Could you do this with a staged approach? Try it at eight?

MS. CIULLA: I believe we could.

COMMISSIONER ENNES: And come back in two years?

COMMISSIONER DAWSON: What would that do to your financial support from, would you still be able to get financial support for two staff members? Because going to eight would still require two staff members.

MS. CIULLA: Correct, because we can only have one-to-five ratio.

COMMISSIONER DAWSON: Right.

MS. CIULLA: So, right, we would have to hire that. So, right, the income would not be the same.

COMMISSIONER DAWSON: So, I mean, I guess that's my question is, is it feasible, do you know? You might not know because you might not have evaluated it from that perspective.

MS. CIULLA: I have not, I was assuming ten just because we do have the bedroom space for that, but I didn't look at the financials if we only were allowed eight.

ACTING CHAIRPERSON GREEN: Are we looking for a motion here? Further discussion?

COMMISSIONER DAWSON: I think we need just a little discussion perhaps. I mean, I'm, full admission, in favor of ten, but I respect the need to step into it at eight. But I would try to propose a motion that gives them the ability to look through the feasibility of it because it's really, it's money, people. Money makes the world go around and, you know, can they do it at eight? I don't know. So, I don't know how to phrase a motion. I'm looking at you guys, you know that, right?

MS. HITZEMANN: Sorry.

COMMISSIONER DAWSON: You're both here. You're also trying to figure out how to phrase a motion like this, right? I mean, I get --

MS. HITZEMANN: So, I guess the question is so we're looking at eight residents versus ten residents?

COMMISSIONER DAWSON: Well, I would say that I would propose a motion for eight if it's deemed feasible but giving them the ability to come to the Village if it's not feasible and still ask for the ten.

ACTING CHAIRPERSON GREEN: I wouldn't be in favor of that.

COMMISSIONER DAWSON: I didn't ask you if you were in favor. I'm very aware you're not in favor of it. I was just trying to --

ACTING CHAIRPERSON GREEN: Thank you, Sue.

COMMISSIONER DAWSON: You're welcome.

I was just trying to figure out how to phrase a motion to that extent.

MR. LYSICATOS: I would add like, just as we're considering it, you know, if we have something that's conditional, words that sort of hone in on that condition, of what would either be a trigger to ten, an alternative to that, and I think --

COMMISSIONER DAWSON: Wait a minute, I suppose we could do a motion for eight and they could still go to the Village for ten.

MR. LYSICATOS: Right.

COMMISSIONER DAWSON: I mean, we could do a motion for ten, it could be denied here and they could still go to the Village for ten. So, whatever we do, it's just a recommending body, so it might be an exercise that we should just perhaps do a motion for eight and let them --

COMMISSIONER ENNES: Or could we do a continuance, have them come back so that we could get support if they could look at --

COMMISSIONER DAWSON: I would hate, I mean, that is such a burden on the Petitioner.

COMMISSIONER ENNES: But then they'd be coming out of here possibly with support of something they can make work.

COMMISSIONER DAWSON: At ten? I mean, I would make the motion with comment and add my comment in support of ten just to allow the Trustees to know that there was support at the level of ten, but from what I'm hearing on the board, eight might be more palpable to the board? It might not be, it could still lose, but eight might be more palpable.

MS. HITZEMANN: So, you could make the recommendation for eight, they could go and do their research that they need to do in terms of feasibility and bring that to the Village Board --

COMMISSIONER DAWSON: Right.

MS. HITZEMANN: -- and when they present in front of the Village Boad, they'll have your recommendation for eight, they will hear from the Petitioner whether or not eight is feasible for them, and then ultimately it's the Village Board's decision; eight or ten.

COMMISSIONER DAWSON: What to do, right?

MS. HITZEMANN: Yes.

COMMISSIONER DAWSON: So, I would ask the Petitioner, given what you've heard, just any thoughts on that approach, any feedback on that approach before we make a motion.

MS. DANIELS: Thank you. Again, my name is Kristen. I think that's a very reasonable approach. It allows us a little bit of time to go back and do our homework.

I will tell you that the purchase of the properties predates my time with Shelter, but I know that the organization and the board was very, put a lot of consideration into the fact that it is two separate residences. Currently, with the six young men that live there and the one staff member, they are just on one side of the duplex, so we're not even looking to double that. The challenges that have been faced and that we've talked through in the neighborhood and some of the successes that we've had the last couple of years, we don't anticipate growing by adding folks to the other side of the building.

COMMISSIONER DAWSON: Okay, thank you. I wonder if there's a way to phrase a motion that would say that if there is no significant, well, I guess they have to come back to us regardless. There isn't a way to phrase a motion that would prevent them from having to come back to us, is there? If they want to go from eight to --

MR. LYSICATOS: I think it would be difficult. Well, I shouldn't say that. It would have to be something that would be clearly actionable. I mean, just going through this with counsel in the past when we craft these ordinances when they do get to the Village Board, they would have to be something clearly actionable. So, it would be based on number of calls or percentage of calls, and I think right now it would be difficult for us to sort of, to determine that, what that impact is, what that trigger, that number is.

COMMISSIONER DAWSON: Yes. Yes, that's fair.

MR. LYSICATOS: We've seen a lot of consideration into the numbers that have been put out and Staff has tried to do as much as we could to present what that context is on all of that reporting that came from the Police Department. So, I think it would just be a bit of a challenge, I'm not saying it's impossible. But if you do go to eight and it does get approved at eight, they could always come back for ten and they'd probably present the same amount of data. If it was received positively, that would be considered, you know, at that time.

COMMISSIONER DAWSON: Okay, everybody comfortable if I make a motion, or any further discussion before I go to a motion?

MS. HITZEMANN: Before you make that motion, there is, I noticed that there is an error in the motion sheet. It should be 26-013, not 17.

COMMISSIONER ENNES: Sue, before you do that, can I ask one more question --

COMMISSIONER DAWSON: Yes.

COMMISSIONER ENNES: -- of the Petitioner?

So, can I ask the Petitioner to come back up? So, do I understand right that currently all of the residents live in one-half of the duplex?

MS. CIULLA: Correct.

COMMISSIONER ENNES: And so, support is using the other half?

MS. CIULLA: Correct.

COMMISSIONER ENNES: Okay, that's all I have.

COMMISSIONER LORENZINI: I do have a comment. I kind of feel like we're kidding ourselves, seeing that they kept it at six already, we're going to go through the, and they're going to go through the trouble, I don't think it makes a difference going from eight to ten or ten to eight. I just think we should either approve this as presented right now or reject it. To go to eight is just trying to appease ourselves.

COMMISSIONER DAWSON: That's fair. I will still make a motion.

A motion to recommend to the Village Board of Trustees <u>approval</u> of Shelter Inc. Expansion, PC #26-013, a Special Use Permit to allow an expansion of a Shelter Care Home from six residents to eight residents, with the following variations:

1. **Variation to Section 6.12-1(3) to waive the requirement for a traffic and parking study from a qualified professional engineer; and**
2. **Variation to Section 10.4 to reduce the required off-street parking spaces from nine spaces to two spaces.**

This recommendation is subject to the following conditions:

1. **No less than one staff per five residents shall be present at the facility at all**

times, 24 hours a day, 365 days a year, so adequate supervision can be provided between the two units.

2. **All staff must be trained in CPI and think/trauma training (or substantially similar training) to be able to de-escalate conflict and provide appropriate care for residents.**
3. **The Petitioner shall continue to follow screening procedures which will allow them to identify and accept the most appropriate candidates for the program.**
4. **Operation of the facility shall occur in substantial compliance to the "Transitional Living Program Handbook" which shall be updated for review by Staff prior to appearing at the Village Board.**
5. **The Petitioner shall continue to work with the Police Department to establish appropriate on-site security, as applicable, and shall establish regular reporting of statistics and resident contact information if warranted.**
6. **Residents living on the subject property shall not be allowed to park cars on the subject property.**
7. **Petitioner shall maintain the parking agreement with Village Bank (150 East Rand Road).**
8. **The Petitioner shall comply with all federal, state and Village codes, regulations and policies.**

COMMISSIONER DAWSON: Second, anyone?
ACTING CHAIRPERSON GREEN: Is there a second for that?
COMMISSIONER ENNES: I'll second that.
ACTING CHAIRPERSON GREEN: Roll call vote.
MS. HITZEMANN: Commissioner Dawson.
COMMISSIONER DAWSON: Yes with comment.
MS. HITZEMANN: Commissioner Ennes.
COMMISSIONER ENNES: Yes.
MS. HITZEMANN: Commissioner Green.
ACTING CHAIRPERSON GREEN: No.
MS. HITZEMANN: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes with comment.
MS. HITZEMANN: Commissioner Petermann.
COMMISSIONER PETERMANN: Yes.
MS. HITZEMANN: Commissioner Schurtz.
COMMISSIONER SCHURTZ: Yes.
MS. HITZEMANN: Commissioner Sigalos.
COMMISSIONER SIGALOS: No with comment.
MS. HITZEMANN: Motion passes.
ACTING CHAIRPERSON GREEN: Okay, who's commenting?
COMMISSIONER DAWSON: My comment was first and I just want to express support at the number of ten. I completely agree with you, Commissioner Lorenzini, but I also feel that this is a good compromise between what we're hearing from the community and allowing a step in trial basis to see if there is any disruption at the level of eight, but again, I support ten.
MR. LYSICATOS: And Joe had a comment?

MS. HITZEMANN: Joe had a comment as well, yes.

COMMISSIONER LORENZINI: Yes, just to say what I said before. I think we're kind of kidding ourselves doing this. I think if you're going to do it, just do it for ten and be done with it. I think it's a wonderful program but I'd certainly have some feelings, too, if this was going on down the block from me.

MR. LYSICATOS: John?

MS. HITZEMANN: John, you had a comment as well?

ACTING CHAIRPERSON GREEN: Any other comments?

MS. HITZEMANN: I think John, did you have a comment as well?

COMMISSIONER SIGALOS: Yes, I did, yes. Again, I want to reiterate, I'm very supportive of what Shelter does. I'm familiar with what they do, and I'm glad to hear that the six residents there work. I'm not convinced that adding four more is going to work at this location. I would encourage Shelter to look for a second location, hopefully in Arlington Heights, where another six residents could work with a couple of staff members, and therefore, you'd have 12. I think that ten at this location would overburden it in this residential neighborhood, so that was my comment.

ACTING CHAIRPERSON GREEN: Thank you.

Well, you've heard our recommendation and that will go before the Trustees.

Is there a date for that?

MS. HITZEMANN: Not at this time. I'll work with the Applicant.

ACTING CHAIRPERSON GREEN: Okay, work with the Staff here and they'll give you a date. Thank you.

MS. CIULLA: Thank you.

ACTING CHAIRPERSON GREEN: Thank you all. Thank you all for coming in. All right, moving right along.

COMMISSIONER ENNES: That's right, we're --

COMMISSIONER DAWSON: Oh, we're still in our meeting. We're still in our meeting.

ACTING CHAIRPERSON GREEN: Other business? Is there any other business?

MS. HITZEMANN: We do not.

ACTING CHAIRPERSON GREEN: Okay, public comment? Is there any additional public comment on any subject?

(No response.)

ACTING CHAIRPERSON GREEN: Seeing a lot of shaking heads going sideways, I'm going to close that part of the public comment.

Update on previous Plan Commission cases?

MS. HITZEMANN: Yes. You should all have the updated list in front of you. We've taken some off and added some more.

ACTING CHAIRPERSON GREEN: Yes, here we go.

COMMISSIONER ENNES: So, I have a question about our list. I frequently drive down Appletree, and I noticed, I think we have a couple of comments from people on Appletree.

MS. HITZEMANN: Correct.

COMMISSIONER ENNES: Who might possibly relate to the project over

there. I've noticed that there is like a dump truck load of gravel in the driveway of that property. So, I'm wondering, are they starting their expansion even though --

MS. HITZEMANN: No, they are not, not that I'm aware of. It could just be a landscaping project, gravel.

COMMISSIONER ENNES: It's like a dump truck load; it's like for a foundation.

MS. HITZEMANN: Okay, well, I'll check with the Building Department. We're not aware of any type of, even with their expansion, they weren't going to make an addition to the building.

COMMISSIONER ENNES: Okay.

MR. LYSICATOS: We can check on code compliance. It's an active location.

MS. HITZEMANN: Yes, we can definitely check that out.

COMMISSIONER ENNES: Okay.

ACTING CHAIRPERSON GREEN: I don't think they're going to mix concrete here.

COMMISSIONER ENNES: No, but it could be a fill-in. You know, they use pea gravel for that.

ACTING CHAIRPERSON GREEN: Is there anything else? Any other comments?

COMMISSIONER PETERMANN: Just the two that keep coming up that people keep asking about is, I see it on here, St. Viater Athletic Facilities.

ACTING CHAIRPERSON GREEN: Oh, yes.

COMMISSIONER ENNES: Yes.

COMMISSIONER PETERMANN: And Northwest Community Hospital Expansion. Do we have any timelines for those two? I mean, I'm at school board meetings and getting approached on these things now. Do we have --

MS. HITZEMANN: The hospital, yes, the hospital is still under review. They're still going through their round of Staff comments. So, unfortunately, we do not have kind of a timeline for that one.

MR. LYSICATOS: We can go for early review but it's not scheduled yet.

MS. HITZEMANN: Okay, for St. Viater, they are going to be going before the Village Board for an early review. That is not scheduled, the date is not scheduled yet. But essentially, because of all of the public input on this, the Mayor has decided that he would like it go to early review, so the Board will be reviewing it prior to it coming to the Plan Commission which may or may not alter the current plans that they've provided. So, it may delay when it comes before the Plan Commission, but it will be before a public hearing or a public meeting soon.

ACTING CHAIRPERSON GREEN: Okay, anything else?

(No response.)

ACTING CHAIRPERSON GREEN: Motion to adjourn?

COMMISSIONER DAWSON: I'll make that motion.

ACTING CHAIRPERSON GREEN: Is there a second?

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRPERSON GREEN: All those in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All those opposed?
(No response.)
(Gavel banged.)
ACTING CHAIRPERSON GREEN: We're adjourned.
(Whereupon, at 8:59 p.m., the public hearing on the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RONALD LeGRAND, JR., 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.

_____
RONALD LeGRAND, JR.

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF

_____, A.D. 2026.

_____
NOTARY PUBLIC

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 26, 2026, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Rd, Arlington Heights, Illinois to consider Petition No. 26-013, a request to amend a Special Use Permit for a "Sheltered Care" Home to allow an increase from 6 to 10 residents, a Variation to Chapter 28 of the Municipal Code, Section 6.12-1(3), to waive the requirement for a traffic and parking study from a qualified professional engineer, and for a Variation to Chapter 28 of the Municipal Code, Section 10.4, to reduce the required off-street parking spaces from 9 spaces to 2 spaces. The subject property is located at 207-209 East Valley Lane, in Arlington Heights, IL. The PIN for the subject property is 03-17-301-009-0000 & 03-17-301-009-0000.

The subject property is legally described as follows:

LOT 36 IN KNOB HILL UNIT 1, IN SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Plan Commission will consider any zoning and Subdivision actions or relief from Chapter 28 and 29 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. 11, 2026 (340674)

CERTIFICATE OF PUBLICATION

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 08/11/2026 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 # 340674

Suggested Motion for Village Board Meeting – 9/8/2026

X.D. 207-209 E Valley Lane – Shelter Inc. Expansion

Trustee _____moved to Direct Staff and the Village Attorney to prepare final documents granting the zoning relief for consideration at a future Board meeting for PC26-013, variances from Chapter 28, Section 6.12-1(3) and Section 10.4, and subject to the recommended conditions, all as set forth in the agenda materials for tonight's Board Meeting.

Trustee _____ seconded.

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
9/8/2026

Item: Presentation of Proposed Art Mural Ordinance
Department: Planning & Community Development

Item Description:
The Village Board set eight Strategic Priorities for 2026 – 2027. Among these priorities was to "Support and enhance the Village's efforts related to arts, entertainment, and community identity." The Strategic Priorities were then translated into a Business Plan to further those priorities through specific implementation items. The Village's Arts Commission was charged with developing an ordinance governing the installation of murals within the Village as part of advancing this strategic priority. Village staff has been working with the Arts Commission for the past several months to develop an ordinance that encourages the creation and preservation of non-commercial art murals. Collectively, the Arts Commission and Village Staff engaged in a process which included a review of regulations in various communities to identify best practices and procedures for applicability to Arlington Heights.

The Commission, in concert with Staff, has drafted an Art Mural Ordinance to create a regulatory framework that differentiates art murals from commercial signage, graffiti, and other regulated displays that would apply to all private property within the Village. The draft Ordinance includes provisions on purpose and applicability, definitions, installation guidelines, an application and review process, permitting, maintenance, and penalties for any installations that do not follow provisions of the Ordinance. The draft Ordinance has been reviewed by the Village Attorney and was discussed by the Arts Commission on August 5, 2026. The Arts Commission unanimously approved a motion to recommend to the Village Board of Trustees, an amendment to the Municipal Code, incorporating the Art Mural Ordinance.

Staff will present the content of the draft Art Mural Ordinance for the Village Board's review and discussion at the September 8, 2026 Village Board meeting. If the Village Board is amenable to the proposed Ordinance, Staff will work with the Village Attorney to prepare the necessary Ordinance for Village Board approval at a future meeting.

ATTACHMENTS:
1. Draft Art Mural Ordinance
2. Draft Arts Comm Minutes - August 5, 2026

DRAFT Art Mural Ordinance for the Village of Arlington Heights
Subject: Creation of Definition and Regulations for "Art Murals"

1. PURPOSE AND APPLICABILITY

a. **Purpose.** The purpose of this Section is to encourage the creation and preservation of high-quality, non-commercial Art Murals within the Village of Arlington Heights that enhances the visual aesthetic of the community, promotes local identity, and fosters cultural engagement. This Section establishes a separate regulatory framework for artistic murals to ensure they are properly distinguished from commercial signage, graffiti, signs, and other regulated displays.

b. **Applicability.** This Section applies to all Art Murals installed on all private property within the Village. Any image, mural, or work of art affixed or applied to the exterior of a structure not governed under this section are subject to the standards, requirements and purposes of Chapter 30 of this Code.

2.DEFINITIONS

The following are words, terms, and phrases shall have the meanings ascribed to them, except where the context clearly indicates a different meaning:

a. Art Mural- A one-of-a-kind, hand-painted, hand-tiled, mosaic, projected, or digitally-printed image, work, or visual art that is affixed or applied to an exterior wall or surface of a building or structure with consent of the owner of the property upon which such building or structure is located. An Art Mural shall not function as signage or advertisement that contains a Commercial Message for an on-site or off-site business.

b. Commercial Message- Any wording, logo, symbol, trademark, slogan, graphic, or other representation that, directly or indirectly, names, advertises, promotes, calls attention to, or is integral to the branding of a business, non-profit and religious organizations, product, service, or commercial activity offered on the premises where the display is located or elsewhere.

c. Political Message – Any wording, logo, symbol, trademark, slogan, graphic, or other representation intended to influence public policy, sway an electorate, or promote a specific ideology, candidate, or government action.

3. GUIDELINES

All Art Murals must comply with the following guidelines:

a. No Art Mural shall be installed within any residential Zoning District.
b. No Art Mural shall be installed on any Historic Structure as defined by Section 15-102 of the Village of Arlington Heights Municipal Code or existing property or structures determined to have significant architectural, historical, or cultural value.
c. The mural may include symbols, graphics, or words as elements of the artwork.
d. The Art Mural shall be constructed using durable, weather-resistant materials suitable for long-term exterior use, including exterior-grade paint, tile, mosaic, or comparable materials.
e. Art Murals shall not be installed in a manner that results in any property or structure becoming out of compliance with Village Code.
f. The Art Mural shall not obscure or destroy significant architectural details of the building, including, but not limited to, windows, cornices, decorative masonry, or other elements contributing to the building's character.
g. The surface on which the Art Mural will be installed shall be stable, properly prepared, and structurally capable of supporting the Art Mural throughout the Art Mural's anticipated useful life.
h. The Art Mural shall not include electrical components, moving parts, blinking or flashing lights, reflective materials, or other elements that may create a traffic hazard or unduly distract drivers. Light-based Art Murals may be permitted when they are projected onto a flat surface, are not located within a driver's direct line of sight, and are designed and situated so as not to create a traffic hazard or undue distraction.
i. No Art Mural may be installed for which compensation is paid to the owner of the subject property of the building for the right to install or display the Art Mural.
j. Arts Murals may contain one non-illuminated, discreet acknowledgment panel displaying the artist's name, the title of the work, the year completed, and/or the name of a private sponsor. The total area of this acknowledgment panel shall not exceed 18 inches wide and 12 inches tall or one and one-half (1.5) square feet in area.

k. No Art Mural may contain, in writing or in a depiction, any matter, in writing or in a depiction, that, when considered as a whole, predominantly appeals to prurient interests or incites criminal activity or consists of specific threats of violence against a person or group. Any text or imagery shall not constitute a Commercial Message or Political Message, as defined herein.

l. Any and all elements of the Art Mural must be clear of the public right-of-way. Any element of the project that may pose a hazard within the public right-of-way may be altered during the review process or require additional review and approvals.

m. An Art Mural that is approved pursuant to the provisions of this ordinance shall be exempt from the size, location, material, and other restrictions otherwise applicable.

n. The Art Mural may not extend more than six inches from the plane of the surface to which it is affixed and may not hang over a public right-of-way without an easement from the Village, except where the building façade already exists.

o. The Art Mural receives review and approval through the prescribed process outlined in Section 4.

4. APPLICATION AND REVIEW PROCESS

a. **Applications.** Applications for an Art Mural shall be submitted to the Department of Planning & Community Development and shall include the following:

1. Application fee.
2. A detailed description of the theme, materials, and method of installation.
3. Detailed, to-scale building elevation drawing(s) of each building façade that illustrate all of the architectural elements of all surfaces proposed for the Art Mural project.
4. A detailed, color, scaled rendering(s) of the proposed mural design superimposed on the building facade. Include dimensions of the mural. Rendering(s) should also illustrate how the Art Mural will be viewed from any public rights-of-way.
5. Photographs of the existing building and proposed mural area. Document condition of the building and/or any efforts to bring into a state of good repair.
6. Plat of survey.
7. A professional resume or portfolio of the lead artist.
8. Draft public notice, including the letter, sign posting, and property description to be included in public notice.
9. A 5-Year maintenance plan for the Art Mural.
10. Written permission from the property owner to install the Art Mural, acknowledging and agreeing to the maintenance responsibilities set forth in Section 7.
11. Visual Artists Rights Act Waiver – A waiver signed by the artist who created the Art Mural, waiving the artist's rights under the Visual Artists Rights Act of 1990 ("VARA"). The waiver shall authorize the property owner and/or the Village to remove, alter, or destroy the Art Mural without the artist's consent and shall waive any rights of attribution or integrity the artist may have under VARA.

b. **Departmental Review.**

1. Upon receipt of an application, Village staff will review for completeness and provide any relevant information needed for the Arts Commission to consider the project during a public meeting. Village staff review will include, but not be limited to, the following:
    a. An administrative Design Commission review for impacts on the architectural integrity of the building (including previously approved Design Commission recommendations).
    b. Conceptual quality – The project will be reviewed to determine how well the Art Mural's, scale, and expression fit the surrounding environment, complement local architecture, and engage the community.
    c. Any concerns regarding the structural integrity of the building.
    d. Impacts to the public right-of-way.
2. Village staff may request additional information from the applicant before providing the application package to the Arts Commission and scheduling the public hearing with the applicant.

c. **Public Hearing Requirement.**

1. The Arts Commission will schedule a public hearing as soon as practicable after the submittal and review of a complete application by Village staff. The Arts Commission will evaluate the application in accordance with the following:
    a. The applicant will be required to provide written notice to all property owners within 250 feet of the subject property.
    b. Compliance with the guidelines set forth in Section 3.
    c. Feasibility of the maintenance plan and durability of the proposed materials.
    d. Compatibility with the Village's Comprehensive Plan and/or any other plans and studies pertaining to public art installations.
2. Public Notice - The public notice must include the following;
    a. Published Notice. A notice of the time and place of the public hearing shall be published in a newspaper of general circulation in the Village. This notice

shall be published at least 15 days before the date of public hearing.

b. Written Notice. The applicant shall serve written notice in person or by first-class mail to all the property owners within 250 feet of the property lines of the subject property; provided the number of feet occupied by all public roads, streets, alleys and other public ways shall be excluded in computing the 250-foot requirement. The 250 feet shall be measured from the outermost property line of the entire planned unit development in addition to notifying property owners, if applicable, the homeowners' association or condominium association must also be notified. The notice must be sent no less than 15 days nor more than 30 days prior to the date set for the public hearing. A copy of the notice with a copy of the list of addresses shall be provided to the Planning Department at the time notice is given to the owners or taxpayers. If, after a bona fide effort to determine such by the applicant, an owner cannot be found, the notice requirements of this section shall be deemed satisfied upon the applicant filing an affidavit evidencing the inability to serve notice on that owner. The Written Notice shall contain the following:
    i. The address of the subject property with a description of the where on the building the Art Mural is proposed.
    ii. The name and address of the legal and beneficial owner of the property.
    iii. Date, time, and place of the public hearing.
    iv. A detailed description of the project.
    v. A rendering of the Art Mural.
c. Notice by Sign. Not less than 15 days prior to the date before the public hearing, the applicant shall post a readable sign on all adjacent roadways. All signs must be removed no later than ten days after completion of the final hearing. The required sign shall contain date, time and place where the hearing shall be held, a statement that further information can be obtained

from the applicant and the Department of Planning and Community Development, and the phone number of the Village and the applicant. The words “NOTICE OF PUBLIC HEARING” must appear at the top of the sign(s) followed by “HEARING FOR A PROPOSED ART MURAL” in letters no smaller than 1.5 inches. The date and time of the hearing shall also be 1.5 inches. The sign(s) shall meet all other requirements set forth by the Village. All costs associated with the sign(s) for any public hearings are to be borne by the applicant.

i. Certification of Notice. In advance of the hearing date, the applicant shall furnish an affidavit certifying that the applicant has complied with the applicable notice requirements. Attached to the affidavit shall be a list of all property owners notified in accordance with the above, the returned notices which are undeliverable by the post office, a copy of the notice sent to each of the individuals therein specified, and a statement that the sign was erected according to Village requirements. Forms of the affidavit shall be made available by the Planning Department.

d. Public Hearing Decision - At the conclusion of the public hearing, the Arts Commission shall transmit to the Village Board its recommendation to approve, approve with conditions, or deny the application. Applicants pursuing the installation of an Art Mural will be required to provide public notice for a hearing to occur at an Arts Commission meeting as part of the review process. Village Staff will coordinate with the applicant on the date of the hearing once the application is deemed complete and all relevant information for the review has been provided

d. **Village Board Approval.**

The Village Board has final authority over the approval of all Art Mural applications. Following consideration of the Arts Commission recommendation and materials included with the Art Mural application, the Village Board will consider and make final

determination for approval, with any requisite conditions, or denial of the application. No permit for an Art Mural may be issued until the Village Board has adopted an ordinance to grant the application.

5. ART MURAL PERMIT

a. **Permit Required.** No individual, firm or corporation may install an Art Mural without first obtaining an Art Mural permit.

b. **Permit Application.** An application for an Art Mural permit must include all of the following:

    1. Village Board approval ordinance.
    2. Application package submitted to the Arts Commission (as required in Section 4) with any required revisions required by the Village Board ordinance.
    3. Any supplemental information requested by Village staff pertaining to the method of installation, impact on the public right-of-way, or condition of the building upon which the Art Mural is proposed to be installed.

c. **Additional Permits.** The Village may require additional inspections or permits, such as, without limitation, right-of-way permits.

d. **Expiration of Permit**. An Art Mural permit expires 12 months after issuance. The Art Mural must be completed before the Art Mural permit or any approved extension expires. After expiration of the Art Mural permit, no further work may be performed unless the applicant applies for and receives an extension from the Director of Planning and Community Development. An applicant may apply for one (1), six-month extension before the original Art Mural permit expires. An Art Mural that is not completed within the Art Mural permit period or an approved extension period may be required to be removed, at the applicant's expense, at the Village's discretion.

d. **Notice of Completion / Inspection Request.** The applicant must notify the Village upon completion of the Art Mural and request an inspection. The request must include photos of the completed Art Mural as necessary to show that the Art Mural has been installed in accordance with all permit and application requirements set forth in this

_____.

6. MAINTENANCE

a. **Responsibility.** The property owner of the building upon which the Art Mural is installed shall be solely responsible for the Art Mural's maintenance, repair, and preservation, including, without limitation, application of an anti-graffiti coating on the Art Mural.

b. **Alterations.** Except for maintenance, repairs, or preservation, no alterations may be made to an Art Mural without the Village's express approval. The Village may require the removal of any Art Mural, at the expense of the property owner, that is altered in violation of this Section.

c. **Disrepair and Removal.** If an Art Mural becomes significantly deteriorated, faded, defaced, or damaged by graffiti, and the property owner fails to restore or otherwise remedy the condition within 30 days after receiving written notice from the Village, the Village may require the property owner to remove the Art Mural and all supporting materials at their sole expense.

7. PENALTY

Any individual who owns or is responsible for maintaining an Art Mural or the property on which an Art Mural is located fails to comply with any of the provisions under this Section may be fined up to $750.00 for each offense. A separate offense shall be deemed to have been committed on each day during or on which a violation occurs or continues.

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
ARTS COMMISSION
COMMISSIONS ROOM (2nd FLOOR)
OF THE VILLAGE HALL
August 5, 2026 AT 6:30 P.M.

Members Present:	Mary Seitz-Pagano, Arts Chair Kristen Walter Leena Joshi Brian Wolf Henry Beardsley Kate Schwarz Carla McAleer Sara Altieri
Members Absent:	Erika Cutlip
Also Present:	Michael Lysicatos, Planning and Community Development Conor Rockhill, Planning and Community Development Basmah Nadeem, Planning and Community Development

Arts Chair Seitz-Pagano opened the meeting at 6:30 PM.

APPROVAL OF MINUTES
COMMISSIONER JOSHI MADE A MOTION, SECONDED BY COMMISSIONER SCHWARTZ, TO APPROVE THE MINUTES FROM THE MAY, 6 2026 ARTS COMMISSION MEETING. ALL WERE IN FAVOR, COMMISSIONER BEARDSLEY ABSTAINED. THE MOTION CARRIED.

Staff Liasson Lysicatos introduced Conor Rockhill and Basmah Nadeem from the Planning and Community Development staff who would be assisting with future Arts Commission meetings and efforts, including the Public Art Plan. Staff Liasson Lysicatos then introduced the newest Arts Commissioner, Henry Beardsley, who provided his background to the Commission.

CULTURAL ARTS AWARD
Chair Seitz-Pagano opened the discussion on the Cultural Arts Award. Staff suggested that the solicitation for the award be reposted to social media. The Commission recommended a late August post after school has started.

DOWNTOWN PUBLIC ART PLAN
Staff Liasson Lysicatos provided that staff was working to develop a structure of topics and a schedule for the plan to potentially be completed next spring. The Village Board is looking for the Art Plan before programming future funding. The plan will serve as the communication tool to identify and coordinate on priorities between the Arts Commission and Village Board. The Commission discussed the prospect of developing themes and implementation timing that would be presented to the Village Board for support of future projects and funding opportunities.

MURAL ORDINANCE
The Staff Liaison provided an overview of the Draft Art Mural Ordinance and some of the changes made since the last draft was distributed to the Arts Commission. The definition of an Art Mural was a specific point of emphasis to differentiate potential projects from commercial or even political messaging. The ordinance guidelines were reinforced to facilitate projects that were easily reviewed and avoid issues identified by the Arts Commission and ordinances from

other areas. The ordinance focuses on non-residential districts to test what projects are submitted and potentially may be modified going forward. The guidelines also address historic strictures, light-based ordinances, paying owners strictly for the use of buildings for mural space, and acknowledgment panels.

The Visual Rights Act considerations were moved to the application and review process section of the ordinance along with requirements for a maintenance plan, public notice, and mechanism for the Arts Commission meetings to serve as a hearing for proposed projects. Design review would be handled through an administrative review by Village Staff that would include previous architectural considerations by the Design Commission. This section also addresses the Arts Commission's role as a recommending body to the Village Board and the permitting and maintenance requirements for any approved projects.

The Commissioners expressed some concerns about the amount and detail of the application requirements, such as the detailed, color, scaled rendering and plat of survey. Staff explained that these requirements were developed in order to provide clarity in regards to impacts on property boundaries and building conditions. Furthermore, these elements will provide understanding of how the mural would look on the building and potential impact architectural elements of the façade that could have been the subject of previous architectural reviews. Any requirements that may become a burden could be amended or removed in the future. The requirements will also assist with the permitting and inspection of projects to ensure they are implemented as proposed. Staff explained that the goal of the submission requirements is to address as many issues as possible before an application is heard by the Arts Commission in the hope of having applicants to the Arts Commission within a month once a complete application is submitted. Additionally, the requirements and research needed before applying help ensure that the mural application is successful, has longevity, and attracts experienced artists who are accustomed to the type of process and requirements as outlined in the draft ordinance.

Initial submissions or interest can be vetted by Village Staff, but the Arts Commission could provide assistance with the process as well. The ordinance merely outlines the requirements for implementing an Art Mural. An application package can be created, much like other Village application processes, to provide examples and checklists to assist with the process. The Arts Commission suggested videos that could also assist with application guidance. The Arts Commission can also use the Public Art Plan as a way to identify priority projects/locations and serve as an avenue to match artists with property owners while the Mural Art Ordinance is the pathway for allowing the projects.

COMMISSIONER WALTER MADE A MOTION, SECONDED BY COMMISSIONER WOLF, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF AN AMENDMENT TO THE MUNICIPAL CODE, INCORPORATING THE ART MURAL ORDINANCE AS SET FORTH IN THE AGENDA FOR TONIGHT'S ARTS COMMISSION MEETING. ALL WERE IN FAVOR.

SIDEWALK CHALK ART

Commissioner Joshi provided a recap of the discussion from the last Arts Commission meeting including the name for the event, coordination with downtown businesses, and "canvas" sizes of 4'x4' and 6'x6' to be provided. The project budget was discussed with staff providing that there is $10,000 in approved funding for this year and proposed for 2027.

ARTWORK AT METROPOLIS

Chair Seitz-Pagano informed the Commission that the project is approved to move forward and asked that anyone that is interested and has time, to visit the space as a group. Some of the concepts for the art were discussed and they would be involved in a volunteer capacity with this effort. The Village would be provided an update on the status in order to ensure any departments that need to be involved are made aware of the status.

LUMINARY EVENT

Staff Liasson Lysicatos opened the discussion by providing a recap from the last meeting where the Arts Commission asked this topic to be added to the agenda. A luminary event would be an ideal topic developed through the discussion of arts events in the Public Art Plan.

NEW BUSINESS
Staff Liasson Lysicatos presented the draft 2027 Arts Commission budget which is $1,000 for the Cultural Arts Award and $10,000 for the Arts Commission events. The budget was circulated with the agenda.

COMMISSIONER MCALEER MADE A MOTION, SECONDED BY COMMISSIONER WOLF, TO APPROVE THE 2027 ARTS COMMISSION BUDGET. ALL WERE IN FAVOR.

PUBLIC COMMENTS
There was no public comment.

ADJOURNMENT
COMMISSIONER WALTER MADE A MOTION, SECONDED BY COMMISSIONER ALTIERI TO ADJOURN THE MEETING AT 7:09 PM. ALL WERE IN FAVOR. THE MOTION CARRIED.